

SAVE RURAL LOUDOUN (SRL) FOCUS GROUP NOTES – March 11, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Save Rural Loudoun	Policy commitment to preservation found in planned policies, zoning responsible for enforcing these policies.
3/11/2020	Save Rural Loudoun	Weaknesses: Disconnect between policy and practical implementation of farmland preservation. Loss of 67 sq. mi. of farmland in spite of policy preservation to preserve farmland.
3/11/2020	Save Rural Loudoun	Reactive enforcement is weak/not enough
3/11/2020	Save Rural Loudoun	"Running out of time" for the rural economy, local farmers cannot get necessary services to survive, county losing local farmers. Policy conflicts in the comprehensive plan growth versus preservation.
3/11/2020	Save Rural Loudoun	Extensive residential subdivision development in AR and other rural zones, because this land use pattern and density is afforded by right in current ordinance
3/11/2020	Save Rural Loudoun	RPA is supposed to be protected but doesn't look like it visually when you travel through RPA, many areas indistinguishable from the built environment in the SPA.
3/11/2020	Save Rural Loudoun	View shed of short hill mountain will be obscured by luxury housing development
3/11/2020	Save Rural Loudoun	Housing developed on prime agricultural soils leads to loss of soils
3/11/2020	Save Rural Loudoun	Public infrastructure to be overwhelmed if standards in the RPA continue to allow substantial population growth in this area
3/11/2020	Save Rural Loudoun	Tourism threatened by loss of prime agricultural soils.
3/11/2020	Save Rural Loudoun	Clearer regulations (possibly an overlay) ensuring groundwater sources are protected as per the general plan's policies regarding water quality

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3/11/2020	Save Rural Loudoun	There should be uniform rural zoning. Example: Apply AR-2 standards to AR-1, because AR-2 standards afford acceptable levels of protection.
3/11/2020	Save Rural Loudoun	Preserving rural farmland. Example: Setting aside rural land for preservation in places like floodplain or other unfarmable land is not farmland preservation.
3/11/2020	Save Rural Loudoun	County should preserve 70% of a rural property for agriculture and rural economy uses only (preserved area should not include open spaces with residential septic fields)
3/11/2020	Save Rural Loudoun	Regulations should preserve 80% of available farmland in rural economy lots
3/11/2020	Save Rural Loudoun	Regulations should avoid/prevent lot lines that lead to division of usable farmland
3/11/2020	Save Rural Loudoun	Require rural economy lots to be placed under permanent easement (hamlet options in a3 and 10 require easements)
3/11/2020	Save Rural Loudoun	Prevent HOA covenants from restricting right to farm
3/11/2020	Save Rural Loudoun	Strengthen protections against forest stand areas in mountainside overlay, and review overlay to protect vistas.
3/11/2020	Save Rural Loudoun	Implement design standards requiring residential developments to conform with land form. Ex: Not disturbing ridgeline or trees, providing buffers. Good standards are in rural hamlet provisions.
3/11/2020	Save Rural Loudoun	Developers should notify adjacent property owners of cluster subdivision applications
3/11/2020	Save Rural Loudoun	Require zoning administrator to perform follow up inspections of cluster subdivisions and approved special exceptions to verify compliance with preservation requirements
3/11/2020	Save Rural Loudoun	Allowing residential subdivisions in RPA is inconsistent with the general plan policy to preserve" land at densities associated with open and rural character"
3/11/2020	Save Rural Loudoun	Rural economy lot should be for commercial uses, not residential uses. Currently rural economy lots being used as larger residential lots.
3/11/2020	Save Rural Loudoun	Need for affordable housing to manage housing demand in rural areas. Set a requirement at a specific rate for developable housing (X% of housing must be affordable)
3/11/2020	Save Rural Loudoun	Create transfer of development rights program to better manage growth in the county