



**LOUDOUN
VIRGINIA**
ECONOMIC DEVELOPMENT

**RURAL ECONOMIC
DEVELOPMENT COUNCIL**

DATE	WHO	EVENT	PUBLIC INPUT
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Variety rural uses is good. Protect/preserve farmland to protect overall rural economy. Rural economy growth is good.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Transition Policy Area important for protection of agriculture land. Don't want to lose agribusinesses due to encroaching increased densities.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Intent in General Plan obvious, in practice regulations don't implement intent.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Prime soils in General Plan but no teeth in Zoning Ordinance, Facilities Standards Manual, LSDO.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	What to do to promote equestrian uses - put teeth in Zoning Ordinance.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Intent to protect is in base density but suburban is at cluster level.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need alternative to selling land to developer.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Well water/septic availability to determine where clustering can go. Look at specific area to allow clustering.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Look at limestone overlay district and special exception uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Minimum lot size is prohibitive for some uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Confusing.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Too easy to sidestep. For example, clustering.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	No prime soil protection (USDA Class I). Consider prime soil overlay, subtract before calculating density.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Complaint driven enforcement.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	General Plan policy - Zoning Ordinance doesn't implement prime soil protection.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Stress importance to all of Loudoun (prime soils).
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	See checklist requirements - not Yes or No, require analysis/approval.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Nothing should be put on prime soils but agriculture.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Educational campaign for value of protecting prime soils.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Class III - vineyards and orchards, ideal for given slopes.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Poor definitions.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Missing uses - glamping. Not all are appropriate or compatible.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Traffic studies required for uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need better criteria to evaluate uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Location matters: traffic, surrounding uses, size of use, scale based on acreage.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Should allow multiple agribusiness uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Semantics allow uses that may not be allowed / clearly define. Staff shouldn't tell public how to circumvent rules. Create unfairness - need level playing field.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Enforcement by complaint turns neighbors against each other. Prefer proactive enforcement.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Don't try to make uses fit after the fact. Reason use isn't allowed. Loudoun County has a reputation of forgiveness/make it fit instead of take it down.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Cluster suburban - huge concerns. See letter to Board. Intent good, 1 dwelling unit per 5 acre bad. Need to save specific features, open space should be p.s. not steep slopes/unusable for farms.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Application loopholes - dislike.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Bonus density - dislike.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need trail incentives.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Infrastructure impacts.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	For clusters: require preserve % prime soil, trails.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Not protecting agriculture land.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need easier review path for rural uses, adaptive reuse regulations. Gradient scale of uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Building orientation / green building. Need more.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	LID - not enough, just checking box.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Public facilities pushed to west since no room in Suburban Policy Area.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Checklist inadequate.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Outsourcing - B&D to ESI.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Loopholes with uses. Need penalties, not we'll make it work.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Lack of proper notice.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Cost.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Uncertainty.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Process encourages asking for forgiveness.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Homeowner Association anchor lots release from covenants.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	What's told to Board is not in site plan.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Uneven across uses, inconsistent.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	5-600 standards incomplete, holes in buffer matrix.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Traffic studies required.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need impact studied.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need more restrictive light standards for Rural Policy Area.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Lack of enforcement.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Agribusiness challenges.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Educate importance of dark skies.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Remap floodplain - show fringe (want) and allowed uses (fence).
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Forested riparian buffers - need to allow without floodplain study.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need buffers, better uses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Look at hours, number of attendees, acreage, use square footage - compatibility.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Z.O. "intent to protect" is a good overarching objective. Not happening in practice.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Ag as a separate zoning district is important. Different than residential.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	There are too many zoning districts.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Density increases in the community drive decisions to change the transition zones. Higher density res is slowly creeping out into ag areas and we are losing ag businesses.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Good that there are lots of ag uses allowed in ag zoning districts. Find ways to allow more.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Comp plan has good intentions that are not fully realized in the Z.O. Poor implementation.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Maintain areas for active agriculture. Encroachment harms overall ag economy.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Prime soils identified as important in Comp Plan. Z.O. has no teeth to implement prime soil protections. It takes a millenia to make prime soils. Protect what we have now for future ag users.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Give property owner/seller a plan B so they don't have to sell out to residential developers. Or don't allow residential cluster subdivisions.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Don't allow cluster option when there are environmental constraints; water not available, limestone overlay, health department concerns.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	The minimum size subdividable lot is too small for a rural economy use. It creates a situation for a de facto house b/c can't do anything else on a lot that small.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	"Prime soils" means USDA Class 1 ag. They are the most productive and versatile. There are super prime soils and sub prime soils. Loudoun is #3 in Nation for prime soils. State identified Loudoun for its prime soils as well.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	The County needs a prime soil overlay. Developers in these areas could subtract out the acreage of prime soil.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Cluster subdivisions and soils has not been a yes or no answer. Developer-friendly. Prime soils has not been part of the thought process.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Prime soils have higher economic yield/value. Rural economy lot that has class two soils is not usable.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Developers like prime soils too, good for drainage and percolation.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Some ZO uses have poor definitions or there are some missing, like "glamping."
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Need a decision tree for considering (e.g. evaluation criteria). Things like traffic need to be considered.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Some ag use categories don't allow for scalability (intensifying the use over time), or multiple uses. Example: Can't get B&B and winery to be a viable business on same property because of use restrictions.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Words used to define event facility and B&B are taken very literally. Sometimes it feels like semantics.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Complaint-based enforcement turns neighbor on neighbor. Consider proactive enforcement.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Lots of resources are spent on "making it fit" and achieving voluntary compliance with certain businesses that shouldn't have even been there in the first place.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Bad actors ruin it for the rest of vineyard proprietors that stay authentic to the use parameters.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Why does the ZO incentivize (i.e. give a density bonus) for clustering. No quid pro quo. No need for bonus density here.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	The cluster concept is okay, but the County isn't doing it right.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Any new developments should help build trails out west.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Improve the base definition of a rural lifestyle.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Encourage adaptive reuse.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Make green building standards mandatory, or at least make it easier by way of incentives or relaxed standards. Have higher standards for western Loudoun.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	It feels like western Loudoun has to take on more schools and roads as a result of eastern Loudoun densification.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Developers need to provide more public amenities and trails.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	People ask for forgiveness instead of doing it right at the beginning.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Sometimes in an expedited process the approved CDP is not consistent with the site plan that gets approved.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	HOAs should not take over a rural economy lot in a cluster subdivision. These lots should be released from CC&Rs.

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3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Light pollution in the west is bad. Need better light standards and better protections from light intrusion and glare.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Consider drafting a night sky ordinance.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Remap the floodplain and introduce concepts like flood fringe and flood way. Then be more flexible in flood fringe. Allow things like fences to aid in grazing operations, or plantings to restore riparian habitat.
3/4/2020	Rural Economic Development Council	Outreach Session Round 1: Focus Group	Light pollution in the west is bad. Need better light standards and better protections from light intrusion and glare.