



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

TLUC REPORT:

Airport Impact Overlay District Mapping Exercise & Work Plan Recommendations

Board of Supervisors Business Meeting

June 15, 2021

Background

- **February 2, 2021:** Board initiated CPAM to update the AIOD
 - 16-month work plan
 - CPAM only
 - Board requested information and directed staff to return for mapping exercise
- **May 4, 2021:** Mapping Exercise referred to the TLUC
- **May 19, 2021:** TLUC held mapping exercise & issued recommendations
- **June 15, 2021:** Board consideration of TLUC recommendations

Overview of TLUC Recommendations

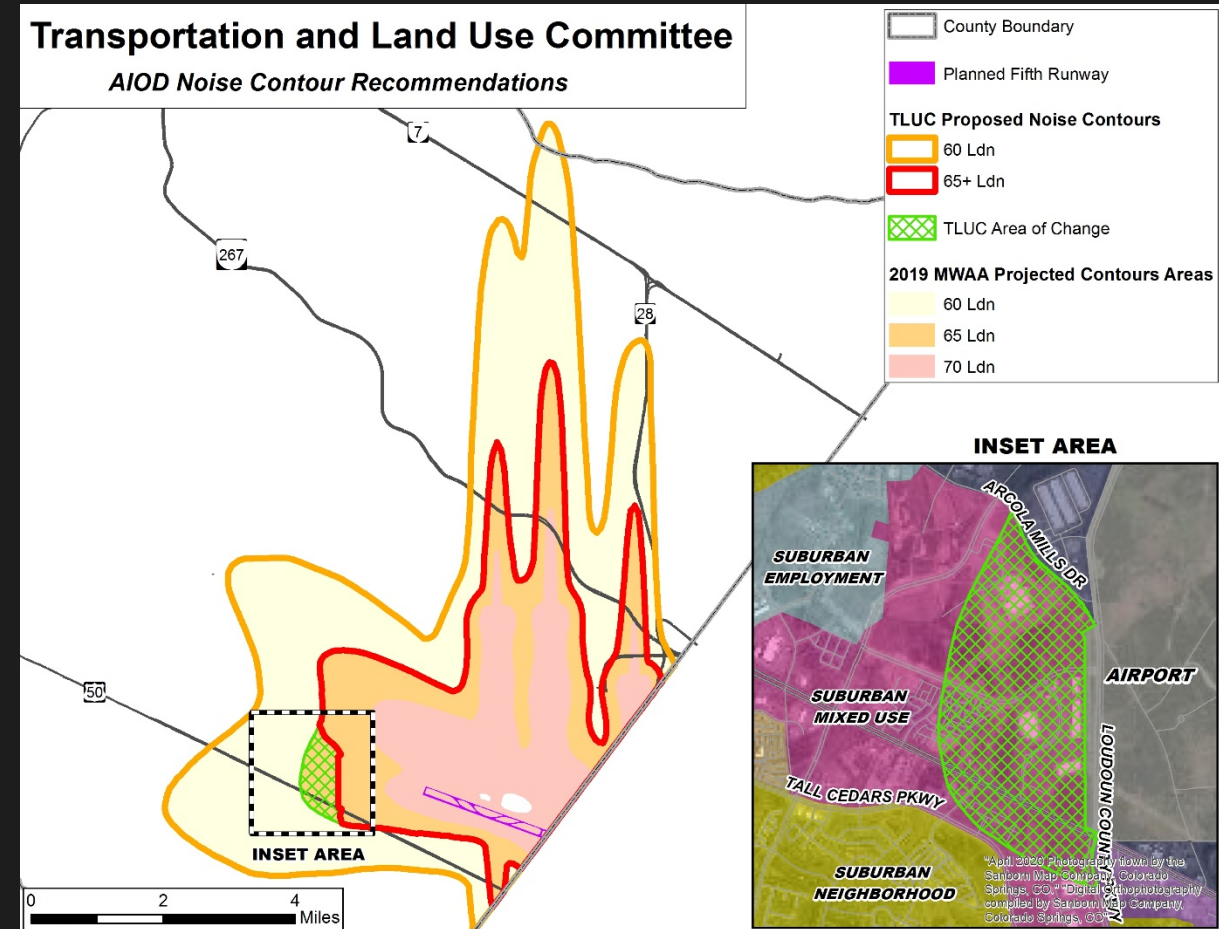
1. Revise the 65+ Ldn Noise Contour
2. Protect Existing Homes from Burden
3. Protect Previously Approved Rezoning
4. Update Zoning Ordinance Concurrently
5. Remove One-mile Buffer from the Overlay District

TLUC Recommendation #1

Revise the 65+ Ldn Noise Contour

Area of proposed change:

- Associated with noise contour of planned fifth runway
- Planned for Suburban Mixed Use Place Type
- Would be mapped as 60-65 Ldn airport noise impact area



TLUC Recommendation #2

Protect Existing Homes from Burden

- Do not apply disclosure requirement to existing homes that were constructed prior to being mapped into the AIOD
- Ensure that noise attenuating measures will not be applied retroactively
- New construction would still be required to use noise attenuation

TLUC Recommendation #3

Protect Previously Approved Rezonings

- Ensure that previously approved residential rezonings are not called into question if mapped into the 65+ Ldn
- Such approvals are likely protected under the Code of Virginia but each case would require a determination without specific Zoning Ordinance language
- Addressing this question would help to avoid ambiguity and potential legal disputes

TLUC Recommendation #4

Update Zoning Ordinance Concurrently

- Direct staff to initiate corresponding Zoning Ordinance Amendment (ZOAM)
- Allow flexibility to develop ZOAM when staff resources associated with FY 2022 budget are available
- Intent is to have zoning updates ready for consideration & adoption concurrently with the CPAM

TLUC Recommendation #5

Remove One-mile Buffer from Overlay District

- A component of the Zoning Ordinance, not the noise study
- Homes within the one-mile buffer currently require a disclosure at point of sale
- Elimination of the buffer would eliminate the disclosure requirement for homes in that area

Staff Recommendation

- Staff recommends that the Board consider each of the TLUC recommendations and direct whether to incorporate these into the CPAM work plan.
- The Board may also provide additional policy or work plan guidance at its discretion.

Transportation and Land Use Committee

AIOD Noise Contour Recommendations

