



Loudoun County, Virginia

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Office of the County Administrator

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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Thursday June 20, 2019 at 5:00 p.m.

IN RE: CPRV-2016-0001, Review and Adoption of a New Loudoun County Comprehensive Plan – The Loudoun County 2019 Comprehensive Plan (Countywide)

Vice Chairman Buona moved that the Board of Supervisors approve the revisions to the JLMA section of Chapter 2, reflected in Attachment 1-B, the Water/Sewer Service Area Map provided as Attachment 1-C, and the Central Sewer Definition reflected in Attachment 1-D, and included with Supplemental packet 3 to the June 20, 2019, Board Business Meeting.

Seconded by Supervisor Letourneau.


Voting on the motion: Supervisors Buffington, Buona, Letourneau, Meyer, and Volpe-Yes; Supervisors Randall, Saines, and Umstatted-No; Supervisor Higgins-Abstained.

Chairman Randall moved that the Board of Supervisors approve the Resolution included in Supplemental Packet 3 to the June 20, 2019, Board Business Meeting as Attachment 1-E, approving and adopting the Loudoun County 2019 Comprehensive Plan (CPRV-2016-0001).

Seconded by Vice Chairman Buona.

Voting on the Motion: Supervisors Buffington, Buona, Higgins, Letourneau, Meyer, Randall, Saines, and Volpe – Yes; Supervisor Umstatted – No.

COPY TESTE:


DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

- i. Support the clustering of residences as a method to obtain additional open space.
 - ii. Oppose development that proposes an average density greater than it would have been without clustering unless a rezoning is also involved.
 - iii. Advocate for walkable neighborhoods in the JLMA using connected streets in a grid pattern and discourage the use of culs-de-sac.
- A. Encourage housing for the elderly that will allow residents to remain in the Town of Round Hill.
 - B. Encourage rural economy business development in the greater Round Hill Area to provide local goods, services and jobs to Town of Round Hill residents and visitors.
 - C. Oppose any increase in density and development outside of the JLMA that is not consistent with the traditional rural character of western Loudoun County.
 - D. Avoid high density development between the current boundaries of Purcellville and Round Hill and expand open space around Franklin Park to help maintain a greenbelt between communities.
 - E. Enhance the gateways to the Town of Round Hill by developing features or retaining a clear distinction between the surrounding rural area and the edge of the town. Techniques may include measures to protect existing trees, hedgerows, viewsheds, and vistas; design guidelines for lot configuration to retain the rural lot pattern; new landscaping and entrance features and other techniques.
 - F. Support development of sidewalks, trails, and linear parks that connect civic and public facilities with residential and commercial neighborhoods in the Town of Round Hill and JLMA and extend to Franklin Park and the W&OD Trail.
 - G. Coordinate transportation planning with the Town of Round Hill to ensure that traffic generated from development within the County does not adversely affect Round Hill. The County will work with the Town of Round Hill on traffic calming measures.

Towns and Joint Land Management Areas – Municipal Water and Sewer

Town Policy 2: Town municipal systems will be given the opportunity to provide utilities to surrounding Joint Land Management Areas. An alternative municipal provider shall only be used when the Town, the County, and the Health Department agree.

Strategy

- 2.1 Due to the proximity of central system water and wastewater systems to the Leesburg JLMA, and in order to avoid out-of-town utility rates for County residents and businesses, the central system shall be the presumed utility service provider in the Leesburg JLMA for new service put in place after adoption of the *Loudoun County 2019 Comprehensive Plan*. If the property owner is not able to come to an agreement with the

central system provider or the central system provider declines or is unable to provide utility service to the Leesburg JLMA or any portion thereof, utility service may be provided by the municipal system.

- 2.2. Except as provided in Strategy 2.1, serve all development in JLMAs by a municipal system when agreed to by the adjacent Town.

Actions

- A. Prior to approval of development in the JLMA beyond current zoning, require written assurance from the central system provider or the adjacent town, for a municipal system, that water and sewer will be provided.
- B. Consider potential impacts of surrounding development on Town wells during the development review process.
- C. Any future expansion of municipal (Town) sewer and water into the County JLMA will support development that is consistent with the goals and policies of the County and Town adopted plans.
- D. Retain the option to use shared or alternative sewer and water facilities to serve Town and County owned and operated public facilities upon agreement between the Town and the County.
- E. Permit the extension of municipal sewer and water into the Rural Policy Area only to serve public facilities or to address a potential public health risk. (See also, Chapter 6, Fiscal Management and Public Infrastructure, Rural Sewer and Water)

Design Guidelines

The Design Guidelines are to build upon our current development patterns in a manner that allows innovative design and new responses to the market. The Design Guidelines are not meant to be prescriptive and are not intended to be treated as a checklist, but are instead meant to provide a framework for how the desired character of the JLMAs can be achieved, with the acknowledgement that other methods could achieve the intended results. The Design Guidelines do not supersede or otherwise limit the application of adopted zoning regulations, ordinances, building codes, proffers or any other design standards or regulations administered by Loudoun County.

When using these Design Guidelines, make sure to analyze the impact a potential development may have on the landscape, considering not only appearance, but practical considerations such as proximity to utilities, community amenities, jobs, and housing to maximize the use of existing infrastructure and limit travel distances.

The County encourages the use of a design process when planning development in the JLMA that conserves natural, environmental, and heritage resources and incorporates any such features into the site design. (See Appendix for Design Guidelines for the JLMAs)

County/Town Annexation Agreement/Corporate Boundary Line Adjustment Guidelines

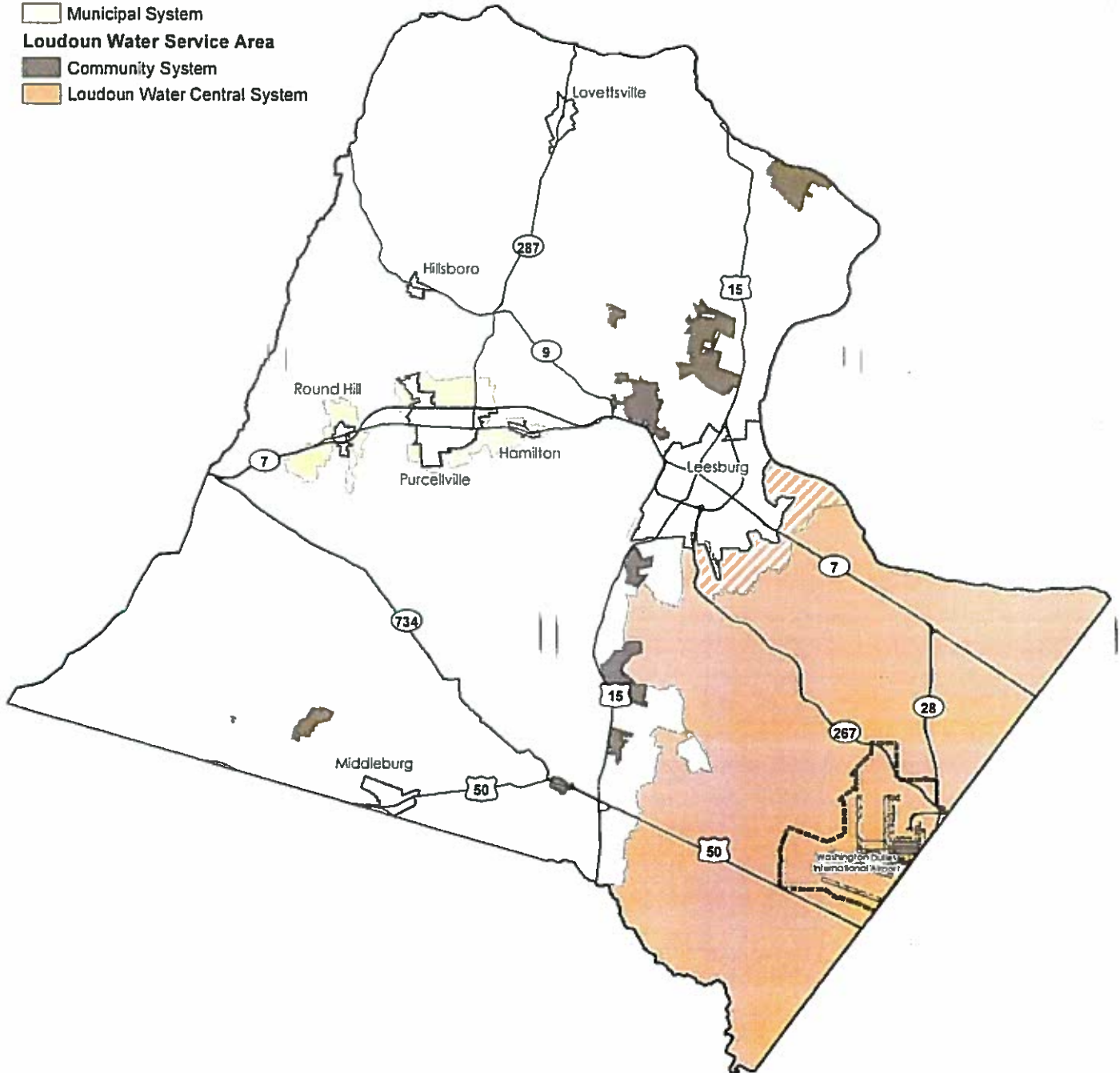
The County and the incorporated Towns will explore entering into annexation agreements to facilitate the annexations of properties that are receiving Town sewer and water services and are compatible with Town comprehensive plans. Agreements might include language based on the following recommendations:

1. Notwithstanding anything else in this Plan to the contrary, ~~T~~here shall be a presumption that land in the Leesburg Joint Land Management Area, which can be served by the central system, shall remain in the County and not be brought into the corporate boundaries of the Town.
2. With the exception of the Leesburg JLMA, ~~T~~he Town and the County should only honor requests for the extension of municipal sewer and/or water services outside the Town's corporate limits, within the designated JLMA when the beneficiaries of such service provide written acknowledgement of the right of the Town Council to annex the subject properties. If the Town should desire, this written acknowledgement may include the beneficiaries' written agreement to join with the Town in a joint annexation petition.
3. Parcels located within the designated JLMA and contiguous to the corporate boundaries of the Town, which have agreed to annexation in exchange for ~~Town~~-municipal sewer and/or water service, should be immediately annexed by the Town upon County approval of the rezoning and/or development proposal that requires municipal water and/or sewer service.
4. Parcels located within the designated JLMA, which have agreed to annexation in exchange for ~~Town~~-municipal sewer and/or water but which are not contiguous to the corporate boundaries of the Town, should enter into an agreement with the Town as follows: that annexation of these parcels should take place at such time as the subject parcels become contiguous with the corporate limits of the Town or five years from the date of County approval of the rezoning and/or land development proposal, which requires ~~Town~~ municipal water and/or sewer service, whichever comes first. In the latter case, where parcels receiving Town sewer and water remain noncontiguous to the corporate limits of the Town, any parcels lying between the corporate limits of the Town and the noncontiguous parcel which is receiving ~~Town~~-municipal sewer and water should be annexed at the end of the five-year period. However, these intervening parcels should not be required to hook into the Town sewer and/or water service unless desired by the property owner or necessary to maintain public health standards.
5. With the exception of the Leesburg JLMA, ~~W~~hen the County approves the rezoning and/or development proposal of a property in the JLMA, which would require ~~Town~~ municipal sewer and/or water service, such approval should constitute the County's approval of annexation. At the time of such approval, the County should also provide the Town with written consent of annexation.
6. The County and Towns may proceed with annexations or with corporate boundary line adjustments, pursuant to State Code requirements, irrespective of whether the Town has a JLMA.

Loudoun County
**Water/Sewer
 Service Areas: 2019**
 2019 General Plan



- Municipal System
- Loudoun Water Service Area**
- Community System
- Loudoun Water Central System



Loudoun County IS NOT LIABLE for any use of or reliance upon this map or any information contained herein. While reasonable efforts have been made to obtain accurate data, the County makes no warranty, expressed or implied, as to its accuracy, completeness, or fitness for use of any purpose.



Attachment 1-C

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Capital Needs Assessment (CNA): Assessment that identifies the type and number of capital facilities that will be needed to serve the public over a ten-year planning period and maintain the County's desired levels of services.

Central System: The water and/or sewer (wastewater) utility network serving Loudoun Water's eastern service area, as shown in the Water/Sewer Service Area Map which includes the ~~Urban, Suburban, and Transition Policy Areas.~~

Champion Tree: Any tree deemed largest of its species and listed on either the Virginia Big Tree Registry (maintained jointly by the Virginia Forestry Association, Virginia Department of Forestry, and Virginia Tech College of Natural Resources) or the National Register of Big Trees (maintained by American Forests). A champion tree may be a National Champion, a State Champion, or both.

Civic Uses: Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community. Civic uses may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate gatherings of the community. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Such uses typically include churches, schools, libraries, community centers, amphitheaters, and property owner association meeting space or club houses. See also, *Community Uses* and *Cultural Uses*.

Cluster Development: A residential development pattern that features the grouping of units on smaller lots with the intention of retaining a significant area of the site as open space or farmland. See also, *Clustered Residential Subdivision*.

Clustered Residential Subdivision: A development or subdivision option permitted in certain zoning districts that features the grouping of building units on smaller lots within a portion or portions of the site, with the intention of retaining a significant area of the land as a contiguous tract of unbuilt open land. Clustering is both visual and spatial, with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The open space may serve to preserve environmentally sensitive areas while catering to active or passive recreational, agricultural, forestal, or rural economy uses.

Collector Road: A road into which local roads funnel and that, in turn, carries traffic to an arterial road. Ideally a collector road would have few private entrances accessing it directly.

Commercial Core: An identifiable center or focal point of a community. Typically a commercial area that may include parks, public facilities, or civic uses and is located to enable convenient access to most of the community.

Commercial Use: Any wholesale, retail, or service business activity established to carry on trade for profit.

RESOLUTION OF THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
APPROVING THE LOUDOUN COUNTY 2019 COMPREHENSIVE PLAN

WHEREAS, the Board of Supervisors of Loudoun County, on March 1, 2016, initiated the process for a new comprehensive plan and directed County staff to prepare a proposed plan charter that would serve as a roadmap for developing the new plan; and

WHEREAS, on April 21, 2016, the Board of Supervisors endorsed the Loudoun County Comprehensive Plan Charter and directed staff to execute the process as prescribed therein, including the formation of a Stakeholders Committee and a Staff Technical Advisory Committee; and

WHEREAS, from June 2016 through July 2018, the County conducted three rounds of intensive public outreach (totaling 17 sessions); during that same period the Stakeholders Committee conducted dozens of meetings and (with assistance from the Staff Technical Advisory Committee) developed an initial draft plan entitled, the Loudoun 2040 Comprehensive Plan, which consisted of the Loudoun 2040 General Plan and the Loudoun 2040 Countywide Transportation Plan; and

WHEREAS, on July 19, 2018, the Board of Supervisors forwarded the draft Loudoun 2040 Comprehensive Plan to the Planning Commission for further consideration and recommendation; and

WHEREAS, from August 2018 through March 2019, the Planning Commission conducted 17 work sessions and one public hearing, resulting in preparation of a revised draft Loudoun 2040 Comprehensive Plan dated March 13, 2019; and

WHEREAS, on March 26, 2019, pursuant to Virginia Code § 15.2-2225, the Planning Commission adopted a resolution approving the draft Loudoun 2040 Comprehensive Plan dated

March 13, 2019, and recommending that the Board of Supervisors adopt said plan with any amendments as the Board of Supervisors may deem appropriate; and

WHEREAS, on April 24, 2019, the Board of Supervisors voted to change the name of the draft Loudoun 2040 Comprehensive Plan to the draft Loudoun County 2019 Comprehensive Plan, and to change the name of the component parts of the plan to the draft Loudoun County 2019 General Plan and the draft Loudoun County 2019 Countywide Transportation Plan; and

WHEREAS, on April 24 and 27, 2019, the Board of Supervisors conducted public hearings on the draft plan recommended by the Planning Commission; and on April 3, 2019, May 1, 8, 20 and 29, 2019, and June 1, 5 and 15, 2019, the Board of Supervisors conducted work sessions concerning said draft plan; and

WHEREAS, during the Board of Supervisors' work sessions, staff recommended certain amendments to the draft plan as reflected in the staff reports for each work session; and

WHEREAS, during the work sessions on May 1, 8 and 29, 2019 and June 1, 5 and 15, 2019, the Board of Supervisors passed various motions accepting certain staff recommendations and directing staff to make certain other amendments to the draft plan; and

WHEREAS, staff has revised the draft plan to incorporate amendments approved by the Board of Supervisors during the May 1, 8 and 29, 2019 and June 1, 5 and 15, 2019 work sessions, resulting in preparation of a draft Loudoun County 2019 Comprehensive Plan dated June 20, 2019; and

WHEREAS, upon adoption by the Board of Supervisors, the Loudoun County 2019 Comprehensive Plan will supersede and replace, in their entirety, the following previously-adopted planning documents: the *Revised General Plan* (2001, as amended); the *2010 Countywide Transportation Plan* (2010, as amended); the *Bicycle and Pedestrian Mobility*

Master Plan (2003); the Greenways and Trails Policies (1994); the Toll Road Plan (1995); the Countywide Retail Policy Plan Amendment (1997, as amended); the Route 28 Keynote Employment Policies, which includes the Route 28 Corridor Plan (2011); the Arcola Area/Route 50 Corridor Plan (2006); the Leesburg Area Management Plan (1982, as amended); the Dulles North Area Management Plan (1985, as amended); the Dulles South Area Management Plan (1993); the Cub Run Area Management Plan (1989); and the Eastern Loudoun Area Management Plan (1980, as amended).


NOW, THEREFORE, BE IT RESOLVED that on this 20th day of June, 2019, pursuant to Virginia Code § 15.2-2226, the Board of Supervisors of Loudoun County, Virginia, hereby approves and adopts the Loudoun County 2019 Comprehensive Plan dated June 20, 2019, which is comprised of the Loudoun County 2019 General Plan and the Loudoun County 2019 Countywide Transportation Plan, with such additional revisions and edits as authorized by the Board of Supervisors in this Resolution; and

BE IT FURTHER RESOLVED that the Board of Supervisors hereby directs staff to make such additional revisions and edits (including to text, maps and pictures) as necessary to implement all amendments approved by the Board of Supervisors during the work sessions and during the June 20, 2019 Business Meeting; and

BE IT FURTHER RESOLVED that the Board of Supervisors hereby directs staff to prepare an updated Travel Demand Model (TDM) based upon the final land uses approved in the Loudoun County 2019 General Plan and the final roadway network approved in the Loudoun County 2019 Countywide Transportation Plan, and to add a summary of the TDM results as Appendix 2 to the Loudoun County 2019 Countywide Transportation Plan; and


BE IT FURTHER RESOLVED that the Board of Supervisors hereby directs staff to make additional, non-substantive edits to correct grammatical and typographical errors; to correct internal cross-references; to correct citations to any statutes, ordinances, regulations, maps or other documents identified in the plan; and otherwise as necessary to ensure internal consistency within the plan; provided, however, that staff shall not make any change, alteration, amendment, deletion or addition of a substantive nature that has not been expressly approved by the Board of Supervisors through a duly adopted motion; and

BE IT FURTHER RESOLVED that, upon incorporation of the additional revisions and edits authorized in this Resolution, the Board of Supervisors hereby directs staff to prepare the final Loudoun County 2019 Comprehensive Plan for publication on the County's website and elsewhere.



Phyllis J. Randall, Chairman
Board of Supervisors of Loudoun County, Virginia

ATTEST:



Tim Hemstreet
Clerk to the Board of Supervisors
of Loudoun County, Virginia

Adopted by the Board of Supervisors of Loudoun County, Virginia this ____ day of June, 2019.