

MEMORANDUM  
COUNTY OF LOUDOUN

DATE: April 23, 2020

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the April 22, 2020, Board of Supervisors Transportation and Land Use Committee Meeting

A recording of this meeting is available via the following link:  
[04-22-20 TLUC Meeting](#)

Listed below is a summary report of the Transportation and Land Use Committee's action taken at its April 22, 2020, meeting. Please work with your staff to follow through on the Committee action as noted.

Supervisor Turner moved that the Transportation and Land Use Committee convene the April 22, 2020 Transportation and Land Use Committee meeting as an electronic meeting pursuant to the Emergency Ordinance adopted by the Board of Supervisors on April 15, 2020, and to certify that all items on the agenda for this meeting are necessary or appropriate to assure the continuity of government during the COVID-19 Pandemic Disaster. (Seconded by Chairman Randall. The motion passed via roll call vote 4-0-1: Supervisor Glass absent for the vote.)

ADOPTION OF CONSENT AGENDA

Supervisor Umstatted moved that the Transportation and Land Use Committee approve the following item on consent: 3. (Seconded by Chairman Randall. The motion passed via roll call vote 5-0.)

ACTION ITEMS

1. ZOAM-2017-0001, Housing Affordability: Zoning Ordinance Amendment (ZOAM) to amend Articles 2 (Non-Suburban District Regulations), 3 (Suburban District Regulations), 4 (Special & Overlay Districts), 5 (Additional Regulations and Standards), 7 (Administration and Regulation of Affordable Dwelling Unit Developments), and 8 (Definitions) to Improve Housing Affordability (Countywide)

Supervisor Turner moved that the Transportation and Land Use Committee forward ZOAM-2017-0001 as provided in Attachments 1 and 2, and the Transition Rules provided in Attachment 3, to the June 2, 2020 Board of Supervisors Business Meeting with no recommendation.

Supervisor Turner further moved that the Transportation and Land Use Committee forward a recommendation to the Board of Supervisors to direct staff to commence a study to determine the feasibility of deleting the ADU Program exemption for multi-family dwelling structures

and develop new regulations for multi-family dwelling structures under the ADU Program as a priority of the Zoning Ordinance Rewrite. (Seconded by Supervisor Umstattd. The motion FAILED via roll call vote 1-4: Supervisors Buffington, Glass, Randall, and Umstattd opposed.)

Supervisor Turner moved that the Transportation and Land Use Committee forward ZOAM-2017-0001 as provided in Attachments 1 and 2, and the Transition Rules provided in Attachment 3, to the June 2, 2020 Board of Supervisors Business Meeting with a recommendation of approval.

Supervisor Turner further moved that the Transportation and Land Use Committee forward a recommendation to the Board of Supervisors to direct staff to commence a study to determine the feasibility of deleting the ADU Program exemption for multi-family dwelling structures and develop new regulations for multi-family dwelling structures under the ADU Program as a priority of the Zoning Ordinance Rewrite. (Seconded by Chairman Randall.)

Supervisor Buffington moved a motion to overrule Supervisor Turner's decision to not allow an alternate motion. This motion FAILED for lack of a second.

The original motion passed via roll call vote 3-2: Supervisors Buffington and Umstattd opposed.

The full discussion can be viewed via the following weblink:

[Housing Affordability](#)

Staff Contacts: Kate McConnell, Mark Stultz, & Alaina Ray, Planning and Zoning

2. ZMAP-2019-0008, ZCPA-2019-0014, SPEX-2019-0015, SPEX-2019-0016, SPEX-2019-0017, ZMOD-2019-0015, ZMOD-2019-0016, ZMOD-2019-0017, ZMOD-2019-0018, ZMOD-2019-0019, ZMOD-2019-0020, ZMOD-2019-0021 & ZMOD-2019-0023, Belmont Greene Revitalization

Supervisor Turner moved that the Transportation and Land Use Committee forward ZMAP-2019-0008, ZCPA-2019-0014, SPEX-2019-0015, SPEX-2019-0016, SPEX-2019-0017, ZMOD-2019-0015, ZMOD-2019-0016, ZMOD-2019-0017, ZMOD-2019-0018, ZMOD-2019-0019, ZMOD-2019-0020, ZMOD-2019-0021 & ZMOD-2019-0023, Belmont Greene Revitalization, to the Board of Supervisors June 10, 2020 Public Hearing, and direct staff to attempt to work with the applicant prior to the public hearing to address the issues and concerns identified during the April 22, 2020 Transportation and Land Use Committee meeting. (Seconded by Supervisor Buffington. The motion passed via roll call vote 5-0.)

The applicant agreed to a critical action timeline extension of July 7, 2020.

The full discussion can be viewed via the following weblink:

[Belmont Greene Revitalization](#)

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

3. Fee Waiver Request: Gateway Community Church

Supervisor Umstattd moved that the Transportation and Land Use Committee approve the Gateway Community Church request to waive the Site Plan (STPL) application fee in the amount of \$7,605 to remove the planned right-turn lane at the site entrance on northbound Gum Spring Road (Route 659). (Consent Item) (Seconded by Chairman Randall. The motion passed via roll call vote 5-0.)

Staff Contacts: Kenneth Williams Jr. & Alan Brewer, Building and Development