

ZOC Comments – Use-Specific Standards Section 3.06 & Overlay Districts Chapter 4

9/18/21 – 10/5/21

ID	Section
#4581	3.06.01 Purpose and Applicability
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 10/4/2021	<p>QUESTIONS from constituents:</p> <p>The removal of ZOR draft text at the request of one stakeholder group is highly inappropriate and weakens the balance and fairness of this process. Who can take this "community" rewrite process seriously now as a result of this action?</p> <p>It looks like this entire draft text change bypassed ZOC. How will ZOC be notified of deletions and changes like this in the future? How will the Planning Commission be notified?</p> <p>What if other business owners find out how these [high-intensity use] businesses been given special consideration? There will be constant "deletions" of guidelines, etc.</p> <p>Will the public ever even see the text that has been removed? Will these comments be seen in enCodePlus? Will they be visible with doc track changes? Or will the PC and public only see "clean" copy text next April without the removed text for review?</p> <p>"The Aug. Staff packets said draft text was based on focus group/stakeholder input: ""More substantial revisions are proposed to the following sections based on feedback and comments from ZOC and the multiple rounds of community engagement conducted earlier in the project timeline." But letters and emails are implying draft text was from ""ZOC input." Which is it? If the draft text being reviewed by ZOC now does not reflect the 2020 and 2021 public focus group input, then when will it?"</p> <p>The Finance Committee was given a one-sided view by DED/EDAC at the meeting on Sept. 13th. How will this be corrected with the committee and other Supervisors in the near-term?</p> <p>DED told REDC that there will be a separate "Summit" meeting on rural tourism businesses and ZOR regulations for the "growth of rural businesses." Will ALL stakeholders be invited? Or will it include only businesses and DED? How, when and where will Planning Staff support all stakeholders to resolve the imbalance to input from this whole thing?</p> <p>If this is not handled by ZOC, will the Planning Commission or TLUC be requested to address this and provide clear policy that supports all stakeholder input?</p>
#4766	3.06.01 Purpose and Applicability

By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3672	3.06.01 Purpose and Applicability
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	I like consolidating the buffering, etc. into this section. However, do we need to be mindful and exempt certain uses specifically from some of them?
#4283	3.06.01 Purpose and Applicability
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/23/2021	Yes, if there are uses that need either; more buffering than the applicable standards and regulations in the ordinance set forth, or, need to be exempted for those regulations, please identify those uses so that additional language can be considered.
#3750	3.06.01 Purpose and Applicability
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/5/2021	3.06.01.A PURPOSE AND APPLICABILITY: Everywhere referenced, ADD to the list of "sensitive environmental features" the following: "state-listed rare and endangered species/habitats." The state calls these "element occurrences" and they are mapped and available from the state Natural Heritage Office.
#4282	3.06.01 Purpose and Applicability
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/23/2021	Noted. Staff will consider adding the proposed language when "sensitive environmental features" are listed.

#3778	3.06.01 Purpose and Applicability
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"Aug. 25th Comments RE: ZOAM-2015-0006. NOISE STANDARDS – Per Item 10a, BOS/TLUC report April 19, 2018-ROIA for ZOAM-2015-0006, Noise Standards were to be reviewed. How have the following changes been incorporated in the Draft Text? How will noise (and lighting) be evaluated during application submission to enable enforcement after approval? Without setting applications measures the County is setting up the same points of failure as the existing ZO, almost ensuring the ""enforcement by complaint"" that focus groups during Round 1 and Round 2 have indicated must be addressed.</p> <p>Update existing or establish noise standards for certain uses to implement and maintain consistency with Ordinance Section 5-652(B) and Section 5-1507 (i.e., hours for outdoor music). Section 5-652(B) limits noise to 55dB(A) at the property line of an adjacent residential lot and prohibits outdoor music after 11 PM whereas Section 5-1507(E) limits residential and rural economy uses to 55dB(A) at the property line of the receiving property. Certain rural economy uses include specific noise standards, such as:</p> <ul style="list-style-type: none"> - B&B Inn – shall have no outdoor music after 11 PM on weekends and 10 PM on weekdays and is not subject to Section 5-652(B) - Country Inn – shall have no outdoor music after 11 PM and is not subject to Section 5-652(B) - Rural Corporate Retreat and Banquet/Event Facility – may operate no later than 12 AM (midnight) and are subject to Section 5-652(B) - Restaurant (Farm) – may operate no later than 12 AM (midnight) and is not subject to Section 5-652(B) - Outdoor Amphitheater – is subject to Section 5-652(B) - Country Club and Public School – are not subject to Section 5-652(B) but are subject to their own noise standards. <p>Amendment provides consistent regulations, reduces confusion, addresses like activities and impacts, and provides uniformity in treatment of noise generated by rural economy uses. Source of Proposed Amendment*: TLUC recommended per Board feedback as part of Noise ZOAM (May 13, 2016 TLUC meeting; October 20, 2016 Board Business Meeting).</p> <p>"</p>
#4281	3.06.01 Purpose and Applicability
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/23/2021	Any changes to the noise and lighting standards will be reflected in Section 5.12,

#4229	3.06.01 Purpose and Applicability
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	6.06.01 In working through the various uses, it seems that some sections references to exterior lighting, noise, etc. have been deleted but not in other uses. I assume staff will be going back to decide on how to best organize these, understanding that there has been some discussion, but I don't think a final decision has been made. Certainly if the standards are consistent across uses (generally makes sense), then having a single location that would be cross-referenced seems reasonable.
#4278	3.06.01 Purpose and Applicability
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/23/2021	Duplicative Exterior Lighting, Landscaping/Buffering/Screening, Noise, Parking and Roads/Access have been removed from Use-Specific Standards if they were not above & beyond what the other applicable standards were in the ordinance. Further discussion can be made about whether uses in this section need a higher level of those standards.
#3735	3.06.02.01 Accessory Dwellings
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	The permitted size of accessory dwellings is too big. Suggest the lesser of 50% of principal house or 2,000 sf.
#4324	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	The current language is carry-over language. We have considered changing the thresholds, however at this time, staff supports the draft language.
#3736	3.06.02.01 Accessory Dwellings
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	3.06.02.01 C Suggest 1 accessory dwelling on lots up to 30 acres, 1 more (2 total) on lots larger than 30 acres, 1 additional dwelling for every 100 acres. Thus a 100 acre farm in ARN could have 3 accessory dwellings. That's enough and it matches the pattern here in the RPA.
#4323	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	The current language is carry-over language. We have considered changing the thresholds, however at this time, staff supports the draft language.

#4230	3.06.02.01 Accessory Dwellings
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	Has there been any analysis of the number of additional detached accessory and tenant houses would be possible based on these regulations? It would be good to know.
#4322	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	No, there has not been a specific analysis. These proposed language is carry-over language and does not allow additional detached accessory dwellings versus the regulations today.
#3738	3.06.02.02 Guest Houses
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Guest houses should be limited to 50% or 2,000 sf...maximum.
#4326	3.06.02.02 Guest Houses
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	The current language is carry-over language. We have considered changing the thresholds, however at this time, staff supports the draft language.
#4231	3.06.02.02 Guest Houses
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	3.06.02.02 There is no reference to how many guest houses may be permitted, whether by lot size or other consideration. I agree with John Merrithew's comment that policing the prohibition against renting guest houses seems unworkable.
#4325	3.06.02.02 Guest Houses
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	Noted. We will follow up.

#3739	3.06.02.05 Portable Dwelling/Construction Trailer
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	"Portable dwelling" and "Construction trailer" are very different animals. The text covers construction trailers. Portable dwellings should be a separate section...IF we wish to allow them at all.
#4327	3.06.02.05 Portable Dwelling/Construction Trailer
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	By definition: "A structure that is installed temporarily for use as a dwelling while a residence is being constructed."
#3740	3.06.02.06 Religious Housing
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Agree with John M that the setbacks are too big.
#4328	3.06.02.06 Religious Housing
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	Setbacks were taken from 5-656, Convent or Monastery. Staff will continue to review appropriate setbacks and make uses comparable, however, currently staff supports the draft language.
#3686	3.06.02.07 Seasonal Labor Dormitory
By: john merrithew Tags: public john.merrithew@loudoun.gov Date:9/2/2021	The setbacks seem excessive. This is a residence. It should not have to be setback like a livestock operation
#4331	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	Reduced to 100' to be in line with Religious Housing - Level II.

#3741	3.06.02.07 Seasonal Labor Dormitory
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Whoa! The first provision should be how many of such dormitory uses are allowed on a lot. (The answer should be a sliding scale based on property size.)
#4330	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	noted. Staff will follow up and revise if necessary.
#4233	3.06.02.07 Seasonal Labor Dormitory
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	3.06.02.07 Seasonal Labor Dormitory From the ZOC and staff comments, it's apparent that this section isn't really clear--what square footage is for an individual's personal space and what's for the group facility. I look forward to more clarity.
#4329	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	Staff will be considering revised language to provide clarity.
#3420	3.06.02.08 Tenant Dwellings
By: Tia Walbridge Tags: public tiawalbridge@gmail.com Date:8/25/2021	If we want to set a total limit of 4/ parcel B1. seems to contradict that. For some of our larger parcels the rules in B1 are a better fit. 1/25 acres continues to be used and I'm not sure why when we regulate in 20 acre intervals for the parcel, consider changing to match.
#3614	3.06.02.08 Tenant Dwellings
By: Mark Holland Tags: public,staff mark.holland@loudoun.gov Date:9/1/2021	Yes, we can consider making this revision.
#4332	3.06.02.08 Tenant Dwellings
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	The current language is carry-over language. We have considered changing the thresholds, however at this time, staff supports the draft language.

#3120	3.06.03 Lodging
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021	3.06.03 LODGING. NOISE regulations only stipulating hours of operation for outdoor music/noise are insufficient for B&B's conducting weddings and large events. A noise regulation standard -- that is enforceable -- should be included. There is a known lack of clarity between noise regulations between Zoning Ordinances and Codified ordinance (Sheriff enforcement). NOW IS THE TIME with ZOR to make this correction.
#4333	3.06.03 Lodging
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	All Use-Specific Standards will be subject to 5.12. If the comment is universal, then we'll discuss during development standards.
#3753	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/5/2021	3.06.03.01.G. RURAL RESORT: Can/will a requirement be included to provide public multi-use trails that could link to Linear Parks and Trails?
#4335	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	staff is looking into this.

#3780	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"Aug. 25th Comments RE: ZOAM-2015-0006. B&B INN/COUNTRY INN STANDARDS – Per Item 10a, BOS/TLUC report April 19, 2018-ROIA for ZOAM-2015-0006, Principal structure requirements were to be reviewed. How have the following changes been incorporated in the Draft Text?</p> <p>Although the Revised 1993 Zoning Ordinance continues to define B&B Homestay as a private owner occupied dwelling, it does not expressly contemplate a principal structure for either a B&B or Country Inn, but instead defines these uses as a business operated in one or more structures.</p> <p>This has inadvertently allowed B&B Inn and Country Inn uses to build up to 10 and 40, respectively, individual structures for overnight accommodations and not be required to provide a primary or principal structure that is typically envisioned as being the inn itself.</p> <p>Amendment clarifies the expected components of a B&B Homestay, B&B Inn, and Country Inn, to include requiring a primary structure for overnight accommodations, common spaces, and dining functions.</p> <p>Source of Proposed Amendment*: Staff recommends to clarify the required components of such uses to ensure consistency with community expectations. "</p>
#4334	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/27/2021	we will further review and consider appropriate language to address this issue.
#2961	3.06.03.02 Camp, Day and Boarding
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date: 8/19/2021	3.06.03.02 C. stipulates a minimum of 20 acres for less than 15 campers, yet requires only 15 acres for up to 30 campers. Something is wrong here.
#3315	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 8/24/2021	noted. will standardize and consider appropriate size as with comment #3130
#4338	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/27/2021	Language corrected, it does not specify a minimum of 20 acres now.

#3530	3.06.03.02 Camp, Day and Boarding
By: john merrithew Tags: public Date:8/29/2021	The number of 'by right' day campers/boarders seems low. Is there a basis for the number?
#3616	3.06.03.02 Camp, Day and Boarding
By: Mark Holland Tags: public,staff mark.holland@loudoun.gov Date:9/1/2021	This is the number identified in the current ordinance. We will consider an increase to a number that is appropriate.
#4337	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	The current language is carry-over language. We have considered changing the thresholds, however at this time, staff supports the draft language.
#4235	3.06.03.02 Camp, Day and Boarding
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	Typo--in 3.06.03.02 Table one under Scope of Use/Campers: should be boarders
#4336	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/27/2021	got it. thank you.

#3754	3.06.03.03 Campgrounds
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/5/2021	3.06.03.03 CAMPGROUNDS. Can/will a requirement be included to provide public multi-use trails that could link to Linear Parks and Trails?
#4339	3.06.03.03 Campgrounds
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/27/2021	<p>Campgrounds require a SPMI or SPEX depending on the district. Since not all sites may be adjacent to, or be able to offer public multi-use trails, the items for consideration can be revised to add these, in the SPEX procedures section.</p> <p>Current language has the following items to consider that are related, and revisions could be made to incorporate this idea:</p> <p>"Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public."</p> <p>Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities."</p>
#3138	3.06.04 Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 8/23/2021	3.06.04.01.G COMMERCIAL/MIXED USE NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed.
#4340	3.06.04 Commercial
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/27/2021	Section 5.12 will be applicable to all uses in this section.

#4237	3.06.04.09 Commercial Nursery
By: Gem Bingol Tags: public gbingol@pecva.org Date:9/16/2021	3.06.04.08 An existing typo has been carried over under D,first sentence..."the culture and care of plant sold..."
#4346	3.06.04.09 Commercial Nursery
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	fixed. thank you.
#3450	3.06.04.14 Farm Markets
By: Tia Walbridge Tags: public tiawalbridge@gmail.com Date:8/25/2021	I think the % of product produced in Loudoun for a Loudoun farm market should be higher than 25% but certainly not lessened.
#3635	3.06.04.14 Farm Markets
By: Mark Holland Tags: public,staff mark.holland@loudoun.gov Date:9/1/2021	Noted. Staff will consider this and revise as appropriate.
#4354	3.06.04.14 Farm Markets
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	Increased to 50%

#3451	3.06.04.14 Farm Markets
By: Tia Walbridge Tags: public tiawalbridge@gmail.com Date: 8/25/2021	Given the large number of unpaved roads in the county the access requirements will severely limit the number of farms able to run a market like this and we do not have the same requirements for limited breweries.
#3634	3.06.04.14 Farm Markets
By: Mark Holland Tags: public, staff mark.holland@loudoun.gov Date: 9/1/2021	The road access standards that apply to limited breweries are referenced in that section of the draft ordinance. Those standards define the requirements for road class types and are consistent with those for farm markets.
#4353	3.06.04.14 Farm Markets
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/28/2021	Edited to allow farm markets on other roads and to match Limited Brewery standards.
#3782	3.06.04.18 Restaurant
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.04.17.C. RESTAURANT. Intensity. As indicated at Aug. 25th ZOC meeting, this use was to combine ""Restaurant"" with ""Farm Restaurant,"" which means consideration Hours of Operation should vary by location (e.g., residential vs. non-residential, INCLUDING residential ""uses"" in Agricultural districts ARN/ARS). Midnight is too late for any type of residential. Should be no later than corresponding hours for similar intensity uses. Can a table be added to define Hours of Operation based on location and include that early am hours (e.g., 6am) are for deliveries only ?"
#4355	3.06.04.18 Restaurant
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/28/2021	Staff recommended standards are for all restaurants, including hours of operation.

#3784	3.06.05.01 Amphitheater
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.01 AMPHITHEATER: Is an amphitheater, as specified, appropriate for ARN and ARS lands, as MDODs overlay these districts? The size and volume of "needs" for clearing (Parking, lighting, decibels, septic, water) would significantly impact MDOD environments and thus their important functions (ground water recharge; air cooling and cleansing; storm water run off; pollinators (crops). Would it be reasonable to either not allow in MDODs, or require Special Exception process?
#4358	3.06.05.01 Amphitheater
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	A SPEX is required in ARN & ARS.
#3785	3.06.05.01 Amphitheater
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.01.F AMPHITHEATER. ROADS/ACCESS. How would 2-lane rural roads, paved or graveled, handle traffic for up to 2000 persons? Would paving be required? (Storm water management; vehicular runoff) How could First Responder, Law Enforcement and private residents' access be guaranteed to a reasonable degree?
#4357	3.06.05.01 Amphitheater
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	These issues would need to be addressed at either SPEX or site plan.
#3786	3.06.05.01 Amphitheater
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.01.H AMPHITHEATER, LIGHTING. How would this be modified in MDODs, if permitted, such as to protect ridge lines, neighbors, and night sky impacts on migrators and pollinators? 3.06.05.01.I AMPHITHEATER NOISE STANDARDS. Amplified sound carries long distances in MDOD lands, to mountain and valley residents within miles, especially when large swaths of forest are cleared. Does a limit on the annual number of performances, times, and days need to be set?
#4356	3.06.05.01 Amphitheater
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	Amphitheaters are a SPEX use in ARN & ARS (the majority of the MDOD). Staff recommends additional considerations be a part of the SPEX process in these areas.

#3787	3.06.05.02 Agricultural Cultural Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.02 AGRICULTURAL CULTURAL CENTER. The definition in the current ZO is not very specific, leaving interpretation open to such entities as breweries, wineries, county fairs, special schools, and any entity considered "agricultural." The 10 acre minimum leaves room for "strip mall" growth possibilities in what the County considers true agricultural (farm; forestal) lands. There is no statement re: the number of visitors/day, or on the property at any given moment. Would a Special Exception be reasonable for the ARN and ARS Districts, and/or MDODs? Could this entity be excluded from MDODs?
#4361	3.06.05.02 Agricultural Cultural Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	Staff will address the definition in Chapter 11, vistors/day and other points will be taken under consideration.
#3788	3.06.05.03 Agricultural Education or Research
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.03 AGRICULTURAL EDUCATION OR RESEARCH. B.2. Visitors/Customers/Parking Spaces. The ""math"" could be used for parking space calculation, but how (in the world) would/could the quantity of visitors, customers or cars allowed on site at any one time be approved OR enforced? Two B or not two B, that is the question. Actually, the second ""B"" (which should be ""C"":) a 7,000 sqft structure up to 12K gfa is approaching the size of a ChicFil-A -- how is 100' from all lot lines sufficient? Ditto for ""B""2 and 3"
#4363	3.06.05.03 Agricultural Education or Research
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	Staff will ensure that Zoning Enforcement reviews text for practicality. Numbering fixed.

#3789	3.06.05.03 Agricultural Education or Research
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.03 AGRICULTURAL EDUCATION OR RESEARCH. As with the AG Cultural Center and Amphitheater above, the same concerns exist. Enforcement of the numbers of vehicles, attendees at any one time, and noise standards are next to impossible to enforce, unless a County agent is required to attend each "event", at least periodically. Would a Special Exception be reasonable for ARN and ARS Districts? Could this entity be excluded from MDODs?"
#4362	3.06.05.03 Agricultural Education or Research
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/28/2021	Staff can take these suggestions under consideration.
#3790	3.06.05.04 Arboretum, Botanical Garden, Nature Study Area
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.04 ARBORETUM, BOTANICAL GARDEN, NATURE STUDY AREA. There is reference to "Events", but no guidance re: setbacks from adjacent homes, or noise volumes.
#4364	3.06.05.04 Arboretum, Botanical Garden, Nature Study Area
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Staff can consider similar uses and setbacks for events. "Special Event: A temporary commercial or festive activity or promotion at a specific location that is open to the public and is planned or reasonably expected to attract large assemblies of persons. Special events include, but are not limited to, carnivals, festivals, circuses, music fairs or concerts, tent revivals, art shows, crafts shows, rodeos, corn mazes, civil war reenactments, equestrian shows, firework displays and events, or similar events open to the public. A private party held at a Banquet/Event Facility (including Hotel, Conference Center, Restaurant, Rural Resort, or similar facility), Bed and Breakfast Homestay, Bed and Breakfast Inn, or Country Inn shall not be deemed a special event. In addition to events open to the public, a private party which is held at a location other than the foregoing or held on property not occupied by the host, shall be deemed a special event. "Special event" does not include temporary or seasonal retail sales of goods, products, or services, such as temporary sales of Christmas trees, farm produce, fireworks, and other similar seasonal goods."

#3791	3.06.05.05 Assembly
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.05 ASSEMBLY. B. Approval. Why are larger land uses (300+, 50+ children) a special exception review only for JLMA-1, JLMA-2, JLMA-3 and JLMA-20? A special exception review should be required regardless of district. The current DRAFT Use Matrix shows this use as Special Exception for ARN, ARS, RAR, RV, VR and VAR, with Permitted in RC and VC? Seems inconsistent? Therefore, are D.1. Setbacks from lot lines correct/appropriate?"
#4366	3.06.05.05 Assembly
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#3792	3.06.05.05 Assembly
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.05 ASSEMBLY. 50-foot set backs for parking/driveways is often insufficient to protect neighbors from vehicular lights and noise; early morning and evening gatherings could negatively impact adjacent homes. A 100-foot set back for all, and specifics re: buffering may be needed so that IF certain locations include private residences, those are optimally protected. 3.06.05.05 ASSEMBLY: Confirm new Section 3.06.01.B applies?
#4365	3.06.05.05 Assembly
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Parking setback revised. Yes, 3.06.01.B applies.
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#3793	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.06. CEMETERY, MAUSOLEUM, CREMATORIUM, MEMORIAL PARK. This section title does not match the currently posted DRAFT Use Matrix for "Death Care Services." That list does not include "Memorial Park" (instead has Funeral Services). Will updates be made to the Use Matrix and definitions to match?
#4368	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Changed title to match use table category. Removed undefined memorial park and replaced with funeral services. Funeral services, while also undefined, occurs in the use table. Staff will continue to consider whether memorial park and/or funeral services need defined and a use-specific standard.

#3794	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.06.A CEMETERY, MAUSOLEUM, CREMATORIUM, MEMORIAL PARK. APPLICABILITY. Does not address where these are allowed. Could these entities be excluded in MDODs?
#4367	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
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#3795	3.06.05.07 Conference and Training Centers
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.05.07. CONFERENCE AND TRAINING CENTERS. This section needs language and regulation clean-up, as the use standards do not match the new definitions or use matrix. A. Applicability says the section applies to ""convention or exhibition facilities"" and crosses out the word ""conference"" -- which is the title of the section. Section refers to ""training center,"" but the definitions section describes ""training facility.""" So the title and terms are conflicting/confusing. Was the title supposed to have been changed?"
#4371	3.06.05.07 Conference and Training Centers
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Agreed and thank you. Edits made to the use table and this section to correspond to the defined terms.
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#3796	3.06.05.07 Conference and Training Centers
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.07. CONFERENCE AND TRAINING CENTERS. The current application of this ""Use"" for a drone facility demonstrates the standards for this use are inadequate to protect the health, safety and welfare of area residents. The Use definition describes a training facility as one or more buildings ""engaged in business, technical or professional training, conferences, seminars, and/or certification, "" not what the Washington Business Journal describes as ""facilities that include a 500-by-50-foot runway for UAV flight, 30 acres of flyover space, mobile takeoff spots for drones, an outdoor covered pavilion for the ability to hold trainings and conferences, drone net enclosures and possibly an indoor flight barn."" With this type of application/facility the larger setbacks are required, hours of operation, DETAILED review of Section 3.05 (not yet provided). See ZOR-2021 INTENSITY SORT-RuralZoningComparison. https://loudouncoalition.org/wp-content/uploads/2020/04/ZOR-2021-INTENSITY-SORT-RuralZoningComparison.pdf "
#4370	3.06.05.07 Conference and Training Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	This use requires a SPEX in the districts set forth in A. Staff believes that review and conditions of the SPEX process can account for unique considerations of a drone-training facility.
#3797	3.06.05.07 Conference and Training Centers
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.07.B CONFERENCE AND TRAINING CENTERS. INTENSITY/CHARACTER. How would one confirm compliance with the number of daily allotted visitors? These should be excluded in MDODs. 3.06.05.07 (C).7 CONFERENCE AND TRAINING CENTERS. OPEN SPACE. If allowed in MDODs, "open space" could be misinterpreted to whole sale clearing of forest. When considering the additional allowances stated for parking, storage, accessory buildings...clearing could be larger than what was intended. In the Draft Section related to Rural Retreats the terminology: "must be kept in an agricultural, forestry, open space, and/or historic preservation use." This keeps the intention tied to the specific land type proposed for clearing/construction.
#4369	3.06.05.07 Conference and Training Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Agreed. Language edited here and in 3.06.03.01.

#3798	3.06.05.08 Country Club
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.08.A: COUNTRY CLUB. APPLICABILITY. Could this entity be prohibited in MDODs?
#4376	3.06.05.08 Country Club
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Staff will consider appropriate use-table designation for Country Club.
#3799	3.06.05.08 Country Club
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.08 COUNTRY CLUB. C.3. Use Limitations. The language "Siting on primary ridgelines or hilltops, if visible from the adjacent public roadways is prohibited" is appropriate and should not be modifiable. Statement about modifications due to engineering constraints should be removed. Can there be regulations to ensure there are NO exceptions to construction on a ridge line?
#4375	3.06.05.08 Country Club
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Staff will continue to consider revision. The term ridgeline is currently being contemplated in the MDOD, and standardized terms must be used.
#3800	3.06.05.08 Country Club
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.08.D.3 COUNTRY CLUB. DRIVEWAYS. Allowing a driveway to exceed a stated buffer zone negates the purpose of a buffer; vehicles bring noise, trash, exhaust, and headlights, which can be disruptive to adjacent private residences.
#4374	3.06.05.08 Country Club
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Edited.

#3801	3.06.05.08 Country Club
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.08 COUNTRY CLUB. H.2. Parking. Why was the "where not practicable" section of parking surface removed? Possible solution, remove "where practicable" from remaining text, so it simply states: "A pervious surface is required."
#4373	3.06.05.08 Country Club
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	The phrase "a dust-free surfacing material shall be provided in accordance with the requirements of the Facilities Standards Manual" was removed from all language.
#3802	3.06.05.08 Country Club
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.05.08.D.1 COUNTRY CLUB: The minimum setback should be 150 feet from property line to allow for buffering of neighboring properties 3.06.05.08.J COUNTRY CLUB: Apply Section 5.12B if similar to old section 5.652B."
#4372	3.06.05.08 Country Club
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Revised to 150 feet to align with conference and training facilities.
#3760	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Jean Ault Tags: public jean.ault@gmail.com Date: 9/5/2021	I am intrigued by the pairing of these uses. Does Cross-Country Ski Business need to be mentioned specifically? Do the lighting rules apply to CC ski or just eco-tourism?
#4381	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/29/2021	Agreed. This question is posed internally, as to why these two are combined in the existing ordinance and do we need use-specific standards for either or both?

#3761	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/5/2021	I note that the hot link to "eco-tourism " definition does not work. Will the definition be the same as 1993 ZO? Will it include specific examples? Will CC Skiing fall under Eco-tourism? Also, are the size requirements too limiting?
#4380	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	They are two different uses and staff is contemplating why these two have a combined, use-specific standard. Eco-tourism: Tourism activities and facilities which focus on visitation and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to such activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat or ecosystem. Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation.
#3803	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.09. CROSS-COUNTRY SKI OR ECO-TOURISM. As indicated when Eco-Tourism was discussed as a ZOAM by ZOAG, regulations are INCONSISTENT with other regulations for tourism uses. Specifically, there is no provision for the Scaling Levels based on acres for attendees, yard standards for structures or reference to landscaping/buffering. Unless this use is EXCLUDED from HOA's/Clusters, then additional regulations may be required close to residential properties. Can/will Scaling Levels be applied?
#4379	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.

#3804	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.09 CROSS COUNTRY SKI BUSINESS OR ECO-TOURISM. Table 3.03-1 USE CLASSIFICATIONS AND DEFINITIONS. There is a consistency issue with the definitions listed under Recreation, major or outdoor in this table and 3.06 Use-Specific Standards. For instance, 3.06.05.09 CROSS COUNTRY SKI BUSINESS OR ECO-TOURISM is not listed in the Table 3.03-1, but is defined as "outdoor or major recreational use." There may be other discrepancies.
#4378	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.
#3805	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.09 CROSS COUNTRY SKI BUSINESS: Property setbacks should be made CONSISTENT with similar medium to low impact uses by Scaling Levels based on acres and quantity of attendees/vehicles daily. ZOR-2021 INTENSITY SORT-RuralZoningComparison. https://loudouncoalition.org/wp-content/uploads/2020/04/ZOR-2021-INTENSITY-SORT-RuralZoningComparison.pdf
#4377	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	setbacks added.
#3443	3.06.05.11 Farm Based Tourism
By: Tia Walbridge Tags: public tiawalbridge@gmail.com Date:8/25/2021	Many of our older farms are being given new life with some portion in use for farm based tourism. There should be exceptions for existing barns/structures from the set back requirements.
#4388	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	This will be addressed in the Section 5.09, Adaptive Reuse.

#3594	3.06.05.11 Farm Based Tourism
By: john merrithew Tags: public john.merrithew@loudoun.gov Date:9/1/2021	Farm based tourism sounds like guest farms, country inns, farm markets...etc. Its more of an industry than a zoning use.
#4387	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.
#3658	3.06.05.11 Farm Based Tourism
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	Existing farm structures which cannot meet setbacks or other standards should be considered non-conforming, but allowed to be used for this purpose provided public safety is managed.
#4386	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	This will be addressed in the Adaptive Reuse Section 5.09
#3442	3.06.05.11 Farm Based Tourism
By: Tia Walbridge Tags: public tiawalbridge@gmail.com Date:8/25/2021	For level 2 and 3 operations the hours of 6pm for closure is too early. Summer evening hours are prime visiting for families. I suggest 9pm for the months of May through September for a closing time.
#3762	3.06.05.11 Farm Based Tourism
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/5/2021	I agree that the 6pm closing time is too limiting. Eco-tourism is allowed until 9pm, I believe.
#4385	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	edited to 9PM

#3806	3.06.05.11 Farm Based Tourism
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.11. FARM BASED TOURISM. B. Intensity 2. Visitors/Customers/Parking Spaces. The ""math"" could be used for parking space calculation, but how would/could the quantity of visitors, customers or cars allowed on site at any one time be approved OR enforced? "
#4384	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted. Zoning Enforcement will review proposed text.
#3807	3.06.05.11 Farm Based Tourism
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.11.B2 FARM BASED TOURISM: Can you review the chart in this section that shows visitors per day by acreage size? The line entitled Level I 150 vehicles and 300 people for a lot of 5 acres to 40 acres. Clearly, on smaller acreage lots (size 5 - 10 acres) this would overwhelm the lot. Can you add a line for smaller acreage areas and state a limit of 75 vehicles and 100 people? This would avoid overwhelming the lot. Recommend: -- 5-10 acres = 100 visitors per day and 50 vehicles at one time; -- 11-20 acres = 200 visitors per day and 100 vehicles at one time; -- 21-39 acres = 300 visitors per day and 150 vehicles at one time. -- Special events may be conducted beyond these numbers 5 times per year with special permit required (Spring & Fall Farm Tour constitutes a Special Event)."
#4383	3.06.05.11 Farm Based Tourism
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted
#3525	3.06.05.12 Funeral Homes
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/29/2021	This use is allowed either outright or by SPEX in many districts, what is special about these 3 and not the rest?
#4391	3.06.05.12 Funeral Homes
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.

#3595	3.06.05.12 Funeral Homes
By: john merrithew Tags: public john.merrithew@loudoun.gov Date:9/1/2021	Not a civic use. Would make existing funeral homes nonconforming.
#4390	3.06.05.12 Funeral Homes
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.
#3808	3.06.05.12 Funeral Homes
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.12. FUNERAL HOMES. The Draft Use Matrix refers to this as ""Funeral Services,"" and why is this use between Farm Based Tourism and Golf Course (:-). Was meant to be part of the Death Care Services section? Why is there no mention of Parking requirements? For a minimum lot size of 1.5 acres, have you been to a large funeral lately (if so, sorry for your loss)."
#4389	3.06.05.12 Funeral Homes
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Question posed internally to combine with others in the "new" Death Care Services use-specific standard.
#3024	3.06.05.13 Golf Course
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	Suggest forbidding sand traps.
#4394	3.06.05.13 Golf Course
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Agree on a personal level.

#3526	3.06.05.13 Golf Course
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/29/2021	I note that the required minimum sizes are in line with what would normally be the case for golf course, so why put the site size here at all?
#4393	3.06.05.13 Golf Course
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	noted.
#3527	3.06.05.13 Golf Course
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/29/2021	Similar to my last comment, are there any features relative to sizes of structures or facilities that need to be Use-Specific Standards? Yet there seems to nothing about the environmental hazards that golf courses create relative to run-off of fertilizers, etc.
#3763	3.06.05.13 Golf Course
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/5/2021	I agree with Kevin here. The size requirements will likely take care of themselves; however, we could use some standards to protect our waterways from fertilizer/chemical run-off.
#4392	3.06.05.13 Golf Course
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Added language from the LOD requiring a Nutrient Management Plan to promote appropriate application of fertilizer and chemicals as well as BMPs.
#3765	3.06.05.15 Hospitals
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/5/2021	This regulations are the same as '93 ZO. Should there be any updates? Is the number of 100 inpatients still valid for public sewer/water?
#4398	3.06.05.14 Health and Fitness Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Staff will further investigate appropriate updates.

#3528	3.06.05.14 Health and Fitness Centers
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/29/2021	Confused by C.2. Location. Does this intend to be a preference for location in a Quarry Notification Overlay or not? Even so, why? Is this specific to this use? What is the nexus between Quarry Overlay Districts and this use?
#4397	3.06.05.14 Health and Fitness Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Deleted C.2 - Location.
#3596	3.06.05.14 Health and Fitness Centers
By: john merrithew Tags: public john.merrithew@loudoun.gov Date:9/1/2021	Apparently the zoning and police violations was a massage trailer set up in an industrial park at the quarry. The standards here sound like they are responding to a single incident. Otherwise they don't make sense.
#4396	3.06.05.14 Health and Fitness Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	This was located in the definitions of the existing ordinance.
#3764	3.06.05.14 Health and Fitness Centers
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/5/2021	I am not sure I see the point on over-regulating spa services such as massage at a Health & Fitness Center.
#4395	3.06.05.14 Health and Fitness Centers
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/29/2021	Staff will follow up. It is likely that we want a clear distinction between a Health and Fitness Center and a business dedicated to massage therapy.

#3809	3.06.05.17 Public Safety Uses
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.17. PUBLIC SAFETY USES. This section includes Fire & Rescue and Police Station or Substation. The DRAFT Use Matrix indicates this use is P/S, indicating permitted in some locations and SPEX is other, however, the Use Standards do not indicate WHEN it is Permitted vs. SPEX (criteria). Was this omitted?
#4488	3.06.05.17 Public Safety Uses
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	This was carry-over language that did not specify the distinction. Staff will work on additional language to clarify.
#3810	3.06.05.17 Public Safety Uses
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.17 PUBLIC SAFETY USES: Each of the uses (fire house, police station) call for a minimum lot size of 2 acres, which is appropriate within Historic Villages. It may be appropriate have a different minimum outside of Villages. To be addressed during Overlay Districts with reference to Villages before detailed plans are initiated.
#4487	3.06.05.17 Public Safety Uses
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.
#3668	3.06.05.18 Recreation
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	Clarify that B. 1 & 2 apply only to UT, UM, & UE districts. It could be worded better.
#4490	3.06.05.18 Recreation
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	text revised.

#3811	3.06.05.18 Recreation
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.18 RECREATION. There is an Intensity maximum for INDOOR Rec. of 10K sqft in Urban districts. Why is there NO Maximum at all for SPA, TPA or RPA? 3.06.05.18 RECREATION: This use section should be expanded to address all issues addressed in other similar uses. Why are there are no setback rules established, no minimum acreage, etc.?
#4489	3.06.05.18 Recreation
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.
#2976	3.06.05.19 Rural Retreat
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021	I do not find a definition for this use. Is it the same as Rural Resort?
#4501	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Rural Resort/Rural Retreat: A private establishment consisting of a detached structure or structures located in a rural setting in which lodging units are offered to transients for compensation as the principal use, along with conference and meeting facilities, restaurant and banquet facilities, and recreational amenities.
#2977	3.06.05.19 Rural Retreat
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021	Why do the Performance Standards need to reference hazardous materials? I have not noted that elsewhere for other uses that might be much more likely to handle hazardous materials, or other similar uses that are just as unlikely to handle them.
#4500	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	agreed, deleted.

#3029	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	C 3 speaks of "rural corporate retreats," while the section is about "rural retreats."
#4499	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	deleted. thank you.
#3031	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	Shouldn't C.4. be the FAR of the aggregate of all structures on the site?
#4498	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	"Floor Area Ratio (FAR): A number or percentage, derived by dividing the gross floor area of the buildings on any lot by the lot area. The floor area ratio multiplied by the lot area produces the maximum amount of floor area that may be constructed on such lot."
#3032	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	Strongly suggest requiring a SPEX for all rural retreats!! And why is this even here? Are there rural retreats in the county now?
#4497	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.

#3812	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.19 RURAL RETREAT. Although draft includes DEVELOPMENT criteria, regulations for this use are INCONSISTENT with other similar uses in the provision for health, safety and welfare AFTER development DURING Use (e.g., Event facilities, high-volume tourism venues). For CONSISTENCY, regulations should be included that identify 1) Yard standards, 2) Landscaping/buffering/screening, 3) Road access and heavy equipment, 4) Exterior lighting, 5) NOISE, 6) Hours of Operation. Does the new Applicability section 3.06.01.B take care of this?
#4496	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	yes.
#3813	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.19 RURAL RETREAT. This Use (as Sec. 5-619) has been INCONSISTENT with other similar Uses by excluding ""Hours of Operation." With similar regulations for size, food service, special events, recreation and large average daily users--Hours of Operation should be included to be consistent with similar uses. Suggest: 7am (deliveries only) to 12 midnight. If Events are held, then Scale Levels for attendees should be added to be consistent with similar intensity uses (see Rural Use Zoning Comparison Matrix)."
#4495	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	hours of operation added
#3814	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.19 RURAL RETREAT. 14. Avg. Daily User and Acreage Ratio. 100 users/50 ac. How will "No more than 450 users are allowed on greater than 200 acres" be enforced? Is the "Statement of Use" meant to be enforcement only after a "complaint" is received? [If so, kinda late?]
#4494	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Zoning Enforcement is complaints-based.

#3815	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.05.19 RURAL RETREAT. 3. Frontage/Access. Missed deletion of ""Corporate."" 12. ""Adaptive Reuse. Incorporating restored structures to preserve rural character is encouraged." Change to state, ""Incorporating historic structures following the guidelines of the Secretary of the Interior (NPS) for preservation projects to preserve rural character is encouraged."""
#4493	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/1/2021	referenced Section 5.09 - Adaptive Reuse.
#3816	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.19 RURAL RETREAT: Can/will a requirement be included to provide public multi-use trails that could link to Linear Parks and Trails?
#4492	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/1/2021	noted.
#3817	3.06.05.19 Rural Retreat
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.05.19.C.14 RURAL RETREAT. AVERAGE DAILY USER AND ACREAGE RATIO. If this venue is located off of a 2-lane state-maintained road, the # of users/day could easily overwhelm other necessary travelers, such as local residents, First Responders, and Law Enforcement. Could this entity be prohibited in MDODs? 3.06.05.19.E RURAL RETREAT. SKETCHES, SITE PLANS, SPECIAL EXCEPTIONS AND STATEMENT OF USE. BRMCA: It seems it would be to the benefit to Zoning and Planning to require a site plan, complete with septic, well, phone access, parking, driveways, lighting, etc, rather than a sketch plan, in order to make expectations clearer from the beginning.
#4491	3.06.05.19 Rural Retreat
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/1/2021	sketch plan removed.

Loudoun County

 VIRGINIA

#3767	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/6/2021	I understand that the lighting section is carried over from the '93 ZO, however, I find the headings for the Lighting section a bit clunky. B. 1. "Light Fixtures" is ok because it does describe what type of light fixtures are desired - shielded and downward facing. B.2. might better be labeled: "Illumination" and include the description that Exterior Lighting is 5 foot candles, with the exception of "Parking Lot" which is 2 foot candles.
#4509	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.
#3818	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.20 SCHOOLS, PUBLIC, D. LIGHTING. How do these regulations protect dark skies, wildlife (amphibians, mammals, insects) at night, migrating birds who depend on dark sky, horticulture and agricultural crops that are light sensitive and the general welfare of residents who live next to or near athletic fields? Agriculture and horticulture crops contribute significantly to the economy in Loudoun County and artificial lights can disrupt the growth of these crops and reduce production. Artificial lights also negatively impact conservation easements as these easements protect the natural cycles of wildlife who depend on dark skies. Excessive glare and light trespass from athletic fields should be prohibited as residents have the right to enjoy one's property without intrusion from light pollution. In some cases, light curfews should be considered. Numerous definitions should be defined in the ordinance that pertain to lights, including: light pollution, light glare, light trespass, light glow, light spill over, light noise, etc."
#4508	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.

#3819	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.20 SCHOOLS, D. LIGHTING, 4. RECREATIONAL AND ATHLETIC FIELDS AND FACILITIES LIGHTING When athletic fields are located in residential neighborhoods, lights should be turned off earlier than 11 pm. Can the turn-off time be discussed and negotiated with the neighborhood, (as an 11 pm turn off time may interfere with sleep and work habits of residences)?"
#4507	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Staff will rely on review by schools to determine if higher standards can be incorporated.
#3820	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.20 SCHOOLS, D. LIGHTING, 4. RECREATIONAL AND ATHLETIC FIELDS AND FACILITIES LIGHTING, F. "The maximum height of light poles is 80 feet." Can Staff Add: "In residential neighborhoods, the height of light poles should be negotiated with residents through community meetings to eliminate light pollution in the surrounding neighborhood." ? 3.06.05.20 SCHOOLS, D. LIGHTING, 5. HEIGHT OF FIXTURES. "The maximum height of light poles is 80 feet." Can Staff Add: "In residential neighborhoods, the height of light poles should be negotiated with residents through community meetings to eliminate light pollution in the surrounding neighborhood." ? "
#4506	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Staff will rely on review by schools to determine if higher standards can be incorporated.
#3821	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.05.20 SCHOOLS, H. NOISE. "Installation of outdoor public address systems are limited to recreational and athletic fields." Can Staff Add: "games" to the end of this sentence? Amplified sound should not be used during practices. Local residents have a right to quiet. "
#4504	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	We have considered the suggestion, however at this time, staff supports the draft language.

#3822	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.20 J. 5 SCHOOLS, PUBLIC. Why was the forestation requirement for floodplains removed?
#4503	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Under advisement per internal review.
#3823	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.05.70 SCHOOLS, PUBLIC. Why was the following line deleted?: 'TRANSPORTATION. M. Archaeological Survey. A Phase I Archaeological survey shall be provided to the County in conjunctions is required with each site plan application for a Public School building."
#4502	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	returned to text.
#3824	3.06.06.01 Contractor
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.06.01 CONTRACTOR. Although the Parking section may define number of spaces, there is no mention in Use Matrix, definition or Use Standards regarding volume or type of vans, trucks or other equipment that could be parked. In the alternative, are there Landscaping / buffering requirements that can/could apply? (Similar to Data Center "Screening of Mechanical Equipment").
#4510	3.06.06.01 Contractor
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Reference in 3.06.06.01.C is to Landscaping, Buffer Yards, Screening and Landscape Plans - Screening of Certain On-site Functions.

#3768	3.06.06.02 Data Center
By: Ben Keethler Tags: public benkeethler@outlook.com Date:9/6/2021	I recognize that height limits were already raised and echo those concerns. The county is running out of space for these facilities and there are now encroaching on residential communities. A 70ft tall structure has no business abutting anything residential. Have place types for data centers been considered?
#4519	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	yes
#3769	3.06.06.02 Data Center
By: Ben Keethler Tags: public benkeethler@outlook.com Date:9/6/2021	Noise and light pollution are problematic with theses enormous facilities. Again, following with the theme of encroachment on residential communities, what standards are in place that control sound and light emissions?
#4518	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Section 5.12
#3770	3.06.06.02 Data Center
By: Ben Keethler Tags: public benkeethler@outlook.com Date:9/6/2021	F. Landscaping/buffering/Screening Data Centers should not be allowed to abut residential uses.
#4517	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.

#3825	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.06.02. DATA CENTERS & UTILITY SUBSTATIONS. Based on concerns from neighboring residents, will the terms of Landscaping/Buffering/Screening be reviewed to address? This is especially important in sections where there is an "in lieu of section" in regards to buffers such as 3.06.07.08 UTILITY SUBSTATIONS and 3.06.06.02 DATA CENTER.
#4516	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Development Standards will be reviewed.
#3826	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.06.02 DATA CENTER: Does the new Applicability standard (3.03.01.B) apply to Data Centers? If not, No reference to noise management can be found in this write up. It is recognized that a standard noise regulation like 5.12B many not be able to address the unique issues of a data center; a special set of rules for noise at data center sites is suggested. This should include addressing testing of generators and other equipment, dBA at property line, and low level sounds that carry into the surrounding area from the electronic equipment."
#4515	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	yes.
#3827	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.06.02 DATA CENTER. E. Pedestrian and Bicycle Facilities. Shouldn't this section include language to avoid exclusion of potential future segments of the Linear Parks and Trails Plan? Since this project is currently evolving and will need coordination between PRCS, DTCI, and other departments, future potential segments may not necessarily be included in the Countywide Transportation Plan. This is relevant to both #1 &2 in this section in regards to sidewalks & trails and sidewalk and/or trail connections. Also, trails for the LPAT plan may not necessarily occur along current roadways. Potential solution: adding language to include the linear parks and trails corridors identified in the LPAT Framework Plan."
#4514	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.

#3828	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.06.02.E.1.a. DATA CENTERS. Why is space for trails are not required along public roads where such facilities are not included in the Countywide Transportation Plan (CTP)? Some trail types, e.g., those under the purview of PRCS, e.g., LPAT, are separate from the CTP. Some LPAT trail concepts would be along public roads; the ZO should not make an exception to the development of those trails adopted for development by the BOS.
#4513	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.
#3829	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.06.02 DATA CENTERS. LCEA INPUT -- E.2. Sidewalk and/or Trail Connections, F.2. Road Corridor Buffer & Plantings. The current definition of multi-use trails means pedestrian, equestrian and bicycle; Linear Parks And Trails (LPAT) is about unpaved trails which are equestrian, mountain bike (or hybrid of gravel, mtn but not necessarily road and not motorized) and pedestrian. As connecting green infrastructure corridors connecting the county, LPATs should be wide to protect the environment and usability of the corridor. Recommend at least 300' wide (500' better)."
#4512	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	noted.

#3830	3.06.06.02 Data Center
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.06.02 DATA CENTER. F. Landscaping/Buffering/Screening - need for review of referred-to sections. Also, shouldn't this section include native plant percentage requirements and contiguous habitat (per Comp Plan Ch. 3 FTV Policy 4.2.A)? 3.06.06.02 DATA CENTER. F. Landscaping/Buffering/Screening - In addition to percentages of types of trees, shouldn't there be requirements for tree preservation (per Comp Plan Ch. 3 FTV Policy 4.1B? And requirement for the removal of invasive species (FTV Policy 4.1.C.) and Tree Conservation Area (FTV Policy 4.1.A)? Since this section is in lieu of referred-to Landscaping/Buffering/Screening it is important to ensure consistency between the Zoning and other requirements - such as the FSM."
#4511	3.06.06.02 Data Center
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Referenced development standards will be reviewed.
#3671	3.06.06.04 Flex Buildings
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	What is the rationale for blanket the 2-story height limit in districts other than SM?
#4664	3.06.06.04 Flex Buildings
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Noted. Staff will take this point under consideration.
#3744	3.06.06.06 Outdoor Storage
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Where are types and maximum sizes of fences set out ? (ZO, FSM? General ordinances?)
#4520	3.06.06.06 Outdoor Storage
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Section 5.07.04

#2983	3.06.06.07 Sawmills
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021	Should there be additional standards relative to sawdust or wood chip pile? Area limit?
#3628	3.06.06.07 Sawmills
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/1/2021	noted. When considering an area limit, should it be within the storage yard? Suggestions?
#3677	3.06.06.07 Sawmills
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	My first thought is that the storage yard is not related to sawdust pile. Yet I see the value in linking them, since if you keep too much sawdust, you won't have room for raw, or sawn material storage. I actually think the storage yards may be unrealistically small and should be rethought in any case. Maybe establish 1 acre, 2 acre and 3 acres as the yard area for all materials, including sawdust. That may sound large, but space is needed for maneuvering and organizing materials, which may be 'wasteful' of area but is more efficient functionally.
#4521	3.06.06.07 Sawmills
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/1/2021	Thank you. I think those areas are a good starting point and a way to address sawdust storage. Edited.
#3745	3.06.07.01 Airport
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Where in the ZO are heliports/helipads/helistops covered? There are privately owned helicopters in the RPA.
#4665	3.06.07.01 Airport
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Staff will consider additional aircraft standards.

#3746	3.06.07.04 Recycling Collection Centers and Material Recovery Facilities
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	B.4. Is this 3,000 sf of structure or of ground area? Suggest reviewing entire ZOR text to make sure that "area" is appropriately defined.
#4666	3.06.07.04 Recycling Collection Centers and Material Recovery Facilities
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	edited for clarification
#3747	3.06.07.05 Solar Facility, Commercial
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Ryan, Please delete commercial solar as a use, on the aesthetic grounds.
#4668	3.06.07.05 Solar Facility, Commercial
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	There are limited districts Commercial Solar Facilities are permitted in.
#3901	3.06.07.05 Solar Facility, Commercial
By: Jean Ault Tags: public jean.ault@gmail.com Date:9/8/2021	As solar facilities are a forward-thinking good source to harness renewable energy, I would advocate regulating them not prohibiting them.
#4667	3.06.07.05 Solar Facility, Commercial
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.

#2984	3.06.07.06 Stockpiling
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021	I don't understand the additional height description
#3618	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/1/2021	Not all existing language was copied over. Additional text added to clarify.
#3678	3.06.07.06 Stockpiling
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	B.1.c...so scrutinize the last sentence relating to visibility from lot lines. I have no problem with it, but is this what is intended?
#4683	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted. staff will consider clarifying text and reviewing intention.
#3748	3.06.07.06 Stockpiling
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Suggest deleting 2.a., which prohibits stockpiling in MDOD or FOD. The separate sections for MDOD and FOD should have their own sections of permitted uses, which is the place to limit what can be built in those districts. Thus 2.a. would not be needed.
#4682	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Staff supports the draft text.

#3831	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING. Title of this section is ""stockpiling." Should it be called ""Stockpiling, Utilization of Excessive Fill""? The Loudoun County website merges these two terms as one: 'Stockpiling of Dirt/Excessive Use of Dirt as Fill.' These terms should follow the same standards in order to prevent illegal dumps like the Gable landfill and other projects under cover as a rural economy plan. (If the Gable landfill was considered a ""stockpile"", it would not have been permitted.) If there is a difference in these two terms, they should be well-defined in terms of volume, height, siting, acreage, etc. (as outlined in ""stockpiling"")) and there should be separate sections for both terms clearly spelling out their differences."
#4681	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted
#3832	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06 STOCKPILING, A. APPLICABILITY. "This section applies to any stockpiling." The revised DRAFT definition is Stockpiling. The acceptance, collection, accumulation, or aggregation of dirt, fill, or gravel from off-site sources, for a period of more than 12 months. Does this include asphalt? If not, are other materials that are not dirt (ie, asphalt, etc.) are regulated in some other way? Where is the regulation that applies to those materials? Does the term "utilization of excessive fill" mean stockpiling?
#4680	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	staff will consider clarifying language.

#3833	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, B. INTENSITY/CHARACTER STANDARDS, 1. SIZE OF USE. Does this section apply to excessive fill projects? 3.06.07.06 STOCKPILING, B. INTENSITY/CHARACTER STANDARDS, 1. SIZE OF USE, C. HEIGHT. How was the maximum height limit of 25 feet established? What determined this height? Note, for clean earth and inert waste fill activity, Albemarle County has a height limit of 8 feet above natural grade with no opportunity for expansion."
#4679	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted
#3834	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, B. INTENSITY/CHARACTER STANDARDS, 1. SIZE OF USE, C. HEIGHT. Shouldn't there be a cubic yard or volume limit for stockpiles/excessive fill projects as there once was in the past? From 2010-2017, a limit of 50,000 cubic yards of fill was subject to a ""stringent review"" to determine whether ""stockpiling of dirt"" was occurring. Currently, there are no limitations or objective standards for determining if amounts needed for excessive fill projects/stockpiling are necessary or valid. Decisions are arbitrary. All applications for use of excessive fill/stockpiling should state the estimated volume for the project and there should be a set of standards that the County follows to objectively determine if the amount of fill is appropriate for the project."
#4678	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted

#3835	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, B. INTENSITY/CHARACTER STANDARDS, 2. SITING. Stockpiling/Excessive fill projects should not be sited at the top of the watershed. Neighboring views should not be obstructed by stockpiles/excessive fill projects. 3.06.07.06 STOCKPILING, B. INTENSITY/CHARACTER STANDARDS, 2. SITING. Can Staff Add to this section: Impacts/restrictions on properties adjacent to permanent conservation easements? What is the impact of stockpiling/excessive fill projects on conservation easements? When a stockpile/excessive fill project is located adjacent to a conservation easement, public notice, neighborhood meetings and/or special exception should be required to determine the impact on the easement."
#4677	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3836	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06 STOCKPILING. 2. b. Siting. Shouldn't prime agricultural soils and forested areas be added areas where they are not permitted?
#4676	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	Staff will consider this in the TIE and JLMA-LI

#3837	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, C. ACCESS/VEHICULAR CIRCULATION, 4. DEBRIS. How will this be monitored and enforced? (Currently, after years of notice to the County, the East Colonial Highway entrance of the Gable landfill is hazardous and often muddy due to runoff caused by thousands of truckloads carrying excessive fill to this site. The entrance ices up in the winter and is very hazardous during rainstorms.) In addition to keeping the streets clean, the owner of the stockpile/excessive fill project should be responsible for preventing runoff, dust and debris spreading onto adjacent properties. Should there be limits to the weight of the load carried by trucks to further protect the public?"
#4675	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3838	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, D. MATERIALS. ""Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally occurring rock." How will it be determined that the dirt is ""uncontaminated?"" Owners/managers of stockpiles/excessive fill piles should provide the County with certified manifests (records of origins and content) from dumpers to prove that the dirt is uncontaminated and free of hazardous materials. However, a more effective way to address this issue is for the County to require ""clean earth fill"" for agricultural land stockpiling/excessive fill projects and to follow Albemarle County's definition which states that ""clean earth fill must be free of 1) any contaminants in toxic concentrations or amounts, in accordance with all applicable laws and regulations; and 2) construction debris and demolition waste, including asphalt, concrete and other materials not found in naturally occurring soils." (On September 16, 2020, the Albemarle BOS unanimously approved 6-0 updates to the zoning ordinance that address fill dirt.) See section 3.1 of their code for definitions for clean earth fill, clean earth fill activity, inert waste fill and inert waste fill activity. Fauquier County also recently revised its ordinance earlier this year to define ""clean fill"" and ""waste fill." It does not allow waste fill on agriculture land. Why does Loudoun County continue to permit dumping of ""waste fill"" on agriculture/rural land while its neighboring counties do not? Elimination of waste fill dumping on agriculture land will help protect our rural agricultural land and stop illegal dumps that threaten our environment and the health and safety of residents."
#4674	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#3839	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06 STOCKPILING, D. MATERIALS. Can Staff Add "Liquid Dumping" under the MATERIALS heading? Why is there no statement under this section that liquid dumping of waste is not permitted?
#4673	3.06.07.06 Stockpiling
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#3840	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06. STOCKPILING. H. "A Zoning Permit and grading permit" should require the volume of dirt required prior to the commencement of the Stockpiling. This was added to B&D forms -- should it be referenced in the ZO?
#4672	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted. staff will consider proposing the same thresholds.
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#3841	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06 STOCKPILING, Can Staff Add new heading: "Surface water, Groundwater"? How will surface water and groundwater on or around the stockpile/excessive fill sites be monitored to assure that the dirt is not contaminated? Will stagnant pools and undrained pockets be permitted, and if so, will they follow Virginia Department of Health rules? Should the owner of a stockpile/excessive fill site be required to periodically test groundwater if the site is beyond a certain volume?
#4671	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted. staff will consider additional surface and groundwater standards
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#3842	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.06 STOCKPILING, Can Staff Add new heading: ""NARRATIVE""? Narratives should be required and provide justification for the amount of stockpiling/excessive fill required for a project. 3.06.07.06 STOCKPILING, Can Staff Add new heading: ""TIMELINE""? Should there be a time limit for completion of the stockpiling/excessive fill projects to protect the public from hazards such as noise, traffic, runoff and other nuisances?"
#4670	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted. staff will consider a time-scope for each stockpiling project
#3843	3.06.07.06 Stockpiling
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.06 STOCKPILING, Can Staff Add new heading: "PUBLIC NOTICE, Neighborhood Meetings and Special Exception"? Define when these are required and under what circumstances to help protect the environment and the health and safety of residents and to stop unregulated dumps.
#4669	3.06.07.06 Stockpiling
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	As proposed, stockpiling is only permitted via SPEX in TIE & JLMA-LI, therefore requiring public notice.
#3844	3.06.07.07 Telecommunications Facility
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.07 TELECOMMUNICATIONS FACILITY: o. "if a telecommunications monopole is proposed on a property listed on the National Register of Historic Places" Change this sentence to state "on or near a property listed on the National Register..." ("Near" should be a defined distance.)
#4686	3.06.07.07 Telecommunications Facility
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	revised language for clarification and additional consideration near properties listed on the National registry.

#3845	3.06.07.07 Telecommunications Facility
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.07.07. TELECOMMUNICATIONS FACILITY. C.3.i. and D.3.i. Why was the prior regulation of "no commercial advertising or signs shall be allowed on a monopole/tower" deleted from this draft text? How will signs on a monopole comply with the signs ordinance?
#4685	3.06.07.07 Telecommunications Facility
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#3846	3.06.07.07 Telecommunications Facility
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.07.07.B.1.a TELECOMMUNICATIONS FACILITIES.mounted on buildings and structures and connected TO unmanned...." ? Wording? 3.06.07.07.C.2 TELECOMMUNICATIONS FACILITIES In MDODs, must NOT be permitted within 200 feet of a ridge line. In sensitive viewsheds, monopoles should be camouflaged, which has been done in sensitive locations (i.e. to look like trees.) Retain for MDOD discussions. 3.06.07.07.D TELECOMMUNICATIONS TOWERS. In MDODS, must NOT be permitted within 200 feet of a ridge line. Retain for MDOD discussions."
#4684	3.06.07.07 Telecommunications Facility
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
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#3847	3.06.08 Agriculture
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.00. AGRICULTURE. ""Aug. 25th Comments RE: ZOAM-2015-0006. DEFINITION OF """"FARM"""" / Agricultural Operation – Per Item 10a, BOS/TLUC report April 19, 2018-ROIA for ZOAM-2015-0006, Ag Operations and Definition of Farm were to be reviewed. How have the following changes been incorporated in the Draft Text?</p> <p>Add new "Agricultural Operation," "Agricultural Products" and "Farm" definitions. The Ordinance currently does not define either Agricultural Operation, Agricultural Products, or Farm; however, these terms are consistently referenced throughout the Zoning Ordinance. The Code of Virginia defines these terms and references these terms in relation to agricultural activities and local regulation of agricultural activities, such as Limited Distillery, Limited Brewery, Farm Winery, and Agricultural Processing. Amendment creates new definitions to provide clarity in distinguishing agricultural properties and functions, maintains consistency with the Code of Virginia, and eliminates inconsistency and avoid misunderstandings with the Ordinance.</p> <p>Source of Proposed Amendment*: Staff recommends to align terminology with Code of Virginia"""</p>
#4688	3.06.08 Agriculture
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	staff is currently evaluating additional definitions to clarify and align with VA state code.

#3848	3.06.08 Agriculture
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.00. AGRICULTURE. What changes are planned by Staff to address the known/documentedException of ""agricultural building"" applications for new high-intensity uses with large volumes of public attendance?</p> <p>As Staff is aware, Property owners have been applying for an "agricultural building" (that does not require any building permits or safety inspections), for use as a non-ag public use event venues.</p> <ul style="list-style-type: none"> -- Use of this permit loophole has become "normal," without review by zoning, building & development prior to application approval. This is a health, safety and welfare issue for the general public, as "ag buildings" used for events may be unsafe for the general public. -- How can/will Staff ensure any buildings being added to the property to support the special usage will be permitted, zoned, sized and designed to be compatible with buildings in the surrounding area? -- Can Buildings found to be permitted as an "ag barn" not used as such be fined and have other zoning use permits revoked? -- Historic and existing agricultural buildings applying for "adaptive reuse" should NOT have the same building code requirements as new structures. Has Staff reviewed and/or revised applicable "adaptive reuse" business code requirements for the appropriate use of barns or other historic and existing ag structures. [Example – exit signs are appropriate, but addition of safety doors vs. barn doors may not be appropriate. [Comments submitted in advance of development standards as this is key for Use-Specific Standards approval.]"
#4687	3.06.08 Agriculture
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3061	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date: 8/23/2021	D. Very sloppy language makes this hard to understand.
#3600	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 9/1/2021	This is carry-over language, but we will look at correcting / clarifying the language
#4691	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	revised for clarification.

#3060	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	C - Conservation Farm Plan -- is serious overkill. Delete it.
#3601	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/1/2021	noted.
#3682	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:9/1/2021	Having seen the effect of too many horses on a small plot of ground, I feel we need some form of farm management plan for small properties. Overgrazing leads to erosion, which leads to silty run-off and impacts on adjacent properties and streams--not to mention the Chesapeake Bay itself.
#4690	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	staff supports draft language. the Conservation Farm Plan utilizes the professionals in extension and LCSWCD to appropriately define intensity of agricultural use.
#3849	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.01 AGRICULTURE, HORTICULTURE and ANIMAL HUSBANDRY. Loudoun County Equine Alliance (LCEA) indicates this is where ALL equine uses should be set out. Where are additional equestrian uses?
#4689	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted

#3850	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.02. AGRICULTURE SUPPORT USE (DIRECT ASSOCIATION). B.3. Visitors/Customers/Parking Spaces. The "math" could be used for parking space calculation, but how would/could the quantity of visitors, customers or cars allowed on site at any one time be approved OR enforced?
#4696	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
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#3851	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.02. AGRICULTURE SUPPORT USE (DIRECT ASSOCIATION). LCEA questions why equine is in this grouping; Equine uses should all be together in one section under agriculture. At one time there were four stable uses, private, livery A, livery B and event facility, when were they reduced to two levels/uses? The intended difference was that Livery A could be less than 25 acres, B was 25 acres min.. They differed from equestrian event facilities in that horses could also be permanently housed there, whereas an equestrian event facility was just the venue."
#4693	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted

#3852	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.02. AGRICULTURE SUPPORT USE (DIRECT ASSOCIATION). B.4. LCEA indicates the hours of operation may not be sufficient for equestrian facilities, due to the time required to prepare horses and riders for events. C.1. Structure footprint may be too small for stables and indoor arenas. This should be discussed with industry experts in LCEA G. (removed in 9/8/21 draft). This use may require specific lighting use standard exception for requirements for evening riding events, for the safety of both animals and riders."
#4692	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted
#3853	3.06.08.03 Agriculture Support Use (Standalone)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.02. AGRICULTURE SUPPORT USE (STANDALONE). B.2. Visitors/Customers/Parking Spaces. The "math" could be used for parking space calculation, but how would/could the quantity of visitors, customers or cars allowed on site at any one time be approved OR enforced?
#4698	3.06.08.03 Agriculture Support Use (Standalone)
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	Enforcement will be dependent on zoning permit approval.

#3854	3.06.08.03 Agriculture Support Use (Standalone)
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.03. AGRICULTURE SUPPORT USE (STANDALONE). LCEA Input -- Same comments as Ag Support Use Direct Association: B.4. LCEA indicates the hours of operation may not be sufficient for equestrian facilities, due to the time required to prepare horses and riders for events. C.1. Structure footprint may be too small for stables and indoor arenas. This should be discussed with industry experts in LCEA G. (removed in 9/8/21 draft). This use may require specific lighting use standard exception for requirements for evening riding events, for the safety of both animals and riders."
#4697	3.06.08.03 Agriculture Support Use (Standalone)
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted

#3862	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"Due to the volume of LCPCC member comments, public comments, and comments at ZOC meetings, the input for the Limited Brewery use is expanded to include links to County documents from 2014-2016 for history and confirmation that Staff's original 2014 professional opinions to include performance standards were correct.</p> <p>-- As indicated previously, the primary factors requiring review for zoning regulations are ZONING INCONSISTENCY (i.e., inconsistent and/or non-existent Rural Use performance standards) plus LOCATION AND INTENSITY IMPACTS.</p> <p>-- From the standpoint of impacts and necessity of performance standards, it does not matter if a business makes wine, beer, pink lemonade or milkshakes; it does not matter if the operation is a wedding venue, pick your own farm, equestrian facility or corn maze. What matters is the Scale, Intensity and Impacts to adjacent and vicinity properties for: hours of operation, quantity of attendees, yard setbacks, buffering, parking, road access/traffic, lighting and noise; compliance with water & waste with the Health Department and Office of Drinking Water, and the filing of permits for Zoning and Building & Development.</p> <p>ZOC's (and Staff's) duties are to correct errors and inconsistencies; clarify regulations; and address specific issues. The following provide direct support for those duties:</p> <ul style="list-style-type: none"> -- The 11-21-14 TLUC Report for ZOAM 2014-0003-Limited Breweries (https://loudouncoalition.org/wp-content/uploads/2020/04/11-21-14-TLUC-Report-Limited-Breweries.pdf) Agency referral and Staff comments indicated multiple areas of concern for the health, safety and welfare of residents and patrons during the development of the 2014 Limited Brewery ZOAM. The original 10-07-2014 PC WS-Staff Report-Limited Brewery Use Regulations DRAFT TEXT included performance standards recommended for approval for the ZOAM. (https://loudouncoalition.org/wp-content/uploads/2020/04/10-07-2014-PC-WS-LIMITED-BREWERY.pdf) -- However, 2014-ZOAM Meeting Summaries from June through November 2014 (https://loudouncoalition.org/wp-content/uploads/2020/04/2014-ZOAM-Meeting-Summaries.pdf) show that ZOAG's position was to "treat Limited Breweries the same as Farm Wineries," with the support and direction of a former Supervisor and TLUC Chair. -- Staff's position was changed after the October 2014 Planning Commission Worksession/Public Hearing that included only business stakeholder input for text to include only a "sketch plan" and no performance standards. -- Although citizens did attend one or more of these 2014 meetings where business stakeholders were allowed to speak, citizens were not permitted to provide evidence/information in support of Staff's position. (Public input not allowed until January 2017.) -- In summary, numerous Staff departments expressed concerns about permitting a Limited Brewery use without performance standards, but were overruled by ZOAG, the Planning Commission and BOS. Since that time, numerous complaints and evidence have confirmed and verified that Staff was right in 2014. -- The following information is submitted to support Staff's 2021 position, and clarify additional regulations omitted from ZOR Round 1 & 2 input, or Staff has yet to receive as formal input to make Limited Brewery regulations consistent with like high-intensity uses. <p>"</p>
#4748	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#3863	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. MISSING REGULATIONS. As indicated in 2017-2018 case studies and review of other county ordinances, Loudoun County CAN add regulations for the health, safety and welfare of the public. VIRGINIA COUNTIES COMPARISON REPORT* summarizes regulations other counties have approved and implemented for:</p> <ul style="list-style-type: none"> 1) Minimum crop acre production, 2) Maximum attendees for Events and Special Events 3) Yard standards for front yard, side yard, rear yard. 4) Landscaping/buffering/screening, 5) ROAD ACCESS and heavy equipment, 6) Exterior lighting, including Dark Sky requirements for lighting on ridge lines/slopes in MDOD (seasonal or otherwise). 7) NOISE. 8) Hours of Operation <p>*VIRGINIA COUNTIES COMPARISON REPORT - 2021 UPDATE (https://loudouncoalition.org/wp-content/uploads/2020/04/ZOR-2021-Virginia-Counties-Ordinance-Comparison.pdf)"</p>
#4747	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3864	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. MISSING REGULATIONS. County Zoning permits and approvals have been provided in advance of approval of Virginia Health Department, Virginia Office of Drinking Water (ODW), and Virginia Department of Agricultural Consumer Services (VDACS). RECOMMENDATIONS:</p> <ul style="list-style-type: none"> -- All required water, sewer and environmental actions required by the Commonwealth of Virginia for the facility must be completed prior to the facility being approved for operation by the County. -- Conditional approval while waiting for completion of actions is not recommended, as in numerous cases State requirements were not completed until after complaints and notices of violation."
#4746	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3865	3.06.08.04 Brewery, Limited

<p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021</p>	<p>"3.06.08.04. BREWERY, LIMITED. MISSING REGULATIONS. County internal process for all VaABC opinion letters should require proactive response and request for status to Planning & Zoning. [Documenting request in Uses in advance of Procedures discussion]</p> <ul style="list-style-type: none"> -- A response is required from County Attorney is required to indicate contact and status from Zoning (use permitted on parcel/location), Building & Development (if application indicates Ag Structure) and Health Department (if application indicates "tasting room," events or includes bathroom, kitchen requiring septic). -- County should be required to inform VaABC when applicant is in known violation of Code of Va § 4.1-225-2.a. The place occupied by the licensee: a. Does not conform to the requirements of the governing body of the county, city or town in which such establishment is located, with respect to sanitation, health, construction or equipment, or to any similar requirements established by the laws of the Commonwealth or by Board regulations. -- VaABC should be notified of County objection within the 30 day time limit if Zoning, B&D, HD issues or non-compliance are determined. -- No Waivers should be granted for non-compliance with State requirements (e.g., use of local well as water source prior to or without ODW certification of non-transient community waterworks). <p>RECOMMENDATIONS: State Legislative</p> <ul style="list-style-type: none"> -- VaABC application Posting and Publishing notice requirements are insufficient. Request State changes to VaABC application and process to require 1) written notification to adjacent property owners; 2) Publishing in local paper with known distribution to adjacent property owners (i.e., not publications known not to be available or delivered to adjacent property owners); 3) Posting requirements should be required on posts/stakes at two locations on the edge of the applicant property, clearly visible to all adjacent property owners (not "front door")."
<p>#4745</p>	<p>3.06.08.04 Brewery, Limited</p>
<p>By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021</p>	<p>While the county reviews VAABC opinion letters, as an informed entity, the county currently does not provide proactive enforcement. Implementation of VAABC laws is beyond the scope of the ZO.</p>

#3866	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.04. BREWERY, LIMITED. A.4. Applicability. Although pleased to see the change from ""requested"" to ""must"" contact Fire/Rescue and Dept. of B&D, the requirement for only an ""informational inspection"" is insufficient to ensure the health, safety and welfare of owners and patrons. Specifically, what happens when an ""informal"" inspection identifies violations? What documentation/record of the inspection is retained? What requirement does the owner have to repair/comply with safety ordinances? What enforcement/recourse is there if the owner fails to make repairs and/or comply? As noted in numerous case studies and written complaints, facilities used have not had electrical, plumbing or fire code inspections. https://loudouncoalition.org/2020/04/rural-uses/ If Staff is unable to obtain a full and complete list of such cases and complaints via LEx, copies can be sent to James David and/or ZORewrite@loudoun.gov ."
#4744	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3867	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04.A.2 BREWERY, LIMITED. APPLICABILITY. BRMCA: State Code 4.1-206.1 Manufacturer license, Effective July 1, 2021 speaks to Limited Distillers licenses, limited brewery licenses, winery licenses, farm winery licenses, and Beer importer licenses. How will/are Limited Breweries, and others now included, in operation BEFORE this date be governed now? and when the new code is implemented?
#4743	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	Staff cannot speak to the implementation and enforcement of state code without further review from the County Attorneys Office.

#3868	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.04.A.2 BREWERY, LIMITED. APPLICABILITY. BRMCA State Code 4.1-206.1 Paragraph 4 states that limited Brewery licenses will be given to breweries "that manufacture no more than 15,000 barrels of beer per calendar year" but does not set a minimum amount of manufacture. Could a "brewery" produce one barrel of beer per year, source product from other brew manufacturers and function primarily as an Event/Music center? Fairfax County had Code of VA modified to add "Except for the limitation on land zoned "residential conservation," nothing in this definition shall otherwise limit or affect local zoning authority. Does this give Loudoun County a similar authority to set requirements for Limited Breweries in ARS and ARN and MDOD lands?"
#4742	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	staff will further research
#3869	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04.A.3 BREWERY, LIMITED. With the known issues documented in LEx and case studies over the past seven years, related to well/septic non-compliance, Health Dept. permit violations, lack of capacity for size of facility and events this Use will Staff consider requiring a site plan" instead of "sketch plan" for the health, safety and welfare of the public?
#4741	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#3870	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04.A.4 BREWERY, LIMITED. Will Staff consider requiring a "site plan" for sites to be reviewed by Fire, Rescue & Emergency Management, Traffic Division/VDOT, Health Dept, and Planning & Development, as each may have responsibility over components, such as vehicular access and lines of sight, First Responder access, septic, water, and impact on adjacent lots for the health, safety and welfare of residents and patrons?
#4739	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#3871	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.04.A.4 BREWERY, LIMITED. APPLICABILITY. BRMCA. This section is unclear whether it applies apply only to pre-existing buildings, or also newly constructed buildings, "ag barn" or otherwise. Can the wording be clarified?
#4737	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	There is currently no distinction. Adaptive reuse will be reviewed in section 5.09.
#3872	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.08.04.A.5 BREWERY, LIMITED. PROPOSED LEGISLATIVE ACTION REQUEST -- VaABC PUBLIC NOTICE. State Code 4.1-230 outlines public notification requirements for applicants of an ABC license. Because Rural settings are unique in that long driveways and lot setbacks obscure interiors from public view, will Staff add qualifiers for Loudoun County to adequately implement the intent of the Statute with the requirement ""The applicant must post notice of the application on the front door of the building where s/he proposes to engage in businesses. In settings where no such building exists OR the setback of said building is such that it is not readily within public view, notice must be posted on the property in a location where it can be readily seen by the public. The notice must be of a size and quality that can be reasonably seen from the public roadway nearest the intended site. Posting on the property must be for as long as the application is under review"" ?"
#4735	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	The state statute applies regardless of the County's zoning regulations.

#3873	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. B. Location. To be CONSISTENT with the Code of VA regulation, the zoning requirement for ""at least 10 acres, owned or leased by the licensed limited brewery,"" should be revised to state ""EXCLUSIVE OF CURTILAGE"" (defined as area acres for residential household and adjacent outbuildings).</p> <p>3.06.08.04.B BREWERY, LIMITED. LOCATION. 10 acres as the definition of "farm" for Limited Breweries in ARS and ARN lands allows for potential development of these entities in environmentally sensitive lands, and neighborhoods. Special Events with amplified sound compound the problem for those lands. Could the acreage required in ARS and ARN lands be increased 20 acres to be consistent with current ARN, ARS Uses of similar high intensity? Confirm Section 3.06.01.B applies?"</p>
#4734	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	Yes, Section 3.06.01.B applies.
#3874	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. B. Location. The definition of ""farm"" for this use is inadequate to define and enforce the proper siting of an agricultural use as intended by Section 3.2-300 of Code of VA. Specifically, that section refers to ""BONA FIDE"" (which translates to and is used in law to describe ""good faith""), ""agricultural operation"" or ""production of agriculture."" Numerous case studies, current operations and complaints have identified locations permitted as a ""Brewery, Limited"" that do not comply with the intent or ""bona fide"" production requirements and have no agricultural/production agriculture operation. As in other counties, will Staff add the regulation to stipulate 5 acres of active agricultural crops/production to be CONSISTENT with current LAND USE TAXATION requirements?</p> <p>§ 3.2-300. Definitions. -- ""Agricultural operation"" means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity. -- ""Production agriculture and silviculture"" means the bona fide production or harvesting of agricultural or silvicultural products but shall not include the processing of agricultural or silvicultural products or the above ground application or storage of sewage sludge."</p>
#4733	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	Staff are considering the defined terms and appropriate scale of agricultural operations.
#3875	3.06.08.04 Brewery, Limited

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By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04 B. BREWERY, LIMITED. BRMCA Request: Add "A Limited Brewery is not allowed in the MDOD." [Consider in advance of Overlay District discussion.]
#4732	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	much of the properties the MDOD overlays are "Agricultural/Residential" districts. State code does not allow prohibiting the use in agricultural zoned areas.
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#3876	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04.B BREWERY LIMITED: B. Location. Through case studies and seven years of Use history, this use should be classified as "High" intensity. The scale and intensity of 250 people attending an event at a brewery on 10 acres is far different than 250 people attending an event on 25 acres. A large problem exists where big events are taking place on small acreage. To be CONSISTENT with other High intensity uses, can/will the county apply a Scale Level chart in that provides parking, yard standards, event, road access hours of operation standards based on acreage?
#4730	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	staff will take a scale level chart under consideration.
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#3877	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. C. Intensity/Character.</p> <p>1. 50 feet set back from all lot lines for ""outdoor tasting rooms or similar outdoor activities"" adjacent to residentially zoned property is inadequate and inconsistent for uses of similar scale and intensity. Numerous cases of disturbance of patrons, children and dogs roaming and trespassing property is a disturbance of peace and quietude, safety, and property rights for adjacent residents.</p> <p>Setbacks should be CONSISTENT for similar intensity uses. Consider regulations currently approved/used in other Counties:</p> <p>Albemarle County: Structures -- Fr-75'; Side 25'; Rr: 35' Parking: Fr: 75'; Side: 125'; Rr: 125' Fauquier County: Structures 300' from all lot lines"</p>
#4729	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted. staff will further consider adequate setbacks.
#3878	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. C. Intensity/Character. Parking ratios in the Use Table Matrix for Limited Breweries is ""1/1000 sf"". There is no clarification whether square feet applies to the Brewery structure or the Brewery overall VaABC licensed area. If the former, it will not address the (at times overflowing) parking situations in current Limited Brewery locations that have overflow parking, street parking where not permitted or safe, and parking on adjacent property front yards.</p> <p>A recommendation was made at the ZOC meeting in July for ZOR Staff to further review ACTUAL Limited Brewery parking to determine how to mitigate the safety, health, and welfare issues currently and when the new ordinance is applied. If Staff is unable to obtain a full and complete list of such cases and complaints via LEx, copies and photos can be sent to James David and/or ZORewrite@loudoun.gov."</p>
#4727	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#3879	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.04.C BREWERY, LIMITED. LECA Input -- C. Intensity/Character. Can HOURS OF OPERATION be added to be CONSISTENT with other uses of similar scale and intensity. Commercial Winery is 10am to 10pm. Warren County applies the following hours of operation: Microbrewery (Limited Brewery) & Distillery : 9am to 5pm, Brewpub: 9am to 9pm, Winery: 9am to 10pm"
#4726	3.06.08.04 Brewery, Limited
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#3880	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	"3.06.08.04.C.4.i BREWERY, LIMITED. Submitted recommendations for Hours of Operation. Weekdays: Monday through Thursday: 10:00 a.m until 9:00 p.m. 3.06.08.04.C.4.ii BREWERY, LIMITED. Hours of Operation. Weekends Friday through Saturday: 10:00 a.m. until 11:00 p.m. 3.06.08.04.C.4.iii BREWERY, LIMITED. Hours of Operation. Sunday & Holidays: 10:00 a.m. until 5:00 p.m. P.S. https://law.lis.virginia.gov/vacode/title4.1/chapter1/section4.1-129/ Loudoun County can restrict wine/beer sales between 1pm Saturday through 6am Monday."
#4725	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#3881	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. D. Limited Brewery Events & Special Events. Would the addition of the ""or similar activities"" would encompass ""Trivia Night""? If so, how would the included description for events evaluate the advertising of food truck and/or musicians in newspaper and social media postings on a weekly basis? What is the definition of ""planned?"" There is no real business marketing difference, evidenced by newspaper postings. This indicate that 250 patrons any night/week would be permitted, regardless of the size of the parcel, facility or operation. This is INCONSISTENT with other Agricultural operations that Scale the quantity of patrons based on quantity of acres and/or size of structure.</p> <p>OTHER COUNTIES have addressed this in various ways: https://loudouncoalition.org/wp-content/uploads/2020/04/ZOR-2021-Virginia-Counties-Ordinance-Comparison.pdf</p> <p>ALBEMARLE COUNTY: Events (by-right) are permitted for Events, weddings, receptions etc. eligibility: Minimum 5 acres crops of fruits grains or other ag products planted on-site or adj. same owner in production (fermentation/bottling processes and on-site tasting room. BY RIGHT: not more than 200 in attendance at any time, subject to the following: ZONING CLEARANCE req'd if: Less than 21ac in size OR generates >50 vehicle trips/day, and <200 persons NOTICE: Written notice to adjacent lots for 1 or more events. Special Events: No kitchen service allowed for Special Events, portable toilets screened</p> <p>WARREN COUNTY: Usual and customary activities* for less than 100 persons in attendance at any organized event. Conditional use permit required for more than 100 persons.</p> <p>GOOCHLAND COUNTY: Weddings, receptions, reunions or similar on 50 acres or more must have: onsite fermentation; onsite tasting rm; minimum five (5) acres to agricultural products used in production of establishment's beverages. Max attendance calculated = (Parking x 4) - LESS occupancy of tasting room. Limit one event per week. Hours: End by 11pm Fri/Sat, by 10pm Sun thru Thurs. Event areas need 200' setback from all adj properties. Lighting must be dark sky compliant Special Event cannot occur more than eight (8) times per year</p> <p>PRINCE WILLIAM COUNTY: More than 150 people require temporary activity permit (Special event)</p> <p>CLARKE COUNTY: Classifies Special Event as a) Any assembly, attraction, ceremony, event, festival, gathering, circus, carnival, or show at which rides, games, competitions, attractions, music, dance, or other performing arts are engaged in by participants or provided as entertainment by professional or amateur performers or by prerecorded means, 1) Which involves the raising, charging, donating or re-coupling of funds, 2) Which is held at any place other than on property owned by [Gov], or (2) In a permanent enclosed structure; 3) To which the public is invited or admitted; . . . and 5) Which occurs on a parcel of land of six or more acres (a parcel of land of six or more acres may include adjoining parcels with the same owner that have a total area of six or more acres). Event Hours: not permitted btw 12:00am to 7am Ticket admission to insure permit not exceeded"</p>
#4723	3.06.08.04 Brewery, Limited

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By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3882	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	<p>"3.06.08.04. BREWERY, LIMITED. D. Limited Brewery Events. Referencing existing codes gives the County better oversight parameters, rather than using a # of attendees; it's difficult, if not impossible for anyone to document the numbers at any given time. If there is a way that a reliable figure could be used to limit the number of attendees/day? If not, then monitoring is an zoning enforcement impossibility, as enforcement is not available on the weekend except by appointment. In the MDOs, an Environmental Impact Review is required if parking for more than 100 vehicles is proposed.</p> <p>3.06.08.04.D.1 BREWERY, LIMITED, PERMITTED BY RIGHT. How will the County monitor the number of attendees for compliance? Can a Brewery, Limited be permitted in ARS and ARN and MDOD lands by Special Exception only, not by right?"</p>
#4722	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3883	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.04.D.2 & E.2 BREWERY, LIMITED. EVENT & SPECIAL EVENT PARKING. D.2. Events state all parking MUST be provided on site, whereas E.2. Special Events state all parking SHOULD be provided on site out of the public right-of-way. These requirements should be made consistent.
#4720	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.

#3884	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.04. BREWERY, LIMITED. E. Special Event. What is the intent (or justification) for the condition that "subsequent special event shall be at least 2,000 feet from the location of the previous event"? A "one size fits all" approach of "250 persons in attendance" is inconsistent with other Agricultural operations that SCALE the quantity of patrons based on quantity of acres and/or size of structure.
#4717	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3885	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.04. BREWERY, LIMITED. E. Special Event. Use of portable facilities should be only allowed during the specific timing of a special event, not permanent sanitary facilities, circumventing Health Department requirements for adequate septic.
#4716	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3886	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.04. BREWERY, LIMITED. E. Special Event. Review of current weekly newspaper and social media posts show the primary promotion is for current music performers and/or food trucks, not the agricultural product. Some are requiring ticket entrance. How does this make this use in compliance with Code of VA versus being an event venue?
#4715	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.

#3887	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.04.F BREWERY, LIMITED. Prohibited Uses. These are in line with other counties. BRMCA asks whether additional prohibited accessory uses be added to include: Hot Air Balloon Rides; Carnival Inspired Games, (thinking shooting at targets for prizes), live auctions, and any use of firearms?
#4714	3.06.08.04 Brewery, Limited
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#3888	3.06.08.04 Brewery, Limited
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	<p>"3.06.08.04.G BREWERY, LIMITED. Sketch Plan / Application Requirements. Statement indicates this section has been moved to a new heading, Application Requirements. Unless this relocated section for Sketch Plan includes the specific references required for Limited Breweries (i.e., tasting, storage, outdoor areas, 300' requirements from property line, etc.) then this section should REMAIN in Section 3.06.08.04.G to ensure all requirements are known and not omitted. Otherwise, a Site Plan should be required.</p> <p>It is important not to set a minimum distance from the Limited Brewery property line, as experience has shown that amplified entertainment and voices carry long distances, well beyond 300 feet.</p> <p>Will Uses with sketch plan vs. site plan requirements be denied approval if insufficient information is provided on an application?</p> <p>Can a permit be revoked if the Use after approval greatly exceeds the standards applied for after opening, based on inspection and volume of issues verified?</p> <p>3.06.08.04.G BREWERY, LIMITEDS. APPLICATION REQUIREMENTS. BRMCA: Suggest that a site plan, including a professional survey of the property boundaries, plats of adjacent or across-the-street lots and their existing uses (residence, school, church, etc), and any existing wells, septic fields, structures, and distances from property lines; placement and plans for any new structures, wells, septic fields, outdoor seating, outdoor lighting, driveways, access points"</p>
#4713	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#4277	3.06.08.04 Brewery, Limited
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/22/2021	F should not be deleted
#4711	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#4399	3.06.08.04 Brewery, Limited
By: John Merrithew Tags: public Date:9/30/2021	B. Would staff explain the logic behind removing the requirement for farming operations on the same property as the brewery. Recommend that a minimum percentage of the area be used for agricultural purposes. This is essential to meeting goals of retaining the rural character of the RPA.
#4710	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Staff intends to add a definition of "farm" which aligns with the Va state code definition. Staff will consider the recommendation of minimum percentage with the definition.
#3072	3.06.08.04 Brewery, Limited
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021	I continue to believe that breweries and wineries should be in the Food & Beverage section, not in Agriculture.
#3560	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/31/2021	noted. The intent is that a limited brewery be located on a farm, and must be on land zoned agricultural. See B.

#4400	3.06.08.04 Brewery, Limited
By: John Merrithew Tags: public Date: 9/30/2021	Just to correct you Ryan, the brewery does not have to be on a farm. It just has to be on a 10-acre lot.
#4709	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	<p>noted. language can be clarified if necessary for "Brewery, Limited." See 3.06.08.04.B.1 as well as the proposed (carry-over) definition:</p> <p>Brewery, Limited: A brewery licensed as a Limited Brewery in accordance with Section 4.1-208 of the Code of Virginia, as amended, and located on a farm in the Commonwealth on land zoned agricultural. For the purposes of this definition, "farm" shall be defined as one or more contiguous parcels of land, totaling a minimum of 10 acres in size, owned or leased by such licensed limited brewery.</p>
#4401	3.06.08.04 Brewery, Limited
By: John merrithew Tags: public Date: 9/30/2021	Is staff removing the requirement for farming because the State requires it? If so does the State require some proof that farming is occurring? The State requires growing some product on site but does not stipulate what amount. I suggest it does not preclude the locality from saying how much of the property has to be in farm operations, or at least repeating the state requirement that farming be done on the property and require some proof of production.
#4706	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.
#4402	3.06.08.04 Brewery, Limited
By: John merrithew Tags: public Date: 9/30/2021	<p>I find this State requirement interesting: The licensed premises shall be limited to the portion of the farm on which agricultural products, including barley, other grains, hops, or fruit, used by such brewery in the manufacture of its beer are grown and that is contiguous to the premises of such brewery where the beer is manufactured, exclusive of any residence and the curtilage thereof.</p> <p>It clearly requires agric production.</p>
#4704	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted.

#4403	3.06.08.04 Brewery, Limited
By: John merrithew Tags: public Date:9/30/2021	If we are going to rely solely on the state to regulate breweries we should require all state approvals and any ongoing inspections be completed before local approvals and ongoing local approval contingent on any subsequent state inspections.
#4703	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted. This is a good discussion during Chapter 7: Procedures.
#4404	3.06.08.04 Brewery, Limited
By: John merrithew Tags: public Date:9/30/2021	Why was an onsite parking requirement removed?
#4702	3.06.08.04 Brewery, Limited
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	The draft language was supported by some community members that have submitted public input expressing concerns over impacts of limited breweries on existing neighborhoods. The language was opposed by other community members who submitted public input expressing additional regulations would be harmful to the rural economy. Staff continued to vet the potential regulations for limited breweries and spoke with industry and the Department of Economic Development. After understanding the hardships these potential regulations would place on existing businesses, staff determined that it could not support the language endorsed by certain ZOC members, as staff does not support impacting the rural economy. In keeping with the established process for ZOC review, comment spreadsheets were provided back to ZOC reflecting staff's current position regarding changes to the brewery regulations.
#3749	3.06.08.05 Wayside Stands
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/4/2021	Ryan, there is a long-standing wayside stand at the intersection of Route 9 and Clarks Gap Road, sited in the parking lot of the Shell station. Nothing is grown on-site, but a large portion of the sales are of fruits and vegetables grown on farms nearby. We should not forbid this type of outlet.
#4750	3.06.08.05 Wayside Stands
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted. Would that example be a Farm Market - Offsite Production?

#3855	3.06.08.05 Wayside Stands
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.05.C. WAYSIDE STANDS. BRMCA indicates, if allowed in the MDODs, a site plan for ingress/egress, emergency access, driveways, and parking must be submitted to XXX, and requires review by Emergency Services, Traffic Division, VDOT. Wayside stands should be operated during full daylight hours only, thus no lighting is allowed. [Consider in advance of Overlay District discussion.]
#4749	3.06.08.05 Wayside Stands
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3856	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	3.06.08.06.D.1 COMMERCIAL WINERY. SITE SIZE. 10 acre minimum is insufficient if the location hold Events or Special events. Can regulations include the same parameters as Limited Breweries if Events or Special Events? If Events/Special Events are allowed, then 20 acre minimum is more consistent with other similar intensity uses.
#4757	3.06.08.06 Winery, Commercial
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	noted.
#3857	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	"3.06.08.06. WINERY, COMMERCIAL. It is INCONSISTENT to NOT have regulations for Events permitted by Right and Special Events also defined for Commercial Wineries. Such regulations should be scaled to the size of the operation as is done for other agricultural/agritourism businesses. Can language be applied to cover these issues in detail prior to closing the review on this section? Confirm that new Section 3.06.01.B applies?"
#4756	3.06.08.06 Winery, Commercial
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Section 3.06.01.B applies.

#3858	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.06 WINERY, COMMERCIAL BRMCA indicates Commercial wineries should not be permitted in MDODs. IF allowed in the MDODs, they must meet all the permit application, set back, buffering, lighting, Special Event regulations, and etc requirements of the Brewery, Limited, for all of the same reasons. [Consider in advance of Overlay District discussion.]
#4754	3.06.08.06 Winery, Commercial
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#3859	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.06 COMMERCIAL WINERY and VIRGINIA FARM WINERY. PROPOSED LEGISLATIVE ACTION REQUEST. These should have the same requirements for public notice as Brewery, Limited, and is supported by State Code 4.1-230. Will public notice requirements be considered?
#4753	3.06.08.06 Winery, Commercial
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	noted. staff will consider public notice requirements.
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#3860	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date: 9/6/2021	3.06.08.06 WINERY, COMMERCIAL. Will Section 3.06.01.B address lighting standards for seasonal lighting displays, and dark sky compliance or are separate standards required in Uses?
#4752	3.06.08.06 Winery, Commercial
By: Ryan Reed Tags: public, staff ryan.reed@loudoun.gov Date: 10/5/2021	The use will be subject to Section 5.12 - Exterior Lighting and Noise Standards.
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#3861	3.06.08.06 Winery, Commercial
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/6/2021	<p>"3.06.08.07 VIRGINIA FARM WINERY -- USE STANDARDS Required</p> <p>Although this Use did not have Performance Standards outlined in the current zoning ordinance when added as a use circa 2005, based on information over 15+ years shows omission of use specific standards in the new Zoning Ordinance Rewrite is INCONSISTENT to protect the health, safety and welfare of the public. Originally, farm wineries were just tasting rooms for their product. Since ~2015 several have become event locations promoting weddings and concerts. Therefore, similar to other operations, regulations at a minimum should include: Intensity/character, Site size, Location, Size of use, Events by right, Special Events, Location dimension standards, Landscaping/buffering/screening, Parking, Road access, Lighting and Noise that are comparable to other uses of similar scale and intensity. Additional evidence of the need for use-specific standards can be sent upon request to James David and/or ZORRewrite@loudoun.gov.</p> <p>OTHER VIRGINIA COUNTIES -- including but not limited to Albemarle, Clarke, Warren, Fauquier, Goochland, Prince William, Greene -- have applied zoning regulations for Farm Wineries and Distilleries in addition to Limited Breweries. See Virginia Counties Comparison Matrix https://loudouncoalition.org/wp-content/uploads/2020/04/ZOR-2021-Virginia-Counties-Ordinance-Comparison.pdf"</p>
#4751	3.06.08.06 Winery, Commercial
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	Noted. Staff will consider additional use-specific standards.
#4004	4.02 Floodplain Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/13/2021	4.02.K FLOODPLAIN OVERLAY DISTRICT K.4.c. Why isn't degradation of wildlife habitat or other natural features included?
#4130	4.02 Floodplain Overlay District
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/14/2021	FEMA's required regulations focus on flood risk. During ZOAM-2015-0003 staff were directed to not add any regulations beyond the minimum required by FEMA. RSCR Development Standards may consider wildlife habitat and other natural features.

#4580	4.02 Floodplain Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:10/4/2021	"Response #4130 by Ryan Reed, 9.14.21. "During ZOAM-2015-0003 staff were directed to not add any regulations beyond the minimum required by FEMA." Did staff receive similar guidance for the Zoning Ordinance Rewrite process? Why doesn't Loudoun do better than minimum FEMA requirements to protect the environment?" (Loudoun Wildlife Conservancy)
Needs Followup	
#4759	4.02 Floodplain Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:10/5/2021	Staff plans to administer flood hazard mitigation regulations (which are designed to achieve programmatic compliance with specific state and federal programs and regulations intended to reduce flood hazard risk) under the FOD separately from regulations focused on environmental conservation of the floodplain (which implement Loudoun County river and stream corridor resource policies from the 2019 General Plan). New river and stream corridor resource regulations will be drafted in Chapter 5: Development Standards.
Needs Followup	
#4342	4.03 Mountainside Development Overlay District
By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:9/27/2021	The deletions in E.1.a make the provision confusing. As written, it's not clear whether the 100 foot measurement is on both sides of the ridgeline or just on one side. If just on one side, who gets to choose which side? Put the deletions back in.
Needs Followup	
#4764	4.03 Mountainside Development Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:10/5/2021	This language was revised to respond to another comment. We can further revise the language for clarity.

#4021	4.03 Mountainside Development Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/13/2021	4.03.H MDOD H. Supplemental Application Materials 1.a.7. Shouldn't forest cover also include requirement for contiguous canopy coverage and wildlife habitat with neighboring lots per the Comp Plan?
#4103	4.03 Mountainside Development Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:9/14/2021	<p>The current list is for submission materials for applications, rather than performance standards. The list requires all forest cover to be shown on the application, which would include contiguous canopy/forest covered areas.</p> <p>In order to include a submission requirement to show wildlife habitats, we would need additional feedback detailing a preferred clear definition for wildlife habitat that includes parameters for what qualifies as a wildlife habitat (otherwise, all undeveloped areas of the MDOD could be considered habitat for wildlife), and how these habitats would be identified and tracked in a manner that is feasible for the property owner.</p>

#4579	4.03 Mountainside Development Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:10/4/2021	<p>Per your request for additional feedback:</p> <p>"Response #4103 by Christopher Blough, 9.14.21. ""The current list is for submission materials for applications, rather than performance standards. The list requires all forest cover to be shown on the application, which would include contiguous canopy/forest covered areas.</p> <p>In order to include a submission requirement to show wildlife habitats, we would need additional feedback detailing a preferred clear definition for wildlife habitat that includes parameters for what qualifies as a wildlife habitat (otherwise, all undeveloped areas of the MDOD could be considered habitat for wildlife), and how these habitats would be identified and tracked in a manner that is feasible for the property owner."</p> <p>2019 Comp Plan FTV Policy 4.1.E: ""Inventory and map trees and native vegetation resources to be preserve or managed in accordance with County Standards and create and maintain a database of these resources""</p> <p>The County should have or be developing a database of these resources for property owners to use to identify trees and native vegetation. The LPAT Framework Plan also included mapping potential wildlife corridors. Additionally, VA DCR has wildlife corridor mapping tools and a Virginia Natural Landscape Assessment, which includes many of the ridgelines and steep slope areas in Loudoun County still having ecological integrity. This type of database could be integrated into the development/permitting process.</p> <p>2019 Comp Plan FTV Policy 4.2.A: ""Prioritize the planting of native vegetation, specifically along those corridors that provide connections to other natural, environmental, and heritage resources.""</p> <p>Since the prioritization is for native vegetation, perhaps a calculation of percentage of native vegetation could be included to identify wildlife habitat. Since non-native grasses, forbs, shrubs, and trees provide fewer ecological services, utilizing such a calculation would remove turf lawn, ornamental trees, and many of the non-native vegetation (items that would otherwise be considered undeveloped or open space) that do not contribute as many ecological services to wildlife habitat. This would also provide an incentive to remove invasive vegetation (also a Comp Plan priority) if there are large stands of Autumn Olive and/or other invasive shrubs, vines, etc.</p> <p>2019 Comp Plan NHR Policy 6 includes lots of language on habitats, corridors, and references to native vegetation, so it seems there is a need to adequately define habitat in the Zoning Ordinance. VA DCR could be consulted to include a definition that suits the needs of the Zoning Ordinance while being able to be understood by landowners and developers, and being able to be enforced by county staff.</p> <p>If this is still not clear, we would be pleased to meet with Staff. "</p>
Needs Followup	
#4763	4.03 Mountainside Development Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:10/5/2021	Staff will exploring including the legislative application checklist requirement in the MDOD supplemental application materials. We can refer to DCR mapping and database tools similar to legislative application checklist requirements for endangered species habitats.

#4011	4.03 Mountainside Development Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/13/2021	4.03.D MDOD Uses and Activities. Even with the reference to the "Covered Activities" definition, and "2. Permitted Uses" the regulations are insufficient for the protection of MDOD. LCPCC member organizations are preparing a clear list of Uses that should NOT be permitted for MDOD, Villages and Clusters. HOW can/will Staff incorporate review, consideration and implementation of separate use lists AS DISCUSSED during the Use Table Matrix and Use-Specific Standards ZOC discussions?
#4248	4.03 Mountainside Development Overlay District
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:9/17/2021	Staff will consider all feedback and suggestions, including permitted uses in the MDOD.
#4582	4.03 Mountainside Development Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:10/4/2021	A list of proposed uses that should NOT be permitted in MDOD and Villages can be found here: https://loudouncoalition.org/wp-content/uploads/2021/10/ZOR-Proposed-MDOD-Village-USE-EXCLUSIONS-10-6-21.pdf LCPCC member organizations available for questions or review upon request.
Needs Followup	
#4762	4.03 Mountainside Development Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:10/5/2021	Staff will review the suggested use list for conformance with the 2019 General Plan
#4405	4.04 Limestone Overlay District
By: John merrithew Tags: public Date:9/30/2021	Do the water management plan and the nutrient management plan have established requirements or standards that meet the County's LOD objectives? On its face just requiring these studies without requiring a minimum nutrient or water quality standard seems to make it difficult for staff to measure acceptability.
#4765	4.04 Limestone Overlay District
By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:10/5/2021	A Nutrient Management Plan approved by the LCSWCA is governed by 4VAC50-85-140 - Required nutrient management plan procedures. Water Management Plan is undefined in the County's FSM and at the state level, it addresses groundwater withdrawl, which for the purposes of irrigation is prohibited in the LOD. Staff will continue to research for appropriate terminology to achieve the purpose, such as Environmental Site Design and LID / BMP considerations that exist within the FSM.

#4047	4.04 Limestone Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:9/13/2021	"4.04. LIMESTONE OVERLAY DISTRICT. Loudoun's land-use ordinance—especially in the sensitive limestone underlay areas should provide prudent land use policies which provide for the safety and quality of life for the citizens—those who reside here, and those who will be coming—now and into the future. Can a County "business model" structured to increase the tax base be of value if the County ends up with a disaster that makes a train wreck of the budget?"
#4086	4.04 Limestone Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:9/14/2021	acknowledged. Please advise if there are any suggested changes to the LOD purpose statement based on this comment.
#4583	4.04 Limestone Overlay District
By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:10/4/2021	As indicated in MDOD, the link provides a list of proposed uses that should NOT be permitted in Villages, including those in/near LOD https://loudouncoalition.org/wp-content/uploads/2021/10/ZOR-Proposed-MDOD-Village-USE-EXCLUSIONS-10-6-21.pdf LCPCC member organizations available for questions or review upon request.
Needs Followup	
#4760	4.04 Limestone Overlay District
By: Christopher Blough Tags: public,staff christopher.blough@loudoun.gov Date:10/5/2021	Staff will review the suggested list of uses for their conformance with the 2019 General Plan.