

MEMORANDUM
COUNTY OF LOUDOUN

DATE: May 27, 2020

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the May 21, 2020, Board of Supervisors Transportation and Land Use Committee Meeting

A recording of this meeting is available via the following link:
[05-21-20 TLUC Meeting](#)

Listed below is a summary report of the Transportation and Land Use Committee's discussion at its May 21, 2020, meeting. Please work with your staff to follow through on the Committee requests as noted.

Supervisor Turner moved that the Transportation and Land Use Committee convene the May 21, 2020 Transportation and Land Use Committee meeting as an electronic meeting pursuant to the Continuity 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 Supervisor Umstattd. The motion passed via roll call vote 5-0.)

INFORMATION ITEMS

1. Transfer of Development Rights Program Discussion

Randall Farren, Planning and Zoning, provided an overview of the Transfer of Development Rights (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 2019 meeting.

Committee Member Requests:

1. Chairman Randall and Supervisor Glass requested staff to develop approaches to resolving potential policy conflicts between the ADU program and a TDR program.
2. Chairman Randall and Supervisors Buffington and Turner requested that staff develop recommendations for sending areas (including which sending areas should be prioritized and methods to incentivize their participation), receiving areas, and transfer/conversion ratios for both residential and commercial uses.
3. Supervisors Buffington and Umstattd requested that staff research existing conservation policies in the Loudoun County 2019 General Plan (2019 GP) and additional policies that would be needed in the 2019 GP to support a PDR program.

4. Supervisor Buffington requested the following of staff:
 - Develop separate scopes and timelines for development and implementation of a TDR and a PDR program; and
 - Provide additional information regarding the Purchase and Retire (PAR) option, including whether this would be eligible for grants similar to a Purchase of Development Rights (PDR) program.

The full discussion can be viewed via the following weblink:

[Transfer of Development Rights](#)

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