



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 21, 2023

5:00 p.m.

Committee Members:

Michael Turner, Committee Chair

Tony Buffington, Committee Vice Chair

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

5:00 p.m. Call to Order – Transportation and Land Use Committee

I. Call to Order - Supervisor Turner, Committee Chair

II. Information Items

1. Planning Commission 2022 Annual Report (2011 & 2022: Countywide)

The purpose of this item is to present the Planning Commission (Commission) 2022 Annual Report. Under the Code of Virginia, the Commission is required to provide the Board of Supervisors (Board) with a report of planning activity within the County each year. The Board's Rules of Order dictate this annual report should be first presented to the Transportation and Land Use Committee, then to the Board.

In 2022, the Commission held 12 public hearings and 15 work sessions. Their review and recommendations focused on land use applications, agricultural and forestal district cases, comprehensive plan amendments, development ordinance amendments, and zoning ordinance amendments.

Staff Contacts: Jacqueline Marsh & Daniel Galindo, Planning and Zoning

2. ZOAM-2020-0001, Zoning Ordinance Rewrite – Project Update (2011 & 2022: Countywide)

This item will update the Transportation and Land Use Committee (TLUC) on the progress of the Zoning Ordinance Rewrite project and prepare for the Board of Supervisors' (Board) review of the Planning Commission's (Commission) recommended draft Zoning Ordinance. The Commission anticipates finalizing their recommended draft Zoning Ordinance in June 2023 and forwarding it to the Board for consideration. A Board Public Hearing dedicated to the draft Zoning Ordinance is tentatively scheduled for July 26, 2023.

Staff seeks TLUC's input regarding the potential path forward for the Board's Public Hearing and subsequent review, revision, and adoption of the new Zoning Ordinance. Discussion topics will include the project timeline, Committee of the Whole meeting dates, and meeting topics (i.e., draft Zoning Ordinance Chapters), as well as planned Board member briefings and continued stakeholder engagement.

Staff Contacts: Judi Birkitt & Daniel Galindo, Planning and Zoning

III. Action Items

3. Sidewalk and Trail Program Equity Study, Phase 2 (2011 & 2022: Countywide)

The Sidewalk and Trail Program (STP) was established in the Fiscal Year 2019 Capital Improvement Program to address countywide bicycle and pedestrian facility connectivity issues in a proactive and programmatic manner by allocating general obligation bonds for the planning, design, right-of-way acquisition and construction of three to five miles of sidewalk and shared use paths annually. At the February 17, 2021, Transportation Land Use Committee (TLUC) Meeting, the Department of Transportation and Capital Infrastructure (DTCI) presented an update to the STP and the TLUC directed (5-0) DTCI to develop a schedule of projects to incorporate equity considerations into future development of missing segments. DTCI staff split that effort into two phases: Phase 1, presented at the September 21, 2022, TLUC Meeting, evaluated the Sidewalk and Trail Network and the current (2020) STP Priority List, and Phase 2, incorporated equity considerations into a countywide prioritized list of missing segments. This item provides an overview of sidewalk and trail accessibility criteria for the various geographic areas of the County, discusses the results of the Phase 2 equity analysis, and introduces a revised segment priority list that incorporates equity considerations. No fiscal impact is anticipated.

Staff Contacts: Laura Ghosh & Nancy Boyd, Transportation and Capital Infrastructure

4. Permanent Pump and Haul Request: K C K Gettier LLC, Sheetz Gas Station (2011: Catoclin / 2022: Leesburg)

The purpose of this item is for the Transport and Land Use Committee to consider the request from K C K Gettier LLC to be provided with 'permanent' (greater than 12 months) pump and haul services for the new construction proposed facilities. This facility is located at a lot, designated under the PIN 150-26-6169, in Leesburg, Virginia. The property is currently owned by K C K Gettier LLC with a proposal to build a new gasoline service station (Sheetz) with four employees, operating on a 24/7 basis. Of note, there are no public sewer connections within 1000 feet of the property boundary.

Staff Contacts: George Khan & David Goodfriend, Health Department

5. Federal Aviation Administration Community Process to Mitigate Aircraft Noise within the Area of the Airport Impact Overlay District (2011 & 2022: Countywide)

On January 17, 2023, the Board of Supervisors (Board) adopted (6-1-1-1: Buffington opposed; Kershner absent; Randall abstained) a Comprehensive Plan Amendment, Zoning Map Amendment, and a Zoning Ordinance Amendment to update the Airport Impact Overlay District (AIOD) boundaries based on a Metropolitan Washington Airports Authority 2019 noise study. In addition to the adoption of the new AIOD boundaries, the Board directed staff to open a dialogue with the Federal Aviation Administration (FAA) to better understand the range of options available to address community concerns and report back to the Board at a future Business Meeting. The community concerns included, but may not be limited to, newly developed residential uses being moved into the Ldn 60-65 and Ldn 65+ aircraft noise impact areas through the zoning map amendment process. Residents asked how such a move might impact their home value, what can be done to mitigate the continued or even expanded noise experience, and how the County might be able to influence operational changes at Dulles International Airport (IAD) to mitigate (eliminate or lessen) the noise experience. Some residents, including those from community associations discussed below, sought specific Board actions to initiate a FAA Community Roundtable process and to lobby the FAA to change flight paths. Some residents objected to regulations of the AIOD pertaining to residential development (i.e., noise attenuation, aviation easements, and disclosure) becoming applicable to properties for the first time, when the same regulations may not have been in place at the time, they purchased their homes.

On February 22, 2023, Supervisor Turner, Transportation and Land Use Committee (TLUC) Chair, requested staff bring forward to each TLUC monthly meeting a status update on the efforts taken to engage the FAA on the airport noise issues at IAD. This item will cover the activities taken for the period beginning May 18, 2023, through June 20, 2023.

Staff Contacts: Josh Peters & Daniel Galindo, Planning and Zoning; Dusty Smith, Public Affairs and Communications

IV. Adjourn

If you require reasonable accommodations for any type of disability 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