



Loudoun County, Virginia

Board of Supervisors

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**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
AGENDA SUMMARY**

Board Room, First Floor, Government Center

Thursday, May 21, 2020

6:00 p.m.

Committee Members:

Michael Turner, Committee Chair

Kristen Umstattd – Vice Chair

Tony Buffington – Sylvia Glass - Phyllis Randall, BOS Chair

NOTICE OF ELECTRONIC MEETING: Due to the ongoing COVID-19 Pandemic, this Transportation and Land Use Committee (TLUC) meeting will be conducted as an Electronic Meeting pursuant to the Continuity Ordinance adopted by the Board of Supervisors on April 15, 2020. Members of the public are strongly encouraged to view and participate in the TLUC meeting by electronic or other means, in furtherance of the Governor's Executive Orders and social distancing directives.

6:00 p.m. Call to Order – Transportation and Land Use Committee

I. Call to Order – Supervisor Turner, Committee Chair

II. Information Items

1. Transfer of Development Rights Program Discussion

The purpose of this item is to continue the Transportation and Land Use Committee's (TLUC) discussion regarding the development of a Transfer of Development Rights (TDR) program for Loudoun County, including key decision points needed in order to begin developing the framework of a TDR program. At the February 21, 2019, Board of Supervisors (Board) Business Meeting, the Board discussed several topics related to the potential development of a TDR program for the County and forwarded (6-3: Buona, Letourneau, and Meyer opposed) the item to TLUC for further discussion. At its November 20, 2019, meeting, TLUC members discussed the potential establishment of a TDR program, including a discussion of the issues outlined in the December 4, 2018, Board Member Initiative (BMI) regarding TDR. The Committee requested additional information regarding the viability of various sending and receiving areas, potential conversion of residential development rights to commercial floor area, and the feasibility of establishing a County TDR bank. The Committee endorsed the development of a TDR program

prototype for the County and forwarded (2-1-2: Meyer opposed; Randall and Volpe absent) the item to a future TLUC meeting for further deliberation.

This item includes an overview of the TDR concept, including a summary of legal parameters and practical considerations for the application of TDR in Loudoun County and additional information on the topics the Committee inquired about at the November meeting. The item further identifies and discusses various decision points for the Committee in order to provide staff with adequate policy direction to develop the framework for a TDR program for the County.

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

III. Adjourn

If you require a reasonable accommodation for any type of disability in order to participate in this meeting, please contact the Office of the County Administrator at (703) 777-0200/TTY-711. At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

FM Assistive Listening System is available at the meeting. Agenda Summary–05-21-20

Land Development Application Definitions	
CMPT	Commission Permit
DOAM	Development Ordinance Amendment
SIDP	Sign Development Plan
SPEX	Special Exception
SPMI	Minor Special Exception
ZCPA	Zoning Concept Plan Amendment
ZMAP	Zoning Map Amendment
ZMOD	Zoning Ordinance Modification
ZRTD	Zoning Conversion Route 28 Tax District
ZOAM	Zoning Ordinance Amendment
Land Development Application Types and Definitions subject to the State Proffer Bill	
ZRES	Zoning Residential Non-Exempt
ZRMD	Zoning Residential Non-Exempt Modification
ZRAM	Zoning Residential Non-Exempt Amendment