

## COALITION OF LOUDOUN TOWNS (COLT) FOCUS GROUP NOTES – March 11, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Coalition of Loudoun Towns	Need to reconcile use lists between JLMA and PDH3 districts. Generally what is by-right in the JLMA districts should be by-right in PDH3. For instance, municipal wells. Note that PDH3 applies to a significant area immediately surrounding Round Hill, in addition to JLMA districts.
3/11/2020	Coalition of Loudoun Towns	A wide range of uses are allowed by-right in the JLMA districts, some of which are not compatible or desirable either adjacent or within the towns. Examples: telecommunication towers, commuter lots, other institutional uses with potentially large footprints.
3/11/2020	Coalition of Loudoun Towns	Need a comprehensive review of by-right uses allowed in the JLMA district. If a given use has not been established in the JLMA, take it out.
3/11/2020	Coalition of Loudoun Towns	The JLMA adjacent to Purcellville is mostly built out. Would like the County to partner with the town to coordinate the comprehensive plan and zoning ordinance to ensure flow with adjacent properties. Do not want to see cluster subdivisions next door.
3/11/2020	Coalition of Loudoun Towns	Current processes do not work. Want to see accountability and ownership. Would like to be included in the review of development proposed in areas of County surrounding town limits. For instance, a by-right use was developed on top of a town well site, created water source problem. Another example, brewery light pollution impacting town residents – is a night sky ordinance with down-lighting possible? Process should involve shared agreement on the use.
3/11/2020	Coalition of Loudoun Towns	With regard to the administrative review processes in zoning districts surrounding towns – or perhaps within 3 mile radius – is it possible to put minimal performance standards in place based on town concerns? Potential impacts/issues need to be addressed before a use is approved. For example, certain agricultural/support uses permitted without road improvements, creates high potential for accidents in immediate vicinity of town. Lack of shared process and effective performance standards together result in a health/safety/welfare issue for towns.
3/11/2020	Coalition of Loudoun Towns	Development review process and all related requirements must apply to County-owned/developed property. For example, ballfield facilities appear without any type of notification, consultation. Proper notification of towns should be addressed, and concerns considered in process. Important to credibility of process.
3/11/2020	Coalition of Loudoun Towns	Would like to put town's comprehensive plan before the County Planning Commission and Board for review and acceptance. When considering housing issues, need to consider both County and town plans. There needs to be shared accountability for planning efforts and outcomes.
3/11/2020	Coalition of Loudoun Towns	Development ordinances between towns and County need to be coordinated to ensure complimentary development in surrounding areas. Currently no assurance that development permitted by County's zoning will align with town's.
3/11/2020	Coalition of Loudoun Towns	PUGAMP was eliminated, but Purcellville still surrounded by JLMA. A better relationship with the County concerning uses and development in these areas is desired.
3/11/2020	Coalition of Loudoun Towns	Would like a coordinated/shared process with County for review of land development applications in surrounding areas.
3/11/2020	Coalition of Loudoun Towns	Concern that lots with capacity to support on-site septic systems are instead allowed to locate drainfield areas in open space. County should reconsider allowing such locations as part of cluster development standards.
3/11/2020	Coalition of Loudoun Towns	The Zoning Ordinance should encourage/incentivize builders to provide more affordable housing. Interested in seeing regulations that include redevelopment options and allow conversion of existing single family detached units/lots to duplexes.

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3/11/2020	Coalition of Loudoun Towns	With regard to water/sewer service, towns want to control/manage service delivery in surrounding areas rather than Loudoun Water. Would like the Zoning Ordinance to be clarified to ensure town service in these areas.
3/11/2020	Coalition of Loudoun Towns	Would like development standards that result in preservation of a buffer area around town limits (ensure transition from town to rural setting, rather than cluster developments).
3/11/2020	Coalition of Loudoun Towns	Would like to be engaged and actively involved in the Unmet Housing Needs Strategic Plan process. Towns may be able to help with this effort. Consider including a representative from the towns on any related working group(s).
3/11/2020	Coalition of Loudoun Towns	There is an attainable housing task force. A representative from the towns should be a member.