



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

Wednesday, June 1, 2022

6:00 p.m.

Committee Members:

Michael Turner, Committee Chair

Tony Buffington, Committee Vice Chair

Sylvia Glass – Caleb Kershner - Phyllis Randall, Board of Supervisors Chair

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

I. Call to Order - Supervisor Turner, Committee Chair

II. Closed Session

1. I move that the Board of Supervisors recess this public meeting and enter into closed session pursuant to Section 2.2-3711 (A) (8) of the Code of Virginia to consult with legal counsel employed or retained by a public body regarding the Route 28 Tax District Zoning Conversion Process, a specific legal matter requiring the provision of legal advice by such counsel.

Staff Contacts: Leo Rogers, County Attorney's Office; Tim Hemstreet, County Administration

III. Action Items

1. Data Center Discussion Series (Countywide)

The Board of Supervisors (Board) held a public meeting on April 5, 2022, to review the Department of Economic Development (DED) Data Center Land Study that identified appropriate places for data center development (and areas not appropriate) based on data-driven analysis. The Board sent the item back to the Transportation and Land Use Committee (TLUC) for a larger land use and process discussion on targeted revisions to policies and regulations concerning data center uses throughout Loudoun County based on the data provided in the Data Center Land Study, with a particular focus on data center uses in the Route 7 Corridor, within the Suburban Mixed Use Place Type, within the Route 28 Tax District, and within all parcels where data centers are a “by right” use under the 1993 Revised Zoning Ordinance. The Board further directed staff to provide analysis of impacted acreage to inform future decisions on the fiscal impact of potential Loudoun County 2019 Comprehensive Plan amendments (CPAM) and Zoning Ordinance provisions.

A three-part TLUC Data Center Discussion Series began at the April 20, 2022, TLUC meeting. The focus of that meeting was TLUC discussion and

recommendations on what aspects of the Data Center Land Study map to use as a guide for potential regulatory changes in the ZO Rewrite or policy changes in a future CPAM.

During this meeting, TLUC will review zoning districts where data centers are allowed by right and provide recommendations as needed. TLUC will also discuss the process for Zoning Conversion within the Route 28 Taxing District (ZRTD applications), including proposed process changes that would encourage property owners within the Route 28 Taxing District to voluntarily develop their property in accordance with the new regulations upon adoption of the ZO Rewrite.

A third, and final, meeting in the TLUC Data Center Discussion Series is anticipated in July 2022.

Staff Contacts: Kate McConnell & Joe Kroboth, III, Planning and Zoning; Buddy Rizer, Economic Development

IV. Information Items

2. Data Center Financial Considerations (Countywide)

The purpose of this item is to transmit a previously distributed memorandum responding to questions submitted by a member of the Board concerning the relationship between land use policy decisions regarding data centers and tax revenue policy.

Staff Contacts: John Sandy, Finance and Budget; Tim Hemstreet, County Administration

V. 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.

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