



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, September 20, 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. Unmet Housing Needs Strategic Plan: Fiscal Year 2023 and 4<sup>th</sup> Quarter FY23 Update (2011 & 2022: Countywide)

On September 8, 2021, the Board of Supervisors (Board) adopted (7-0-2: Buffington and Kershner absent) the Unmet Housing Needs Strategic Plan (UHNSP). The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short and long-term. Unmet housing needs are defined by the Loudoun County 2019 General Plan (2019 GP) as “the lack of housing options for households earning up to 100 percent of the Area Median Income (AMI)” (2019 GP, p. 4-3). The UHNSP focuses on adding new strategies and programs to enhance the County’s approach to addressing the unmet housing needs of households along this housing continuum.

The Board directed staff to provide quarterly updates regarding UHNSP implementation progress to the Transportation and Land Use Committee. This Information Item will provide a FY 2023 Annual and 4<sup>th</sup> Quarter FY 2023 update on UHNSP implementation.

Staff Contacts: Christine Hillock & John E. Hall, Housing and Community Development

**III. Action Items**

2. 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 (MWAA) 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 sought specific Board actions to initiate an 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. On July 19, 2023, TLUC revised this reporting schedule to every other month. This item will cover the activities taken for the period beginning July 20, 2023, through September 19, 2023, and seek the committee’s endorsement to the Board of the staff recommended geography and tentative community groupings for participation in a future work group.

Staff Contacts: Josh Peters & Daniel Galindo, Planning and Zoning; Dusty Smith, County Administration

#### 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.**

<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