

## LOUDOUN EQUINE ALLIANCE FOCUS GROUP NOTES – April 22, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
4/28/2020	Equine Alliance	Breweries and wedding venues, certain other uses not compatible with surrounding uses
4/28/2020	Equine Alliance	Enforcement only complaint driven, some uses developed without permits, uses expand themselves without zoning review
4/28/2020	Equine Alliance	Open spaces turn into suburban development land patterns, increases value of land making equine uses (as land area intensive uses) cost prohibitive
4/28/2020	Equine Alliance	Agritainment is vague/unclear
4/28/2020	Equine Alliance	Loss of farmland to cluster subdivision, rural economy lots should be suitable for equine uses, but often economy lot is the less suitable/usable land within the subdivision
4/28/2020	Equine Alliance	Rural/Ag use definitions vague or general, too much flexibility
4/28/2020	Equine Alliance	Once suburban uses/users established in rural economy areas, makes it more difficult to justify maintaining rural character/form/land uses
4/28/2020	Equine Alliance	Some uses have acreage standards that are too small depending on the scale

4/28/2020	Equine Alliance	Require public easements on perimeter of subdivisions with easements in them
4/28/2020	Equine Alliance	Light, Noise, Pollution impacting adjacent properties, not enough mitigation
4/28/2020	Equine Alliance	Cluster subdivisions standards offer incentives to developers with little public benefit
4/28/2020	Equine Alliance	More by-right rural uses should become special exception uses
4/28/2020	Equine Alliance	GP didn't increase RPA density, but RPA density has already been built in by allowing subdivisions by right
4/28/2020	Equine Alliance	Not sure if fees could be reduced for rural uses versus non rural uses, would probably have to apply across the board
4/28/2020	Equine Alliance	Developers using less suitable land for rural economy lot (putting floodplain or steep slopes within the economy lot)
4/28/2020	Equine Alliance	Farm wineries ABC requirements only, need more performance standards
4/28/2020	Equine Alliance	Breweries need on-site ag related to the use, some on-site ag can be unrelated to the use, should be on-site ag required period
4/28/2020	Equine Alliance	Rural entertainment uses too hard to regulate noise, complain driven enforcement based on a measurement at a single point in time during the day
4/28/2020	Equine Alliance	Performance standards and conditions need to be measurable and enforceable, need specific, measurable, can be enforced objectively
4/28/2020	Equine Alliance	Equine businesses require more protection from adjacent noise impacts, adjacent uses should be compatible with equine businesses or adjacent use should have strong enough performance standards to protect the equine use
4/28/2020	Equine Alliance	Infrastructure improvements should be consistent with rural character
4/28/2020	Equine Alliance	Horse trailer parking needed

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4/28/2020	Equine Alliance	HOA restrictions prevent rural uses in clusters
4/28/2020	Equine Alliance	Multimodal trail surfaces that allow for horses and other modes of transportation, such as permeable surfaces, ex: C&O Canal
4/28/2020	Equine Alliance	Need consistent/integrated trail network between points such as wineries/parks
4/28/2020	Equine Alliance	Need public trail/walking path easements for cluster subdivisions