

MEMORANDUM
COUNTY OF LOUDOUN

DATE: August 5, 2022

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the July 18, 2022, Board of Supervisors Transportation and Land Use Committee Meeting.

Listed below is a summary report of the Transportation and Land Use Committee's (TLUC) discussion at its July 18, 2022, meeting. Please work with your staff to follow through on the Committee requests as noted.

A recording of this meeting is available via the following link:
https://loudoun.granicus.com/player/clip/7005?meta_id=214426

INFORMATION ITEMS

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

Brian Reagan with the Department of Housing and Community Development provided the Transportation and Land Use Committee (TLUC) with a Fiscal Year (FY) 2022 annual report and update on the third and fourth quarters of FY 2022 Unmet Housing Needs Strategic Plan (UHNSP) implementation activities and progress toward achieving annual housing targets. Additionally, staff provided an overview of significant actions the Board of Supervisors (Board) has taken since February 16, 2022, when the first UHNSP quarterly update was delivered to TLUC.

Committee Requests:

Chair Randall requested that staff provide average costs for homes within Loudoun County by housing type.

Chair Randall requested that staff provide updates regarding any cash-in-lieu offers from developers as an alternative to satisfy affordable housing requirements.

Chair Randall requested that staff provide an inventory report on Loudoun County's current publicly owned land that might be available to support this initiative.

Supervisor Buffington requested staff provide the percentage of attainable housing units achieved relative to all new homes built in Loudoun County within the last two fiscal years.

Supervisor Turner requested, in addition to the number of attainable housing units delivered, for purchase and for rent, that staff also report on the number of attainable housing units approved, for purchase and for rent, and for staff to include the date in which those approved units are scheduled to become available.

Supervisor Turner requested that staff provide an estimate of how many affordable housing units might be provided for certain cash-in-lieu amounts from developers as an alternative to satisfy affordable housing requirements.

Supervisor Turner requested staff to provide statistics on the number of for purchase affordable dwelling units and the number of for rent affordable dwelling units.

Supervisor Turner requested staff to color code the UHNSP Implementation Matrix (Attachment 1 to the staff report) in order to easily identify the progress and status of each key action in the UHNSP, as reported in the Matrix.

Chair Randall requested the number of affordable housing units, broken down by for purchase and for rent, that are age-in-place facilities within senior homes/age-restricted communities.

Chair Randall requested staff provide additional details on community outreach efforts between the County and key external partnerships in order to further support the affordable housing goals, as outlined in the UHNSP.

Chair Randall requested that staff provide additional information regarding efforts to attain affordable housing through preservation in comparison to new affordable dwelling unit development.

Supervisor Buffington requested staff provide Council of Government statistics on regional housing numbers in the next TLUC quarterly report and provide a comparison of these statistics in relation to Loudoun County's housing numbers.

Supervisor Turner requested staff to provide an analysis of affordable housing expansion through a potential expedited permitting process.

Link to full discussion:

https://loudoun.granicus.com/player/clip/7005?meta_id=214428

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)

Charles Yudd, Deputy County Administrator, provided TLUC with information regarding the timeline for the Zoning Ordinance Rewrite (ZO Rewrite). Mr. Yudd specifically referenced possible future Board actions, such as TLUC's recommendations to the full Board made during the Data Center Series discussion series at the July 18, 2022 TLUC meeting, and scheduled to be brought for to the full Board at the September 20, 2022 Board Meeting, that could influence the ZO Rewrite timeline.

Mr. Yudd stated the first Planning Commission (Commission) Public Hearing regarding the ZO Rewrite is scheduled for August 30, 2022, with an additional Commission Public Hearing planned to be scheduled later in 2022. The first Commission Public Hearing in August will cover several chapters of the ZO Rewrite, while the second Commission Public Hearing will also cover the remaining chapters requiring public advertisement and notification, pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286.

Mr. Yudd reported the Zoning Ordinance Committee (ZOC) has been reviewing draft zoning ordinance text since 2020 and concluded their review on July 6, 2022. ZOC's final work product on the ZO Rewrite project includes a findings and recommendations report based on their review. At the Commission Public Hearing the Chair and Vice Chair of ZOC plan to present the findings and recommendations report to the Commission.

Staff is currently preparing a second draft version of the zoning ordinance for the Commission Public Hearing. The second draft will be informed by input received from the public and stakeholders during public engagement rounds, the ZOC findings and recommendations report, and input and direction received from the Commission and TLUC during the early look phase.

Additionally, TLUC members and staff discussed standards for pedestrian facilities in order to ensure there are ramps at all intersections that are fully compliant with the Americans with Disabilities Act at all corners of the intersections. Ryan Reed with the Department of Planning and Zoning advised that the Facilities Standards Manual will need to be updated to align with the ZO Rewrite on this front.

Committee Requests:

Supervisor Kershner requested that staff provide a list of Board Member Initiatives that, if delayed, could potentially accelerate the Zoning Ordinance Rewrite timeline.

Supervisor Turner requested that staff provide feedback regarding issues and comments noted in stakeholder group letters and comments made throughout the ZO Rewrite public review timeframes.

Link to full discussion:

https://loudoun.granicus.com/player/clip/7005?meta_id=214440

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

ACTION ITEM

3. Data Center Discussion Series (Countywide)

Supervisor Turner moved that the Transportation and Land Use Committee recommend to the Board of Supervisors that the Board direct staff to move forward with the following Comprehensive Plan Amendments:

- a. Revise the limits of the Suburban Mixed Use, Suburban Neighborhood, and Suburban Compact Neighborhood Place Types, where data centers are not envisioned, to ensure existing data center development is not affected by creation of a zoning district precluding data centers in these Place Types; and
- b. Remove the Urban Employment Place Type and expand the Urban Transit Center Place Type, where data centers are not envisioned, to include the vacated Urban Employment Center Place Type to address not allowing future data centers in the Urban Transit Center Place Type.

Supervisor Turner further moved that the Transportation and Land Use Committee recommend to the Board of Supervisors that the Board direct staff to move forward with a process to implement the following revisions to the Zoning Ordinance:

- a. Upon adoption of a Comprehensive Plan Amendment to revise the limits of the Suburban Mixed Use, Suburban Neighborhood, and Suburban Compact Neighborhood Place Types,

create a zoning district in the Zoning Ordinance Rewrite or as part of a separate zoning ordinance amendment that precludes data centers in the Suburban Mixed Use, Suburban Neighborhood, and Suburban Compact Neighborhood Place Types;

b. Include use-specific standards in the Zoning Ordinance Rewrite or as part of a separate zoning ordinance amendment that address high-quality building design, proximity to existing or planned residential uses, and environmental sustainability that would apply to all zoning districts that allow data centers, except the Planned Development-Town Center (PD-TC) Zoning District; and

c. Include use-specific standards in the ZO Rewrite that further address high-quality building design that would apply to data centers in the Planned Development-Town Center (PD-TC) Zoning District.

Supervisor Turner further moved that the Transportation and Land Use Committee recommend this item for the second board meeting in September and that in the interim that staff seek out formal input and comments from the data center community and include it as part of the item at the second September Board meeting. (Seconded by Chair Randall.)

Supervisor Turner provided clarification that TLUC is recommending the Board approve the actions outlined in the motions above.

The motion passed 3-1-1: Supervisor Buffington opposed; Supervisor Kershner absent for the vote.

Supervisor Glass moved that the Transportation and Land Use Committee recommend to the Board of Supervisors that the Board direct staff to include Dominion Energy and NOVEC Energy in the request for referrals for administrative applications for data centers and all legislative applications. (Seconded by Supervisor Turner. The motion passed 3-0-1-1: Supervisor Kershner absent; Chair Randall abstained from the vote.)

Committee Request:

Chair Randall requested staff offer briefings regarding this item to all Board Members prior to the September 20, 2022, Board of Supervisors Business Meeting.

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