

MEMORANDUM  
COUNTY OF LOUDOUN

DATE: November 21, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the November 20, 2019, Board of Supervisors Transportation and Land Use Committee Meeting

A recording of this meeting is available via the following link:

[https://loudoun.granicus.com/MediaPlayer.php?view\\_id=77&clip\\_id=6125&meta\\_id=169554](https://loudoun.granicus.com/MediaPlayer.php?view_id=77&clip_id=6125&meta_id=169554)

Please work with staff to address the Transportation and Land Use Committee's (TLUC) action as noted in the Action Report from the meeting on November 20, 2019.

INFORMATION ITEM

1. Response to Board Member Initiative: Transfer of Development Rights Program (Countywide)

Randall Farren, Planning and Zoning, and Courtney Sydnor, County Attorney's Office, provided TLUC with information regarding the practical and legal parameters of a Transfer of Development Rights (TDR) program, including a discussion of the issues outlined in the December 4, 2018, Board Member Initiative.

Supervisor Higgins moved that staff develop a program that would be similar to a prototype that would work in Loudoun County, address concerns, and include some options that exist for the program (return to Transportation and Land Use Committee). (Seconded by Supervisor Umstadd. The motion passed 2-1-2: Supervisor Meyer, opposed, Supervisors Randall and Volpe absent for the vote.)

Committee Requests:

Supervisor Higgins and Umstadd requested that staff include viable sending and receiving areas in the program.

Supervisor Meyer requested that staff include development options regarding rights transfers including residential to commercial conversion in the program.

Supervisor Higgins and Meyer requested staff look into the potential establishment of a TDR bank.

Supervisor Umstadd requested that staff come back with a list of the many decision points staff will need direction on, indicating that a framework is necessary to give the committee a base to present to the full Board.

Staff Contacts: Randall Farren & Alaina Ray, Planning and Zoning; Courtney Sydnor, County Attorney

ACTION ITEMS

2. Public Land Inventory (Countywide)

Supervisor Higgins moved that the Transportation and Land Use Committee recommend that the Board of Supervisors direct staff to consider items 1, 3, and 4 as provided in the November 20, 2019, Transportation and Land Use Committee Action Item for consideration as part of the Unmet Housing Needs Strategic Plan. (Seconded by Supervisor Meyer. The motion passed 3-0-2: Supervisors Randall and Volpe absent for the vote.)

Staff Contacts: Brian Reagan & Glenda Blake, Family Services

3. ZCPA-2018-0009, SPEX-2018-0022 & SPEX – 2018-0023, Arcola Commercial Center (Blue Ridge)

Supervisor Meyer moved that the Transportation and Land Use Committee forward ZCPA-2018-0009 & SPEX-2018-0022, Arcola Commercial Center, to the December 3, 2019, Board of Supervisors Business Meeting with a recommendation of approval. (Seconded by Supervisor Umstatt. The motion passed 3-0-2: Supervisors Randall and Volpe absent for the vote.)

Staff Contacts: Jacqueline Marsh & Alaina Ray, Planning and Zoning