

LOUDOUN WATER BOARD FOCUS GROUP INPUT – FEBRUARY 19, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/19/2020	Loudoun Water	Communal water systems serving rural subdivisions are problematic, as there is no way to achieve the pressures required by the Fire Marshal for fire safety.
2/19/2020	Loudoun Water	Rezoning (ZMAP) applicants should be required to show existing and proposed Loudoun Water infrastructure with submission materials.
2/19/2020	Loudoun Water	Would like to see an alternative process or mechanism developed to demonstrate compliance with Code of Virginia Section 15.2-2232 for pump stations and other customary system infrastructure so that a commission permit (CMPT) would not be required.
2/19/2020	Loudoun Water	A general waiver option should be added to the ZO to expeditiously overcome zoning-related issues that threaten to preclude or otherwise constrain development of public utility uses and/or related infrastructure.
2/19/2020	Loudoun Water	The ordinance should include an option to create a fee simple parcel for public utility infrastructure (e.g. pump station) that is exempt from the road frontage requirement. Such infrastructure often needs to be located far from roadways, and this option would provide greater flexibility in system design, maintenance, and management.
2/19/2020	Loudoun Water	Additional waiver options are needed to more easily enable location of communal utility systems and related infrastructure within the Limestone Overlay District (LOD) and Floodplain Overlay District (FOD). The placement of such infrastructure tends to follow low-lying areas, which also are more likely to be in either the LOD or FOD. Limited waiver options in current regulations pose challenges to system design.
2/19/2020	Loudoun Water	Specifically with regard to Beaverdam Reservoir, the ZO should ensure its protection as a public drinking water source (first and foremost). That said, enabling public access for recreation and passive use should be accommodated by the ZO and its inter-related regulations. Specifically, there needs to be better alignment between the regulations and processes of the Scenic Creek Valley Buffer (SCVB), Floodplain Overlay District (FOD), and Reservoir Protection Buffer (see FSM). The various provisions currently conflict (e.g. allowance for impervious surfaces) thereby resulting in confusion as well as inconsistent administrative/regulatory practices that impede design.
2/19/2020	Loudoun Water	While it appears that recently adopted updates to the buffer regulations will help, conflicts between buffer yards and utilities/easements are a long-standing source of frustration. So long as sufficient flexibility exists to extend utilities without creating buffer issues for owners, things should be fine. Will need to maintain awareness of any unintended issues and resolve with refinements to the regulations.
2/19/2020	Loudoun Water	The use of communal water systems for irrigation should be expressly prohibited by the ZO, either by definition or as a use limitation in the development options that permit such systems (rural and transition districts). Irrigation activity frequently results in dry wells that negatively impact a system's capacity to serve intended residential water demand. This issue is relevant to all areas where such systems are permitted, and is not limited to the LOD.