



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

Monday, July 18, 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. Information Items**

**1. Unmet Housing Needs Strategic Plan: FY 2022 Annual and 3rd and 4th Quarter FY 2022 Update (Countywide)**

On September 8, 2021, the Board of Supervisors adopted (7-0-2, Buffington and Kershner absent) the Unmet Housing Needs Strategic Plan (UHNSP). The UHNSP is designed to be implemented over five years and includes development and access targets over a 20-year horizon. The first-year implementation plan includes 61 key actions. The Board directed staff to provide quarterly updates to the Transportation and Land Use Committee (TLUC) about UHNSP implementation progress. The staff will provide an update to the TLUC about UHNSP implementation activities and Fiscal Year targets for 2022 and the third and fourth quarters of 2022.

Staff Contacts: Brian Reagan, Housing and Community Development; Valmarie Turner, County Administration

**2. Zoning Ordinance Rewrite Project Update and Early Look at Draft Chapter 5 – Development Standards (Countywide)**

This item will update the Transportation and Land Use Committee (TLUC) on an early draft of the development standards regulations being developed as part of the Zoning Ordinance Rewrite (ZO Rewrite) project. ZO Rewrite project timeline, milestones, and next steps will also be included for TLUC's review.

Staff Contacts: Judi Birkitt & Joe Kroboth, III, Planning and Zoning; Charles Yudd, County Administration

**III. Action Items**

**3. 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 Revised 1993 Loudoun County 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 Zoning Ordinance Rewrite (ZO Rewrite) project or policy changes in a future CPAM.

At the second meeting in the TLUC Data Center Discussion Series, the committee made the following recommendations that staff will focus on at the third Discussion Series: 1) data centers not be permitted in the following Place Types in the Loudoun County 2019 General Plan (2019 GP): Urban Transit Center, Urban Mixed Use, Urban Employment, Suburban Mixed Use, and Suburban Neighborhood; 2) data centers be allowed by special exception in the Suburban Employment Place Type; 3) data centers be developed with additional development standards if the use cannot be precluded in the recommended Place Types, as well as in the Planned Development - Town Center (PD-TC) and Planned Development-Research and Development Park (PD-RDP) Zoning Districts.

The third and final meeting in the TLUC Data Center Discussion Series is scheduled for July 18, 2022. TLUC will review potential regulatory approaches to address where data centers are allowed by-right or by special exception, review additional data center development standards that could be incorporated in the ZO Rewrite, and provide recommendations on these regulatory approaches and development standards to the Board of Supervisors.

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

#### **IV. 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