



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, July 22, 2020

6:00 p.m.

**Committee Members:**

**Michael Turner - Committee Chair**

**Kristen Umstattd - Vice Chair**

**Tony Buffington - Sylvia Glass - Phyllis Randall, BOS Chair**

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**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.

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**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 and Purchase of Development Rights Programs Discussion**

The purpose of this item is to continue the Transportation and Land Use Committee's (TLUC) discussion regarding the potential development of a Transfer of Development Rights (TDR) program for Loudoun County and to provide the Committee with additional information regarding the potential development of a Purchase of Development Rights (PDR) 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 the 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.

At the TLUC meeting on May 21, 2020, TLUC members deliberated several discussion points outlined in the May 21, 2020, TLUC item. In response to questions and requests from TLUC members, this item provides additional information on the following topics: 1) the purchase and retire (PAR) provision of the TDR statute; 2) existing conservation policies in the Loudoun County 2019 General Plan (2019 GP) and additional policy support needed for to establish a PDR program; 3) scoping the development of potential TDR and PDR programs; and 4) resolution of potential policy conflicts between TDR and affordable housing programs.

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

2. Zoning Ordinance Rewrite Project Update

This item will update the Transportation and Land Use Committee (TLUC) on Zoning Ordinance Rewrite (ZO Rewrite) progress from September 2019 to July 2020. Specifically, this update will provide the TLUC information regarding public messaging, community and advisory body engagement, and a summary of input from focus groups. Further, the item will provide information about staff research, consultant deliverables, and information about the ZO Rewrite's interaction with the Board of Supervisor's Zoning Ordinance Amendment Work Program, which will be discussed in further detail at the July 21, 2020 Board of Supervisors Business Meeting.

Staff Contacts: James David, Christopher Mohn & Alaina Ray, Planning and Zoning

**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.**

<b>Land Development Application Definitions</b>	
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
<b>Land Development Application Types and Definitions subject to the State Proffer Bill</b>	
ZRES	Zoning Residential Non-Exempt

ZRMD	Zoning Residential Non-Exempt Modification
ZRAM	Zoning Residential Non-Exempt Amendment