



Loudoun County, Virginia

Board of Supervisors

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**BOARD OF SUPERVISORS  
COMMITTEE OF THE WHOLE WORK SESSION  
AGENDA SUMMARY**

Board Room, First Floor, Government Center

Monday, October 2, 2023

6:00 P.M.

**6:00 P.M. Call to Order**

*(\* Proposed on Consent)*

**I. Call to Order Committee of the Whole Work Session – Chair Randall**

**II. Motions from Prior Work Sessions**

**III. Action Items**

1. ZOAM-2020-0001, Zoning Ordinance Rewrite – Chapter 5: Overlay Districts (2011 & 2022: Countywide)

The purpose of Zoning Ordinance Amendment (ZOAM)-2020-0001, Zoning Ordinance Rewrite, is to implement the Loudoun County 2019 Comprehensive Plan, modernize land uses and definitions, improve document consistency and structure, improve the legislative application review process, offer more administrative review processes, make improvements based on public input, and incorporate changes based upon revisions to the Code of Virginia. Upon adoption, the new Loudoun County Zoning Ordinance will repeal and replace the Revised 1993 Loudoun County Zoning Ordinance and the 1993 Loudoun County Zoning Ordinance.

At the Planning Commission (Commission) Work Session on June 8, 2023, the Commission forwarded (6-3: Barnes, Kirchner, and Miller opposed) this ZOAM to the Board with a recommendation of approval, subject to all revisions reflected in the motions approved by the Commission during its June 5 and June 8, 2023, Work Sessions. The Commission further recommended that staff conduct scenarios to test the draft regulations. Additionally, the Commission recommended (9-0) that the Board consider eight Comprehensive Plan Amendments (CPAMs) and/or ZOAMs following adoption of the new Zoning Ordinance: 1) Data Center Environmental Sustainability Policies and/or Standards; 2) Updates to the Floodplain Overlay District; 3) Repurposing Commercial, Retail, and Office Buildings to Residential; 4) Community-Scale Solar Facilities; 4) Use Restrictions in the Mountainside Overlay District; 6) Western Loudoun: Limited Breweries, Limited Distilleries, and Virginia Farm Wineries Uses and Use Standards; Stable, Livery and Equine Event Facility Uses and Use

Standards; Indoor Recreation; and Outdoor Lighting and Music Hours; 7) Evergreen Mills Road Corridor Area Plan; and 8) Land in Lieu of Affordable Dwelling Units (ADU).

On July 26, 2023, the Board of Supervisors (Board) held a Public Hearing for ZOAM-2020-0001, Zoning Ordinance Rewrite, and forwarded (6-0-3: Briskman, Kershner, and Letourneau absent for the vote) ZOAM-2020-0001, Zoning Ordinance Rewrite, to a series of Board Work Sessions for discussion. Further, the Board approved the Board's Work Session/Public Hearing Schedule for review of the Zoning Ordinance Rewrite.

At the October 2, 2023, Board Committee of the Whole Work Session, the Board will consider Chapter 5: Overlay Districts of the Planning Commission's Draft Zoning Ordinance dated July 6, 2023. Overlay Districts include Airport Impact, Floodplain, Mountainside, Limestone, Quarry Notification, Village Conservation, and Historic. Staff is seeking the Board's endorsement of Chapter 5 in its entirety, including direction regarding any revisions to this draft chapter. There is no critical action date for this item.

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

2. ZOAM-2020-0001, Zoning Ordinance Rewrite – Chapter 6: Natural and Environmental Resources (2011 & 2022: Countywide)

The purpose of ZOAM-2020-0001, Zoning Ordinance Rewrite, is to implement the Loudoun County 2019 Comprehensive Plan, modernize land uses and definitions, improve document consistency and structure, improve the legislative application review process, offer more administrative review processes, make improvements based on public input, and incorporate changes based upon revisions to the Code of Virginia. Upon adoption, the new Loudoun County Zoning Ordinance will repeal and replace the Revised 1993 Loudoun County Zoning Ordinance and the 1993 Loudoun County Zoning Ordinance.

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At the October 2, 2023, Board Committee of the Whole Work Session, the Board will consider Chapter 6: Natural and Environmental Resources of the Planning Commission's Draft Zoning Ordinance dated July 6, 2023. Staff is seeking the Board's endorsement of Chapter 6 in its entirety, including direction regarding any revisions to this draft chapter. There is no critical action date for this item.

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

#### **IV. Invited Stakeholder Input**

1. Business (Chamber of Commerce, Data Center, or Tourism representative)
2. Commercial Development Community representative
3. Residential Development Community representative
4. Attainable/Affordable Housing representative
5. Conservation/Preservation representative
6. Animal/Wildlife conservation representative

#### **V. Motions for October 2, 2023, Work Session**

Copies of agenda items are available in the Government Center and also available on-line at <http://www.loudoun.gov/bosdocuments>. Agenda packets are usually posted by close of business on the Friday prior to the Committee of the Whole Work Session. The Action Report of the Work Session is usually available in this packet by close of business two days following the Work Session. If you need assistance accessing this information contact County Administration at 703-777-0200.

If you require a reasonable accommodation for any type of disability in order to participate in the Board of Supervisors Committee of the Whole Work Session, 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
	Zoning Residential Non-Exempt Amendment