

MEMORANDUM
COUNTY OF LOUDOUN

DATE: July 6, 2023

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the June 21, 2023, 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 June 21, 2023, 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/7325?meta_id=231437

INFORMATION ITEMS

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

This item presented the Planning Commission (Commission) 2022 Annual Report, which provides a report of planning activity within the County for the Calendar Year (CY) 2022. In CY 2022, the Commission held 12 public hearings and 15 work sessions. The Commission's review and recommendations focused on land use applications, Agricultural and Forestal District cases, one Development Ordinance Amendment, six Zoning Ordinance Amendments, and two Final Development Plans. A total of 67 legislative cases, which consisted of 112 applications, were reviewed by the Commission in CY 2022. As part of their review, the Commission received public hearing comments from 207 speakers on various cases.

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

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

This item provided an update regarding the progress of the Zoning Ordinance Rewrite project and detailed preparation for the Board of Supervisors' (Board) review of the Planning Commission's recommended draft Zoning Ordinance. Discussion included the project timeline, proposed Board 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. A Board Public Hearing dedicated to the draft Zoning Ordinance is scheduled for July 26, 2023.

Committee Request:

Supervisor Buffington requested staff verify how the height of a “story” is defined and what the max height of a story would be in the Draft Zoning Ordinance Rewrite.

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

ACTION ITEMS

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

Supervisor Turner moved that the Transportation and Land Use Committee recommend that the Board of Supervisors endorse the 2023 Revised Countywide Prioritized Segment List as represented by the table titled “Adjusted Segment Scores and Project Rankings” found in Appendix C of the report titled Sidewalk and Shared Use Path Prioritization Project Equity Analysis – Phase 2, dated March 2023, presented in Attachment 3 to this June 21, 2023, Transportation and Land Use Committee staff report. (Seconded by Supervisor Buffington. The motion passed 5-0.)

Committee Request:

Supervisor Glass asked staff to confirm Fairfax Counties’ plans for Old Ox Road/Rock Hill Road Connections, number 27 on the Recommended Next Set of Sidewalk and Trail Projects found in Attachment 4 to this item, once it crosses to the Fairfax County line.

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: Catoctin / 2022: Leesburg)

Supervisor Kershner moved that the Transportation and Land Use Committee recommend to the Board of Supervisors that the County enter into a contractual agreement K C K Gettier, LLC, and the Virginia Department of Health to allow permanent pump and haul services to serve the proposed facility located at parcel PIN 150-26-6169, upon conditions that: (i) the permanent pump and haul permit will be active only until the sewer connection to the property has been established, (ii) all costs associated with the pump and haul operation, and ultimately the approved connection to the public sewer, shall be borne by K C K Gettier, LLC, shall also be responsible for ensuring that the pump and haul provider submits all required reports, records, and receipts through the Health Department’s online tracking system; and (iv) that this pump and haul approval shall only be for the gas service station and its uses, and must be abandoned when public central sewer is available to the properties pursuant to the properties mentioned, at which time all pump and haul tanks and appurtenances must be properly abandoned by the owner at that time by permit. (Seconded by Supervisor Buffington. The motion passed 4-0-1: Chair Randall absent for the vote.)

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)

Supervisor Turner moved that the Transportation and Land Use Committee recommend to the Board of Supervisors that the draft comment letter be endorsed by the Board of Supervisors and direction given to staff to submit the letter to the Federal Aviation Administration prior to the July 31, 2023, deadline. (Seconded by Supervisor Glass. The motion passed 4-0-1: Chair Randall absent for the vote.)

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