

ZONING ORDINANCE COMMITTEE

December 1, 2021
ELECTRONIC MEETING
9:00 AM TO 11:00 AM

NOTICE OF ELECTRONIC MEETING: Due to the ongoing COVID-19 pandemic, this [Zoning Ordinance Committee](#) meeting will be conducted as an Electronic Meeting pursuant to the adopted Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. Members of the public are strongly encouraged to view and participate in the meeting by electronic or other means, in furtherance of the Governor's Executive Orders and social distancing directives. This meeting will be conducted in the WebEx Events platform. Login/call-in information will be posted to www.loudoun.gov/remoteparticipation prior to the meeting.

1. Call to Order/Review Agenda
2. Public Input
3. Disclosures
4. Approval of Action Reports for November 3 and November 17, 2021
5. Status Updates on Other Zoning Ordinance Amendmentsⁱ(ZOAM)
 - a) ZOAM-2018-0001: Short-term Residential Rentals
Edited draft is under review; referral agencies are reviewing; anticipate public outreach to start next month.
 - b) ZOAM-2020-0001: Zoning Ordinance Rewrite
Signs section will come before the committee on December 15, 2021.
 - c) ZOAM-2021-0002: Airport Impact Overlay District
Working on revised draft text; public outreach scheduled for December 13, 2021; presenting to the Board of Supervisors in early 2022.
 - d) ZOAM-2021-0003: Traffic Study Fees
Presenting the Resolution of Intent to Amend to the Board of Supervisors on December 7, 2021; presenting to the Zoning Ordinance Committee on December 15, 2021.
6. ZOAM-2020-0002: Cluster Subdivision Regulations
 - a) Staff presentation by Project Manager Jacob Hambrick

7. New Business

8. Upcoming Meetings

a) Electronic meeting. Wednesday, December 15, 2021, 9:00 AM.

9. Adjourn

ⁱ View project documents at www.loudoun.gov/lola.

ACTION REPORT
ZONING ORDINANCE COMMITTEE
November 3, 2021

The content of any statements, updates, or discussions associated with the items and actions noted below can be obtained by listening to the meeting via the following link: https://loudoun.granicus.com/player/clip/6798?view_id=78&redirect=true

CALL TO ORDER/REVIEW AGENDA (ADDITIONS/DELETIONS)

Chair Kevin Ruedisueli moved that the Zoning Ordinance Committee convene the November 3, 2021, meeting as an electronic meeting pursuant to the Virginia Freedom of Information Act in response to the COVID-19 Pandemic. (14 members participating remotely at time of motion.)

PUBLIC INPUT

Lou Canonico provided written comments on the Zoning Ordinance Rewrite Zoning Districts.

Related documents: www.loudoun.gov/zoningordinancecommittee

ZOC Action: None.

DISCLOSURES

Committee Member Jeff Browning disclosed he had received a couple of emails from a brewery owner suggesting he remember his duties to the Rural Economic Development Council, specifically regarding economic development.

Committee Member Bridge Littleton disclosed he had a conversation with Supervisor Mike Turner on zoning matters.

APPROVAL OF ACTION REPORTS FOR OCTOBER 6 AND OCTOBER 20, 2021

Committee Member John Merrithew moved that the Zoning Ordinance Committee approve the Action Report for October 6, 2021. (Seconded by Jean Ault.)

Committee Member Joe Paciulli offered a friendly amendment to clarify text under New Business. Proposed edit as follows:

~~Committee members questioned staff~~ Staff was questioned about draft text that was deletedand later same paragraph..... another engagement.
~~Committee members~~ Those discussing it continued to express their concerns
.....

Committee Member Merrithew accepted the friendly amendment.

(The motion, as amended, passed via roll call vote 14-0-4-1: Michael Capretti, Sam Chapman, Packie Crown, and Ross Stevens absent for the vote; Eric Zicht abstained.)

Committee Member Merrithew moved that the Zoning Ordinance Committee approve the Action Report for October 20, 2021. (Seconded by Jean Ault.)

Committee Member Paciulli offered a friendly amendment to add text under New Business. Proposed additional item:

Chair Ruedisueli suggested ZOC move on from past dialog on use standards and ZOC's intent and process. After discussion the consensus was to move on.

(The motion, as amended, passed via roll call vote 14-0-4-1: Michael Capretti, Sam Chapman, Packie Crown, and Ross Stevens absent for the vote; Eric Zicht abstained.)

STATUS UPDATES ON OTHER ZONING ORDINANCE AMENDMENTS (ZOAM)

Deputy Zoning Administrator Ryan Reed provided the following status updates:

- a) ZOAM-2018-0001: Short Term Residential Rentals
Revised draft text presented to the Zoning Ordinance Committee on October 20, 2021; to be followed by referral agencies review; anticipate final draft text ready for public outreach December 2021.

Staff contacts: Mark Stultz and Ethan Strickler

- b) ZOAM-2020-0002: Cluster Subdivision Regulations
Preparing draft text, interactive story maps were released on [GeoHub](#) for prime agricultural soils, cluster subdivisions, etc.; draft text to return to the Zoning Ordinance Committee on December 1, 2021.

Staff contacts: Mark Stultz and Jacob Hambrick

- c) ZOAM-2021-0002: Airport Impact Overlay District: draft text to be reviewed by the Zoning Ordinance Committee; public outreach scheduled for December 13, 2021; presenting to the Board of Supervisors in January 2022.

Staff contacts: Mark Stultz and Josh Peters

ZOC Action: To better understand project timelines and priorities, Committee Member Maura Walsh-Copeland asked staff to provide a full year gantt chart of ZOAMs to include those anticipated for 2022. Chair Ruedisueli added the chart could be included in the next packet.

ZOAM-2020-0001: ZONING ORDINANCE REWRITE

Deputy Zoning Administrator Reed and Principal Planner Kate McConnell facilitated discussion on Chapter 2 - Zoning Districts. Committee discussion generally included the following topics: the number of zoning districts, variation in lot sizes, affordability, residential FAR, bonus FAR, criteria for districts, development plans (FIDP), phasing, development patterns/conditions on the ground, data center heights, transition plans, pedestrian and bicycle connectivity network, visuals, subjective nature of the ZO (i.e. lot variations – “sufficiently varied”, “distributed”, “minimize impact”), rigidity in dictating architecture (garages) and road access (grid pattern), overall too literal in “let’s implement the comp plan” (planning vs zoning goals), flexibility and concern with inconsistency, aspirational text, JLMA language – concern with how redefined, realigned, and coordinated with towns, sq ft per person and relation to affordability, revisiting uses like data centers in the JLMAs, complexity of the section, achievability of goals, concern with ranges and flexibility, developing urban blocks with current planning ideas, reflecting context in text, length of urban blocks, affordable dwelling units, form based code, setbacks, implementation at metro centers, too many restrictions and too prescriptive, and unintended consequences.

ZOC Action: Chair Ruedisueli asked staff to read the Design Cabinets charrette on Loudoun Gateway Station and the Urban Employment Area to understand context.

Committee Member Walsh-Copeland requested a complete table index in enCode Plus.

Link to full discussion:

https://loudoun.granicus.com/player/clip/6798?meta_id=201044

SUBCOMMITTEE STRUCTURE

Deferred to November 17, 2021.

NEW BUSINESS

None.

UPCOMING MEETINGS

Electronic meeting. Wednesday, November 17, 2021, at 9:00 AM.

MEETING ADJOURNED

Chair Ruedisueli adjourned the November 3, 2021, Zoning Ordinance Committee meeting.

MEETING ATTENDANCE

PLANNING COMMISSIONER PRESENT:

John Merrithew, Sterling District

ZOC MEMBERS PRESENT:

Kevin Ruedisueli, Subject Matter Expert - Architect, **Chair**

Jean Ault, Subject Matter Expert – Urban Land Use Planner

Gem Bingol, Environmental Organization

Rich Brittingham, Dulles Area Association of Realtors

Jeff Browning, Rural Economic Development Council

Colleen Gillis, Loudoun County Chamber of Commerce

Charles Houston, Citizen-At-Large

Ben Keethler, Homeowner/Condominium Association

Matt Lawrence, Northern Virginia Building Industry Association

Bridge Littleton, Coalition of Loudoun Towns

Joe Paciulli, Economic Development Advisory Commission

Tia Walbridge, Farm Bureau

Maura Walsh-Copeland, Preservation/Conservation Organization

Eric Zicht, Citizen-At-Large

ZOC MEMBERS ABSENT:

Michael Capretti, Citizen-At-Large, **Vice-Chair**

Sam Chapman, Citizen-At-Large

Packie Crown, Citizen-At-Large

Ross Stevens, Commercial Real Estate Development Association

ACTION REPORT
ZONING ORDINANCE COMMITTEE
November 17, 2021

The content of any statements, updates, or discussions associated with the items and actions noted below can be obtained by listening to the meeting via the following link: https://loudoun.granicus.com/player/clip/6809?view_id=78&redirect=true

CALL TO ORDER/REVIEW AGENDA (ADDITIONS/DELETIONS)

Chair Kevin Ruedisueli moved that the Zoning Ordinance Committee convene the November 17, 2021, meeting as an electronic meeting pursuant to the Virginia Freedom of Information Act in response to the COVID-19 Pandemic. (16 members participating remotely at time of motion.)

ZOC Action: Chair Ruedisueli moved agenda item Subcommittee Structure ahead of Public Input.

SUBCOMMITTEE STRUCTURE

Deputy Director James David suggested the following four subcommittees for the Zoning Ordinance Rewrite: Uses, Zoning Districts, Development Standards, and Attainable Housing. He stated each one would have four to five members and would meet at least twice. Proposed timeline:

- March – Review Expectations and Outcomes (Committee of the Whole).
- April – Subcommittees Meet (No Committee of the Whole).
- May – Present Findings and Recommendations (Committee of the Whole).

Chair Ruedisueli asked committee members to submit their first two subcommittee choices to him and Planning Assistant Christina Torrible. He stated the meetings would be open to the public, recorded, and held virtually or in person at the Government Center.

Deputy Director David stated meetings were not restricted to Wednesdays. He explained the purpose of the subcommittees was not to draft text but to submit findings, recommendations, and observations to the Planning Commission. Deputy Director David stated he would talk with the Planning Commission Chair Forest Hayes to hear his ideas on the final product.

Committee discussion generally included the following topics: voting, serving on more than one subcommittee, splitting the subcommittee for Zoning Districts, spring break (second week in April)/meeting conflicts, staff and conference room resources, duration of subcommittee meetings, and staff facilitator role.

Link to full discussion:

https://loudoun.granicus.com/player/clip/6809?meta_id=202004

PUBLIC INPUT

None.

DISCLOSURES

Committee Member Eric Zicht disclosed he had a meeting with Deputy Director David and others concerning the Rural Commercial districts.

STATUS UPDATES ON OTHER ZONING ORDINANCE AMENDMENTS (ZOAM)

Deputy Zoning Administrator Ryan Reed provided the following status updates:

- a) ZOAM-2018-0001: Short Term Residential Rentals
Edited draft under internal review; referral agencies reviewing; anticipate public outreach to start next month.

Staff contacts: Mark Stultz and Ethan Strickler

- b) ZOAM-2020-0002: Cluster Subdivision Regulations
Edited draft under internal review; draft text to return to the Zoning Ordinance Committee in December.

Staff contacts: Mark Stultz and Jacob Hambrick

- c) ZOAM-2021-0002: Airport Impact Overlay District
Working on revised draft text; public outreach scheduled for December 13, 2021; presenting to the Board of Supervisors in early 2022.

Staff contacts: Mark Stultz and Josh Peters

ZOAM-2020-0001: ZONING ORDINANCE REWRITE

Principal Planner Kate McConnell facilitated discussion on Chapter 2 - Zoning Districts. Committee discussion generally included the following topics: updating the village overlay regulations, JLMA's, small area plans, natural resources/open space, [Linear Parks and Trails System](#) as guiding document, affordability, form based, too many layers, coordinating with towns, setbacks, rezoning's, overarching subjective terms

(i.e. avoid, reduce), text - negative versus positive tone, location of place type in applicability section, benchmark criteria, and the purpose statement.

Link to full discussion:

https://loudoun.granicus.com/player/clip/6809?meta_id=202001

NEW BUSINESS

None.

UPCOMING MEETINGS

Electronic meeting. Wednesday, December 1, 2021, at 9:00 AM.

MEETING ADJOURNED

Chair Ruedisueli adjourned the November 17, 2021, Zoning Ordinance Committee meeting.

MEETING ATTENDANCE

PLANNING COMMISSIONER PRESENT:

John Merrithew, Sterling District

ZOC MEMBERS PRESENT:

Kevin Ruedisueli, Subject Matter Expert - Architect, **Chair**

Michael Capretti, Citizen-At-Large, **Vice-Chair**

Jean Ault, Subject Matter Expert – Urban Land Use Planner

Gem Bingol, Environmental Organization

Rich Brittingham, Dulles Area Association of Realtors

Jeff Browning, Rural Economic Development Council

Colleen Gillis, Loudoun County Chamber of Commerce

Charles Houston, Citizen-At-Large

Ben Keethler, Homeowner/Condominium Association

Matt Lawrence, Northern Virginia Building Industry Association

Bridge Littleton, Coalition of Loudoun Towns

Joe Paciulli, Economic Development Advisory Commission

Tia Walbridge, Farm Bureau

Maura Walsh-Copeland, Preservation/Conservation Organization

Eric Zicht, Citizen-At-Large

ZOC MEMBERS ABSENT:

Sam Chapman, Citizen-At-Large

Packie Crown, Citizen-At-Large

Ross Stevens, Commercial Real Estate Development Association

MEMORANDUM

To: Zoning Ordinance Committee
From: Jacob Hambrick, Senior Planner, Zoning Administration
Ryan Reed, Deputy Zoning Administrator
Date: 11/24/2021
Re: December 1, 2021, ZOC Meeting
**Progress Update on ZOAM-2020-0002,
Cluster Subdivision Regulations**

The Zoning Ordinance Committee (ZOC) is receiving a progress update on the Zoning Ordinance Amendment (ZOAM) to amend the current cluster subdivision regulations of the AR-1 and AR-2 zoning districts to improve cluster design, preserve prime agricultural soils, and ensure the success of the rural economy within the Rural Policy Area of the County. ZOAM-2020-0002 is proceeding in parallel to the Zoning Ordinance Rewrite (ZOR) effort and is anticipated to reach completion during the second half of the calendar year 2022. This progress update provides ZOC with draft text concepts pertaining to Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") Article 2 (Sections 2-100 (AR-1), 2-200 (AR-2)) and Article 8, Definitions, pursuant to work plan guidance from the Board of Supervisors (Board) and the status of ZOAM-2020-0002.

This is consistent with the ZOC bylaws that state, "at the discretion of the Planning Commission, County staff, or Board of Supervisors (Board), ZOC may be asked to provide input on proposed amendments prior to the initiation of the referral process."

Recommendations may include, but are not limited to:

- a. Correcting errors and inconsistencies;
- b. Clarifying regulations;
- c. Simplifying the Zoning Ordinance to make it more user friendly;
- d. Keeping the Zoning Ordinance current to reflect changes in the state code, the market, economic, fiscal and land use conditions and the emergence of new uses;
- e. Addressing a specific issue;
- f. Identifying when proposed Zoning Ordinance amendments are inconsistent with the Comprehensive Plan and may require a Comprehensive Plan amendment (Board of Supervisors, October 6, 2020).

Project Description

The *Loudoun County 2019 General Plan* (2019 GP), adopted by the Board of Supervisors (Board) in June 2019, carried forward the growth management approach of the Rural Policy Area (RPA) provided for in the prior plan, the Revised General Plan (RGP), which seeks to retain farmland and sustain the rural economy. The RPA

strategies and actions of the 2019 GP specifically point to “evaluating” and “revising” zoning regulations and design standards to improve upon development within the RPA to incorporate and protect natural features as well as ensure the success of rural economy uses and agricultural operations.

ZOAM-2020-0002 looks to guide all future cluster residential subdivision applications in the Agricultural Rural – 1 (AR-1) and Agricultural Rural – 2 (AR-2) zoning districts with amendments to improve the design of clustered residential development by incorporating natural features, protecting, and conserving agriculturally productive prime agricultural soils, allowing for equine and rural economy uses, and further implementing the policies of the 2019 GP with respect to clustered rural residential development.

Background

On [June 16, 2020, a Board Member Initiative](#) (BMI) was brought forward by Chair Randall and Supervisor Buffington seeking amendments to ordinances and revisions to regulations to improve cluster development design, preserve prime agricultural soils, and ensure the success of rural economy uses in the AR-1 and AR-2 zoning districts of the RPA. The Board approved the BMI (9-0) and directed staff to begin the process of a separate Zoning Ordinance Amendment (ZOAM) and Development Ordinance Amendment (DOAM), to revise zoning regulations and associated regulations in the Facility Standards Manual (FSM) and Land Subdivision and Development Ordinance (LSDO).

Following the approval of the BMI, at the [September 1, 2020, Business Meeting](#) the Board approved (9-0) an updated ZOAM Work Program that directed staff to develop amendments to the cluster subdivision regulations in the AR-1 and AR-2 zoning districts as a separate stand-alone ZOAM with an estimated completion timeframe of 18-24 months.

As part of the approved ZOAM Work Program and direction contained in the approved BMI, staff was directed to seek community input from stakeholders, to include farmers and owners of land zoned AR-1 and AR-2. Zoning Administration staff conducted outreach sessions between February 2021 and April 2021 which generated over 300 comments. At the July 2021 Transportation Land Use Committee (TLUC) meeting, Zoning Administration staff was directed to hold additional outreach sessions with those familiar with conservation easements. The additional outreach sessions were held in August 2021, and generated an additional 50 comments. Based on comments received from all outreach groups, Zoning Administration is currently finalizing proposed draft amendments to the cluster subdivision regulations in the AR-1 and AR-2 zoning districts with the intent of protecting and preserving agriculturally productive prime farmland soils and to further implement the policies of the 2019 GP with respect to clustered rural residential development. Draft text concepts are included within this Memorandum for review and discussion prior to, and during, the December 1, 2021, ZOC meeting.

Draft Text Concepts

The following sections provide highlights from potential ordinance text drafted by Zoning Administration staff.

Article 2, Section 2-100, AR-1 Agricultural Rural-1, Section 2-200, AR-2 Agricultural Rural-2, and Article 8, Definitions

Sections 2-101 and 2-201, Purpose and Intent

Sections 2-102 and 2-202, Use Regulations

Sections 2-103(C) and 2-203(C), Development Options, Cluster Subdivision Option

Sections 2-104 and 2-204, Homeowners' Association and Responsibilities

Sections 2-101 and 2-201, Purpose and Intent

These sections provide an overview of the purpose and intent of the AR-1 and AR-2 zoning districts. Minor updates to these sections are proposed by including language, consistent with the 2019 GP, Rural Policy Area Strategies 1.1, 2.1 and 3.2 to bring forward a focus on prime farmland soils, natural areas, and the continued need of the rural economy within these zoning districts.

Sections 2-102 and 2-202, Use Regulations

These sections include the use tables for the AR-1 and AR-2 zoning districts, which provide a comprehensive list of uses that are permitted by-right, permitted by minor special exception, and those permitted by special exception, with additional regulations for specific uses as found in Section 5-600 of the Zoning Ordinance. Proposed amendments include the creation of new Preservation Farm Lot type in addition to the Residential Cluster Lot and Rural Economy Lot types. The use tables would be revised to indicate uses permitted in the AR-1 and AR-2 zoning district by lot type. The uses for the Open Space lot(s) would continue to be shown within the Open Space section of the text and not within a use table.

Sections 2-103(C) and 2-203(C), Development Options, Cluster Subdivision Option

These sections detail the specific requirements of a cluster subdivision development. The following are the basic parameters detailing probable draft text for the cluster subdivisions:

1. General Requirements:
 - Minor language update to the subsection titles.
 - Minimum development acreage and density is proposed to remain unchanged.
2. Characteristics of Cluster Subdivision Option:
 - Add a possible lot type, Preservation Farm Lot, to the cluster subdivision regulations for the preservation of prime farmland soils. This lot type is in addition to Rural Cluster Lot, Rural Economy Lot and Open Space Lot.

- Add language to allow for boundary line adjustments within cluster subdivisions if all other requirements are maintained.
3. Requirements for Residential Cluster Lots
 - Reduce the number of cluster lots within a single cluster group.
 - Clarify when clusters of less than 5 lots would be allowed.
 - Reduce the distance between clusters within the subdividing tract.
 - Reduce the maximum lot size.
 - Revise maximum lot coverage.
 4. Requirements for Preservation Farm Lots:
 - Add new section detailing requirements for Preservation Farm Lots.
 - Add language detailing the delineation of prime farmland soils on the subdividing tract.
 - Add table detailing minimum Preservation Farm Lot areas based on total tract size.
 - Add language to address smaller areas of prime farmland soils that are not contiguous.
 - Add Preservation Farm Lots to be contiguous with certain percentage of prime farmland soils.
 - Add maximum lot coverage and minimum lot width standards.
 - Prohibit Homeowners' Association covenants from prohibiting uses permitted on the Preservation Farm Lot.
 5. Lot Standards for Rural Economy Lots
 - Revise language detailing when Rural Economy Lots must be provided.
 - Add language addressing the minimum lot size to exclude environmental features/acres in the minimum lot size calculation.
 - Increase maximum lot coverage and remove the maximum length/width ratio.
 - Prohibit Homeowners' Association covenants from prohibiting certain uses on the Rural Economy Lot.
 6. Open Space:
 - Identify Common Open Space as Open Space.
 - Prohibit Homeowners' Association covenants from prohibiting certain uses in the Open Space.
 - Include additional uses permitted within Open Space.
 7. Setbacks:
 - Revise language for consistency with setbacks from roads and yards.
 - Add setback for residential cluster lots from Preservation Farm Lots.
 8. Yards:
 - Reduce the front and rear yard requirements.
 9. Building Requirements:
 - No proposed changes to building height maximums.

10. Utility Requirements:
 - No proposed changes.
11. Maintenance of Water and/or Sewage Disposal Systems
 - No proposed changes.
12. Lot Access:
 - No proposed changes.
13. Fire Protection:
 - No proposed changes.
14. Pre-Submission Meeting:
 - Add new section detailing requirements for a Pre-Submission meeting.
 - Include requirement for submission of a Site Analysis Map and a Preservation and Development Areas Map as part of the pre-submission materials.
15. Design Guidelines:
 - Possible new sub-section proposing certain design guidelines.

Section 2-104, Homeowners' Association and Responsibilities

This section provides an overview of those areas of the subdivision that may contain common elements or areas. Draft text proposes language to prohibit Homeowners' Associations from restricting bona fide agricultural, horticultural, and animal husbandry uses and the like from the Preservation Farm Lot, Rural Economy Lot, and Open Space.

Article 8, Definitions

Several definitions would be revised and added. Proposed amendments to the definitions may include, Cluster Development (AR Districts Only), Rural Economy Conservation Lands, Rural Economy Lot, and Rural Economy Uses. New definitions may include, but are not limited to, Preservation Farm Lot and Prime Farmland Soils.

Next Steps after December 1st ZOC Meeting

ZOC and other County referral agencies will receive the draft cluster subdivision regulation amendments by the end of 2021 and will have a review period of approximately one (1) month. Zoning Administration staff will come back before ZOC in February to discuss comments and questions. Following ZOC comments and receipt of other County agency comments, Zoning Administration staff will revise the draft text and will then proceed to coordinate a second round of outreach meetings with the previously identified stakeholder groups.

The next meeting will be December 15, 2021. Staff will be prepared to distribute revised draft text for Chapter 6 - Signs.

An abbreviated version of the ZOC Work Plan is shown below. Please be advised that the workplan schedule is tentative and subject to change.

Tentative Zoning Ordinance Committee Work Plan

Topic	Meeting Date	Packet Distribution
Standalone ZOAM: Short Term Residential Rentals	20-Oct	13-Oct
Zoning Districts (and VCOD)	3-Nov	27-Oct
Zoning Districts (and VCOD)	17-Nov	10-Nov
Standalone ZOAM: Cluster Subdivision Regulations	1-Dec	24-Nov
Signs	15-Dec	8-Dec
Development Standards	5-Jan	29-Dec
Development Standards, Nonconformities	19-Jan	12-Jan
Attainable Housing	2-Feb	26-Jan
Procedures	16-Feb	9-Feb
NOTE: EnCode changes to be released to public on beginning April 2022		
NOTE2: Draft chapters to be reviewed as part of April 2022 referral package: Ch. 1 Introduction, Ch. 10 Officials, Boards and Commissions, Ch. 11 Rules of Interpretation		
NOTE3: ZOC Work Plan subject to change		

Attachments

1. ZOAM-2020-0002 Comments Matrix, revised through November 23, 2021.

ZOAM-2020-0002, Cluster Subdivision Regulations Public Outreach Comments Matrix - Main Topics - Revise through 11/23/2021

TOPIC	OUTREACH INPUT	OUTREACH GROUP	TLUC COMMENTS	STAFF RESPONSE
AR Development Options	The ZOAM is not as comprehensive as many think it is, given that prime agricultural soils will only be preserved when there is a proposed cluster subdivision in the AR-1 or AR-2 zoning districts. If ZOAM is only going to apply to cluster subdivisions, then it is not solving the issue of prime agricultural soils. The ZOAM should be applied to the base density, and principal/subordinate option as well as to rural business applications within the AR-1 and AR-2 zoning districts.	Loudoun Soil & Water Conservation District(LSWCD), Loudoun County Preservation and Conservation Coalition (LCPCC), Dulles Area Association of Realtors (DAAR), Zoning Ordinance Committee (ZOC), Farm Bureau		The BMI specifically gives direction to focus on the cluster subdivision option within the AR-1 and AR-2 Zoning Districts. This would be outside of the scope of the approved BMI.
Cluster Subdivision Design	Ensure that the percentage of prime farmland soils preserved on lots are usable. More feasible to focus on the Prime Farmland Soils rather than the Secondary Cropland Soils. Ensure that the best soils remain available for current and future agricultural uses.	LSWCD		The DRAFT text amendments only address those soils that are classified as Prime Farmland Soils.
Cluster Subdivision Design	Implement all or parts of the Rural Hamlet guidelines into the cluster subdivision design as contained in Section 5-700 of the Revised 1993 Loudoun County Zoning Ordinance.	Save Rural Loudoun (SRL), Rural Economic Development Council (REDC), LCPCC, Piedmont Environmental Council (PEC)		DRAFT text amendments have incorporated changes to some design requirements such as minimum distance between cluster groupings, number of residential cluster lots allowed in a cluster grouping, addition of Preservation Farm Lots (PFL) with a minimum percentage of prime farmland soils on each of those lots, contiguous PFLs for larger farmable areas, and ensuring that RELs meet certain acreage outside of environmental features.
Cluster Subdivision Design	Increase the current minimum 70% open space / rural economy gross land area requirement of cluster subdivisions to 80% or 85% gross land area contained within open space and/or rural economy lots.	SRL, REDC, LCPCC, PEC, Loudoun County Equine Alliance (LCEA)		The Preservation Farm Lot(s) or combination of PFLs, Rural Economy Lot(s) (REL) and or Open Space requirement has not changed and remains at 70% of the gross land area being subdivided.
Cluster Subdivision Design	The placement of drainfields on prime agricultural soils must be addressed with the ZOAM. Placement of drainfields on open space parcels and rural economy lots must be addressed too.	REDC, ZOC		Drainfields will be permitted on individual lots or on open space parcels owned by the HOA. PFLs will require that the lot(s) contain a minimum of 90% of Prime Farmland Soils. Drainfields will not be permitted on the PFL unless it is serving the home on the PFL.
Cluster Subdivision Design	Smaller cluster lots. Smaller, more compact cluster lots will allow for larger open space and rural economy lots which will allow for larger spaces for preservation of prime agricultural soils.	LSWCD, LCEA		The maximum residential cluster lot size has been reduced to 3 acres.
Cluster Subdivision Design	Decrease the overall area that the cluster lots can be placed on in order to protect the prime ag soils, however, do not limit the cluster lots to a small size (ex. 1acre or less). Cluster subdivision on 1/2 acre lots is not a major opportunity, community farming people want their own piece of land.	DAAR		The maximum residential cluster lot size has been reduced to 3 acres, However, there will still be flexibility for varying lot sizes dependent on the characteristics of the subdividing tract. A minimum of 70% of the subdividing tract must be contained in either PFLs, RELs, or Open Space.
Cluster Subdivision Design	Encourage private road systems within cluster subdivisions which will have less impact than standard VDOT roads. Encourage private roads into clusters that have less impact than standard VDOT roads. Allowing roads within cluster subdivisions to remain unpaved.	REDC, LCPCC, LCEA		Lot access language has not changed and still allows access to individual lots by private access easements.
Cluster Subdivision Design	Don't just try to place prime ag soils on just a couple of large lots. Opportunity to have some farmable small acre parcels (3, 5, 10 Acre lots) that have prime agricultural soils. A lot of young people looking to farm but hard to find affordable good land but could purchase smaller parcel with good agricultural capability. The prime ag soils should be shared amongst large and small lots. One can make a living farming smaller parcels. Small acre farmable parcels with prime agricultural soils are still viable.	PEC, Farm Bureau, DAAR		The minimum lot size for a PFL is 10 acres but it could be smaller if the non-contiguous prime farmland soil area is less than 10 acres.

Cluster Subdivision Design	<p>Preserving prime agricultural soils by implementing a "subtraction method" for cluster subdivisions without deterring landowners from being denied the opportunity to sell their land for residential development. The goal is to preserve, for agricultural purposes, 80% to 85% of the Prime Ag Soil so identified under this so-called "Subtraction Method" which can be illustrated as follows:</p> <p>Total Acreage - Steep Slope Acreage - Flood Plain Acreage - Private Access Easements - Right-of-Way for roads and Utility Easements = Total Open Space for Potential Development - Prime Soil Acreage = Residual Acreage for Cluster Development.</p> <p>1 EXAMPLE: If this "Subtraction Method" had been applied to the Miller's Reserve Cluster development near Hillsboro, the residual acreage for clustering would have been 11.2 acres as opposed to the 31.7 acres granted by the County for clustering under the present Zoning Ordinance. In this example, a bonus of nearly 20 acres was granted the developer while less than 50% (21.3 acres) of Prime Ag Soils (49.9 acres) was preserved in the Rural Economy Lot. In this example, more prime soils acreage was allotted for the cluster lots (23.1 acres) than for the Rural Economy Lot. In other words, all the clustered houses were placed on the best prime ag soils!</p>	LCPCC, Farm Bureau, ZOC		The lot yield calculation for the cluster subdivision remains unchanged and is still calculated from the gross acreage for the tract of land being subdivided. However, the proposed REL minimum size of 15 and 25 acres now excludes environmentally sensitive areas such as Floodplain, Steep Slopes and highly sensitive areas within the Mountainside Development Overlay District (MDOD).
Cluster Subdivision Design	Ability to place development (lots, houses, drainfields) on prime ag soils. Consistency - something to address allowing development if all of your property has prime soils.	DAAR		A minimum of 70% of the subdividing tract must be contained in either PFLs, RELs, or Open Space. The ability to place development on Prime Farmland Soils has not been restricted for those areas outside of the 70% requirement.
Cluster Subdivision Design	Limit the building of homes, etc. on Prime Ag. Soils.	REDC, LCPCC, LCEA, SRL, PEC		Each Cluster Subdivision that contains 1 acre or more of Prime Farmland Soils must provide at least 1 PFL. Each provided PFL must contain at least 90% Prime Farmland Soils.
Cluster Subdivision Design	Connectivity of the farmable parcels are very important. These parcels should be contiguous and accessible. size of the farmable lots is important.	PEC, Farm Bureau, LSWCD, LCPCC, SRL		All PFLs must be contiguous unless the Prime Farmland Soils are not contiguous.
Cluster Subdivision Design	Set aside land for multi-use trails. For any rural lot adjacent to a route the County has designated to be part of the Emerald Ribbons linear parks and trail network, a sufficient setback should be required to allow for the development of trails. Implement language for multiuse trails (non HOA owned) for all and not just for those within the cluster development. Connectivity of trails with surrounding developments is important. Cluster developments should provide trail systems that link with other trail systems. These trail systems should not be restricted to just the use of those within the development. These trails that are part of the Rural Economy lots or open space parcels should be part of the conservation easement.	LCEA, REDC		Zoning Administration staff is considering possible language to require connectivity to existing adjacent development trails and/or regional trails, or planned trail networks.
Cluster Subdivision Design	For clustered residential lots adjacent to existing agricultural operations or rural economy lots, ample setbacks should be established to minimize conflicts between agricultural and residential land uses. (See p. 30 of the consultants' Zoning Text Analysis report). For clustered residential lots adjacent to a public road, a dense screen of mixed native evergreens should be required. Provide buffers for clusters from byways and eliminate direct driveway connections to existing public roads.	SRL, LCPCC		All residential dwellings must be setback 100' from any PFL.
Cluster Subdivision Design	Stop designating Rural Economy Lots as we currently are doing. Stop allowing the worst soils, etc. to be placed on these lots.	LSWCD, REDC, LCPCC, LCEA, PEC, Farm Bureau, SRL		If a REL is provided, the REL must be a minimum of 15 acres exclusive of major floodplain, very steep slopes or highly sensitive areas of MDOD.
Conservation Easements	Changes to the cluster design option could have impacts on conservation easements and willingness of property owners to place property in conservation. New standards must not overregulate or be so onerous that they undermine incentives for conservation easements and land values as unintended consequence. Most of the new development is a result of prior approvals. The revised zoning ordinance, AR-1,2, was passed in the end of 2006. Since then, approximately 25,000 acres have been placed into permanent Voluntary Easements (eliminating about 3,000 lots). Approved subdivisions over the same period (from LOLA) account only 1,700acres (303 lots), that is almost 15 times more acres in Easement than developed.	PEC, Northern Virginia Building Industry Association (NVBIA), LCPCC, ZOC, DAAR		Acknowledged. The current DRAFT text allows for preservation of prime farmland soils without decreasing the current cluster subdivision density of 1 lot per 5 acres.
Conservation Easements	Enact program to monitor and enforce standards for Rural Economy Lot and HOA lots in conjunction with stewardship of its Conservation Easement, TDR, & PDR lots.	LCPCC		Outside of the scope of the BMI.
Conservation Easements	Require that all rural economy lots, conservation lots, and open space lots be placed under permanent conservation easement as required in the Hamlet provisions Section 5-702(C)(1).	SRL		Noted. Zoning Administration staff continues to consider DRAFT language that would possibly require open space easements over the PFLs, RELs, and Open Space.

Conservation Easements	TDR and PDR programs are the strongest for preserving land. There must be a balance/combination of development and conservation.	PEC		Noted. Currently, Community Planning staff has an item addressing PDRs, however, work on this item is on hold for the time being.
Conservation Easements	New requirements associated with the ZOAM could push development cost higher which may push property owners to not consider conservation easements, 2) Unintended Consequences of preserving prime farmland soils	Conservation Easement Group (CEG)		Noted. Zoning Administration staff believes the DRAFT text language allows for the preservation of prime farmland soils without hindering the conservation easement process for land owners.
Conservation Easements	Conservation Easements are not promoted. People don't know a lot about this option and have misconceptions about conservation easements and the process. Over restrictive use of land once in conservation easement.	CEG		Noted, although the promotion of conservation easements is not part of the approved BMI for the Cluster Subdivision Regulations ZOAM.
Conservation Easements	Don't need to change the cluster option. Too complex of a problem. Conservation Easements are working and preserving much more acreage than is being developed under the cluster option.	CEG		Noted. The BMI approved by the Board of Supervisors directed Zoning Administration staff to amend the AR-1 and AR-2 Cluster Subdivision regulations within the Zoning Ordinance.
Conservation Easements	Consideration of Density Bonus? Preserve more Prime Soils = More Density? This would seem counterproductive.	CEG		At this time no density bonus considerations have been included in the initial DRAFT text language.
Conservation Easements	Staff should reach out to Bankers and Lenders to understand their side of the easement process. What impacts their decision concerning conservation easements? Most people in western Loudoun are not developers. For many donors, their land is their life savings. However, they are concerned about protecting the value of their land for their heirs. They often have bank loans on their property. The County should consult with local lenders about what possible impact this downzoning may have on their collateral.	CEG		Noted. Zoning Administration staff will consider this with the 2nd round of outreach efforts with those identified outreach groups.
Conservation Easements	Wants better design of clusters. Don't make the rules too costly to develop which could hinder those looking to place land in conservation. Need the development value of the land to make the easements work. Compensated on buildability of the easement. Example, alternative septic systems increase development costs. Prohibit Drainfields on prime soils and the development costs go up. Don't take away from the success of the conservation easements.	CEG		Noted. Zoning Administration staff believes the DRAFT text language allows for the preservation of prime farmland soils without hindering the conservation easement process for land owners.
Conservation Easements	It is tough to donate an easement on a small parcel. At TLUC it was questioned why more easements are not donated on small parcels. AR1 has a preponderance of small properties, that makes it less worthwhile economically because: 1) little financial benefit on small parcel, 2) clustering not available on small parcels, 3) conventional mortgage lenders will not subordinate to conservation easement.	CEG		Noted.
Conservation Easements	Conservation easements are permanent, and the program is working great in Loudoun. Zoning is temporary. Western Loudoun zoning has had several zoning schemes in the recent past. What should Loudoun County do? Promote permanent conservation easements. When appropriate hold or co-hold easements, for example Hidden Covey (NVCT) co-held in 2020. Reestablish purchase of development rights program. Make the cost reimbursement program available to more donors. County has the tools they need; incentivize the conservation easement process.	CEG		Noted, although the promotion of conservation easements is not part of the approved BMI for Cluster Subdivision Regulations ZOAM. A BMI for the Conservation Easement Assistance Program was approved on 9/21/2021 which increased the assistance award from \$15,000 to \$25,000 and increased the income requirements for all landowners applying for the Conservation Easement Assistance Program to \$155,938 and eliminated the top earners salary from family LLC and family trust applications.
Conservation Easements	Provide a mapping tool that shows those parcels going through the conservation easement process. This would give a better picture of the actual conservation effort in the County.	CEG		Noted. Two GeoHub Story Maps are available that show those parcels with conservation easements.
Conservation Easements	Soil maps subjective, complicated and hard to develop based on prime ag. Unintended consequences. Conflict between soils good for development and for agriculture. Limiting uses on prime ag. soils (houses, etc.) would be very impactful and would have grave impacts on development. Concepts looks good on paper but not necessarily in practice.	CEG		DRAFT text would include a requirement that a Preliminary Soils Review be submitted to the County for review and approval in order to accurately delineate the Prime Farmland Soils within the subdividing tract. No DRAFT language has been added specifically excluding houses, drainfields, etc., on Prime Farmland Soils.
Conservation Easements	Easements could restrict farming and not make agriculture financially sound.	CEG		Noted.

Conservation Easements	Best to keep it the way it is. "Saving the prime soils", who is going to make the decision when it becomes a regulation? Many elements need to be protected – FOD, steep slopes, prime soils. Who decides what's more important?	CEG		Noted.
Conservation Easements	Show comparable comparison of similar developments with proposed draft text language.	CEG		Noted. Staff will consider showing a comparison of similar developments once the initial DRAFT text language has been revised based on ZOC and other County agency comments.
Density	Need more options than just assigning density based on total lot/parcel sizes.	REDC	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Clusters are too dense. Reduce the density allowed with the cluster subdivision option.	PEC, LCEA	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	No higher densities in the rural zoning districts of AR-1 and AR-2	REDC, PEC, LCEA, Farm Bureau, ZOC, LCPC, SRL	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	In order to come to the buildable acreage, the FOD, Steep Slopes, MDOD and other areas not developable need to be subtracted out of the density equation. Do not allow density for land that is unbuildable, unusable, resulting in dense suburban development in countryside.	Farm Bureau, ZOC, REDC	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Remember that density for cluster is "up to" 1 lot per 5 acres (language in 2019 Comp Plan), doesn't have to be that dense. The 2019 Comp Plan mentions the density of "up to" 1 dwelling unit per 5 acres. It could be less, based on site conditions.	ZOC	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Look at these areas in the Rural Policy areas from an economic perspective for the rural economy. Residential as an accessory use in the rural districts. Sliding scale between base density and the cluster density. Emphasis should be based on agricultural. Don't know the right mix. Prime soils, resources to protect, factors in equations. Protected permanent preservation as an identified resource to the county.	ZOC, SRL	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	The ongoing rapid residential development in the Rural Policy Area (RPA) also threatens Loudoun's vibrant rural tourism sector, bringing more congestion and the degradation or loss of neighboring farms and iconic viewsheds. In addition, full build out of the currently allowed density in the RN would cause serious damage to the environmental services provided by the RPA and its wildlife habitats. The Zoning Ordinance currently allows developers to build many more houses on rural properties in Loudoun than neighboring counties in Virginia and Maryland allow in their rural areas. As a result, Loudoun is absorbing much more residential growth in its rural areas than is occurring in other rural areas within the regional DC Metropolitan housing market. This is not fair to Loudoun residents, and is not in the long-term interest of Loudoun County.	LCPC, SRL, PEC	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Do not take away the rights of property owners for development. Do not propose any regulations or changes that would affect density in the RPA.	DAAR	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Subtraction or scoring method for number of lots. Feasible if in enCodePlus. Would it be legal? Start with developable acres (the subtraction method) not the gross acres.	ZOC	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).
Density	Align the Rural North cluster subdivision densities with Rural South and Clarke and Fauquier counties' rural districts, i.e., no more than 1 dwelling unit per 15 acres.	SRL	TLUC confirmed at the July 2021 TLUC meeting that the BMI did not include any changes to density within the AR-1 or AR-2 zoning districts.	Any changes to density are outside of the BM scope and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a Comprehensive Plan Amendment (CPAM).

Development Review Process	At the beginning stages of the development process (pre-submission meeting), developer/landowner must work with staff to identify the prime ag soils and those areas best for preserving and use for cluster lots, etc. County staff familiar with farming should be part of the pre-submission meeting. All Cluster Subdivisions should be required to have an approved Management Plan for the Rural Economy and Open Space lots showing that they have Agriculture, Animal Husbandry, or Environmental Preservation capacity and a developer's commitment to its implementation. Priority to protect a minimum of 80% of the prime agricultural soils on the parcel(s) for cluster subdivisions should be discussed in all Pre-submission Meetings and Technical Review Meetings. Don't allow cluster density automatically but require review of each property and decide density (development option) based on the existing resources.	REDC, LCPCC, Farm Bureau, SRL, DAAR, ZOC		A Pre-Submission meeting will be required to be held with staff prior to any submission of an application for a cluster subdivision. A Site Analysis Map, and a Preservation and Development Area Map will be required as part of the information provided by the Applicant.
Development Review Process	Provide the ability to identify Cluster Subdivisions within the County Land Management Information System (LMIS) or within the new EnerGov system.	LCPCC, ZOC		Currently, there is no mechanism to identify whether a subdivision is a cluster subdivision or some other type of subdivision. This may be addressed with the new Energov system. However, staff has produced maps on the County GeoHub application that identifies all current approved/active cluster subdivisions and hamlets.
Development Review Process	Enact program to monitor and enforce standards for Rural Economy Lot and HOA lots in conjunction with stewardship of its Conservation Easement, TDR, & PDR lots.	LCPCC		Noted. Enacting any new monitoring program is outside of the approved BMI for the Cluster Subdivision Regulations ZOAM. Currently, the monitoring mechanism is complaint driven enforcement.
Development Review Process	There needs to be specific and consistent language in all the County ordinances (Zoning, FSM, LSDO).	Farm Bureau		As part of the approved BMI, direction was given to begin the process of a separate Zoning Ordinance Amendment (ZOAM) and a Development Ordinance Amendment (DOAM) to revise associated regulations in the Facility Standards Manual (FSM) and the Land Subdivision and Development Ordinance (LSDO). The ZOAM will be managed by Zoning Administration (Planning and Zoning) while the DOAM will be headed up by Building and Development staff.
Development Review Process	Needs to be technical oversight by those that understand farming and impacts of the soils when an application is being processed through the County. Oversight needed for laying out of farmable parcels.	LCPCC, Farm Bureau, LSWCD		A Pre-Submission meeting will be required to be held with staff prior to any submission of an application for a cluster subdivision. County staff familiar with the County soils as well as staff from the Loudoun Soil and Water Conservation District office will be invited as part of the Pre-Submission meeting.
Development Review Process	Difficulty of the soils for underlying developability – "Interpretive Guide to the Soils of Loudoun County" page 2 – how not to use the information. Disclaims the use of the map for suitability. Intensive on site analysis to determine developability.	CEG		DRAFT text does include a requirement that a Preliminary Soils Review be submitted to the County for review and approval in order to accurately delineate the Prime Farmland Soils within the subdividing tract.
General	Loudoun County prime farmland soils are important and are irreplaceable. Soils are essential for sustainability and profitability for farmers. Without fertile (USDA Class I Prime Ag Soils) to farm, there will be a major loss of successful farmers, farmland and necessary agriculture supporting infrastructure. The future of farming in Western Loudoun depends on the availability of fertile farmland. Keeping the best agricultural soils available for agriculture helps the environment, by allowing for the protection of sensitive areas such as floodplain, steep slopes, etc. Once these soils are lost, they are gone forever.	LSWCD, Farm Bureau, REDC, PEC, LCPCC, SRL		DRAFT text includes requirements for PFLs that include the lots containing at least 90% prime farmland soils. Currently, there is no requirement for preservation of prime farmland soils within cluster developments, however, the DRAFT text language now includes PFLs as part of the required 70% to be set aside as PFLs, RELs, and/or Open Space. DRAFT text will contain requirements for minimum aggregate area for PFLs.
General	Food is always in fashion. The Rural Policy Areas are the port of the County. Regs should be ag friendly.	REDC		Language has been added to the Purpose and Intent of the AR-1 district, mentioning the preservation and protection of prime farmland soils.
General	Will there be incentives with the new text amendments for Cluster Subdivisions? Any considerations to using incentive-based zoning as part of this ZOAM?	NVBIA		Currently, incentives will not be part of the DRAFT text. Any incentive based zoning would be outside of the approved BMI.
General	The current Zoning Ordinance steers development towards Clusters to reduce the by-right Impact of undeterred development in rural areas, reduce the overall density impact and save as much open space as possible. The problem for the future of agriculture in the County is that the current Cluster Subdivision Ordinance does not save Prime Ag Soils. As a result, Loudoun County continues to lose thousands of acres of prime agricultural soils, some of the most fertile soils on the East Coast. Cluster subdivision option was good intent, but it has been taken advantage of.	LCPCC, Farm Bureau		DRAFT text includes a requirement that each PFL, contain 90% prime farmland soils. Currently, there is no requirement for preservation of prime farmland soils within cluster developments, however, the DRAFT text language now includes PFLs as part of the required 70% to be set aside as PFLs, RELs, and/or Open Space.
General	Define "rural character" to provide design standards to assure consistency. Define what is the rural economy? Create consistency throughout the Rural Policy Area.	LCPCC, DAAR		Proposed changes to the Rural Economy Uses definition are included to provided clarification of these uses without specifically calling out the different uses. Additionally, revisions to the Use Table have been added that separate out the REL and what specific uses will be permitted on those lots.

General	Consider adding standards for housing in the Rural Policy Area for agricultural workforce.	LCPCC		Noted. At this time DRAFT language does not include standards for agricultural workforce housing.
General	Opposed to putting development before protection of soils, other natural resources, and agriculture. Opposed to providing special exceptions that result in higher degradation of natural land, agriculture, and water resources	LCPCC		DRAFT text includes requirements for PFLs that include the lots containing at least 90% prime farmland soils. Currently, there is no requirement for preservation of prime farmland soils within cluster developments, however, the DRAFT text language now includes PFLs as part of the required 70% to be set aside as PFLs, RELs, and/or Open Space. DRAFT text will contain requirements for minimum aggregate area for PFLs.
General	Generally opposed to "picking a position" or "solution" based on politics instead of which alternative and method protects the most prime ag soils and best implements the 2019 Comprehensive Plan. Not implementing the 2019 Comp Plan policies in order to "protect" conservation easements will continue the 18 years of no farmland/soils protection.	LCPCC		Noted. The DRAFT text language includes requirements for preservation of prime farmland soils which aligns with RPA Strategy 1.1 and RPA Strategy 2.1.
General	Over development of available land resources in western Loudoun will result in greater rural density, increased need for supporting infrastructure (roads and schools) and result in higher taxes for all taxpayers. Agricultural operations also allow for the most "bang for the conservation buck" in hosting practices like riparian buffer/ stream protection, cover crops, and tree plantings that help Loudoun meet its Chesapeake Bay TMDL goals at a much lower cost than attempting to implement environmental practices on newly developed or previously developed land.	LCPCC		Density has not increased, however, lots set aside for farming/agricultural purposes/uses have been added to the cluster subdivision regulations with the focus of preserving prime farmland soils, and allowing only certain uses on those soils within the PFLs.
General	Balance the direction of the Board of Supervisors. Consistency with the General Plan, not only preservation of prime agricultural soils but also with housing demand. Look at the real estate market. How do we accommodate those that want to move out in the Rural Policy Area.	DAAR		The 1 lot per 5 acre density of cluster subdivisions has not changed. Cluster Subdivision requirements do allow for varying lot sizes depending on the characteristics of the subdividing tract.
General	Opportunity to provide an Agriculture Mission Statement with a vision for 40 to 50 years out. No one has said what the vision is. Solve the problem correctly and long term.	DAAR		Noted.
General	Cluster option is identified as the desirable method of the development options. Farmers look at conservation easement first, need a land use plan for the easement. Layout the same, steep slopes, MDOD and septic, FOD; constrained with land that is outside of the protected areas.	ZOC		Noted. The DRAFT text language does set aside lots (PFLs) for preservation of prime farmland soils while maintaining the ability for the property owner to seek a development plan that works for the conservation easement process which maintains the 1 lot per 5 acres density.
General	Rural Economy depends on farming. Not just farming, but all rural aspects – business, etc.	SRL		The DRAFT text language requires both PFLs and RELs based on characteristics of the subdividing tract. The REL also requires that the lot be 15 acres excluding areas of major floodplain, very steep slopes and highly sensitive areas of the MDOD. RELs also allow for many uses.
General	The primary issue is that zoning requirements designed to preserve prime soils, natural features, and equine uses will inconvenience those who would like to be able to continue replacing farmland and natural spaces with clustered, residential communities. The key question is how the County will balance these competing interests. SRL's greatest concern is that, in efforts to accommodate those who prefer the status quo, the ZOAM might fail to effectively implement the County's rural policy and natural resource goals.	SRL		The initial DRAFT text balances competing interests by preserving prime farmland soils through PFLs while allowing for cluster development without impacting the current density of 1 lot per 5 acres.
General	Those that are moving out to these cluster developments are looking for the scenery, the location; not necessarily looking to farm/work the land.	SRL, LSWCD		Noted.
General	Many farmers and businesses rely heavily on other farmers within the County to be successful. Farmers need other farmers and agricultural land to help one another. Farming is a sustainable and very powerful economic tool. Opportunity to provide access to prime ag soils. With prime ag soils, farmers are able to access grants through the USDA.	Farm Bureau		The creation of PFLs allows for the preservation of prime farmland soils along with the requirement that the PFLs must be contiguous, unless the location of the prime farmland soils are not contiguous. Requirements also provide minimum PFL areas based on the total tract size.
General	Clusters can be developed while preserving prime ag soils, need to have regulations to do so. Chalk Farm (hamlet option) is an example of preserving prime farmland soils while subdividing.	Farm Bureau		The initial DRAFT text balances competing interests by preserving prime farmland soils through PFLs while allowing for cluster development without impacting the current density of 1 lot per 5 acres.
General	"Suburban Gaze" = neighbors looking out their windows wondering when the farm will be sold. Many aspects of a farm are not the prettiest but the farms provide an essential aspect to the County.	Farm Bureau		Residential dwellings located on residential cluster lots must be setback 100' from any lot line of a PFL.

General	Agriculture is not dead and has made living off farming the land in Loudoun. Need to look at all sides of the issue. With more land for farming, there is more potential to provide more food to Loudoun and also provide jobs.	Farm Bureau		PFLs have been added to the cluster subdivision regulations which set aside lots for agricultural and horticultural uses given those lots must contain prime farmland soils.
General	Suburban development in the rural areas comes with infrastructure (roads, etc). Suburban development in rural landscapes where residents want the same amenities as in suburban areas.	PEC		Noted.
General	Small areas can be farmed and be producing farms. Prime ag soils are important for these small parcels. Small scale farming can also protect flora and fauna. Don't place all of the emphasis on conservation easements. Find the best way to protect land and prime soils for all involved. Not every property owner wants to put land in conservation; find the right balance. Able to feed a lot of people on a small amount of land because of good soils.	PEC, Farm Bureau		There is opportunity for smaller PFLs if there are areas of non-contiguous prime farmland soils that are less than 10 acres.
General	Must provide wording in the Zoning Ordinance that will allow for the protection of prime agricultural soils. Opposed to those amendments that do not give a clear vision or clear wording for protection of prime soils and ag uses. It is imperative that the language in the text amendments is structured well that will allow for sound implementation of the regulations. Clearly worded regulations that will stand up to challenges in Court.	LCEA, SRL		DRAFT text requires at least 1 PFL which sets aside lots for the preservation of prime farmland soils. Uses on these lots are limited.
General	Important to remember that housing costs the County in services while commercial (ag/rural economy) brings in businesses that the County can tax.	LCEA		Noted.
General	Fairfax is implementing trails and a county wide trail plan into new development requirements. There are many useful criteria that Loudoun could follow.	LCEA		DRAFT text continues to permit passive recreation (trails) within Open Space parcels. Zoning Administration staff continues to explore options pertaining to trail easements connecting existing or planned trail networks.
Home Owners Association	Review HOA regulations within cluster developments to ensure that Virginia Right to Farm rights are not impeded upon by HOA restrictions, especially on the Rural Economy and Open Space lots pertaining to bonafide agricultural uses as well as shared trails. There has to be coexistence between Rural Economy lots (No HOA designation) and cluster lots (With HOA designation).	ZOC, SRL, Farm Bureau, LCEA, LCPCC		Draft text includes language that restricts HOA by-laws from restricting bona fide agricultural and horticultural uses on PFLs, RELs, and Open Space parcels.
Home Owners Association	Open Space usually owned by HOA. Often no consensus from HOA on how to best use the property, therefore, the Open Space is left useless with regard to ag uses. Open Space Lots v. Rural Economy Lots and the HOA designation. Nutrient credits with water. Limit the amount of harmful chemicals/pesticides on the lots.	LSWCD, DAAR,		DRAFT language has been added stating that Open Space, PFLs, and RELs must not be subject to HOA covenants or other private agreements that prohibit bona fide agriculture, horticulture, animal husbandry uses.
Home Owners Association	Engagement of HOAs from the beginning of the subdivision process. HOAs managing open space parcels are often a headache for them. Have HOA conversation up front when formed, little oversight given to developer when forming open space HOA parcels.	ZOC		Noted.
Open Space	A large majority or all (if possible) of the environmental features such as floodplain, limestone, steep slopes, wetlands, and hydric soils should be preserved on Open Space parcels or on cluster lots themselves but outside of the drainfield and house sites.	LSWCD, ZOC		Environmental features such as floodplain, steep slopes, MDOD, etc. will mostly be contained within the open space parcel, based on the cluster requirements, although some of these features can be on the REL but only minor floodplain, moderately steep slopes, and somewhat sensitive areas of MDOD. These features cannot be included as part of the 15 or 25 acre REL minimum.
Open Space	Make sure that prime soils are used as little as possible on open space parcels that are used for onsite sewage disposal.	LSWCD		Open space parcels will continue to allow drainfields for individual parcels, however, 70% of the subdividing tract must consist of at least one PFL, and/or REL and Open Space parcels, depending on the characteristics of the subdividing tract. Therefore, a majority of the prime soils will be contained within the PFL(s). DRAFT text will contain requirements for minimum aggregate area for PFLs.
Open Space	The open space parcels and Rural Economy should be placed in conservation easements. Open space requirements could be varied – could use 85% (from hamlet). Conservation easements alone is not enough.	REDC, LCEA, ZOC		Noted. Zoning Administration staff continues to explore this option.
Open Space	Design the Open Space (HOA) parcel to be between the cluster lots and Rural Economy Lot, as a buffer. Drainfields could possibly go in this area as well as trail systems along the fringe of the open space could be part of the buffer between the Rural Economy Lots and the cluster lots.	REDC, LCEA		Not addressed in the initial DRAFT text.

Open Space	Open space parcels often end up with drainfields. Don't insist on open space parcels but allow more design flexibility, keep drainfield on lot. Would allow the homeowner more control over drainfield if on own lot.	ZOC		Drainfields will still be allowed on Open Space lots. With the minimum 70% gross land area requirement not changing, there remains flexibility with lot sizes that would allow drainfields to be captured on the individual lots.
Open Space	The Zoning Ordinance currently does not require any open space in clustered subdivisions. Rather, it requires that the combination of land in "rural economy lots" and "common open space" equal 70% of the gross acreage of the subdivided property (see sections 2-103(C)(2)(h) and 2-203(C)(2)(h) of the Zoning Ordinance). HOA lots should be thought about separately from "Farm Preservation" lots--so HOA open space lot(s) are a separate category from rural economy lot(s)	LCPC		PFLs have been added to the cluster subdivision regulations which set aside lots for agricultural and horticultural uses given those lots will contain prime farmland soils. These lots will be separate from RELs and Open Space parcels.
Open Space	Closing loopholes in regulations that allow things to be counted toward open space (road access easements, steep slopes, etc.) This needs to be changed.	ZOC, SRL		Noted. The Zoning Ordinance Rewrite team is currently addressing those areas that can be counted towards open space within the different policy areas.
Open Space	Nearly all small businesses in Western Loudoun depend on preservation of open space to provide the rural backdrop or surrounding landscape (the "there-there") that provides a unique destination point for wineries, breweries, wedding venues and B&B enterprises. Without the underlying bedrock of agriculture and farming, many of the tourism and recreation draws of Loudoun are lessened or disappear entirely.	LCPC		With the minimum 70% gross land area requirement not changing, open space areas will continue to part of cluster subdivisions. With the addition of PFLs and limited uses on those lots, rural back drops will remain.
Research / Analysis	Provide maps and/or online applications which show information concerning prime agricultural soils on parcels, how many acres of prime soils are available for development, parcels within conservation/open space easements (gift easements and development), parcels within agricultural and forestal districts, differentiate gift easements from development easements, vacant parcels over 20 ac (AR-1) and 40 acres (AR-2), improved parcels with one house over 20 ac (AR-1) and 40 acres (AR-2), contiguous parcels under one ownership that could be combined to create a cluster proposal greater than 20 ac (AR-1) and 40 acres (AR-2).	NVIBA, DAAR, LCPC, ZOC, SRL		Maps have been created and are accessible on the County's GeoHub application as of September 28, 2021. These maps provide information concerning the location of Prime Farmland Soils, and how they may or may not be impacted by development. https://geohub-loudoungis.opendata.arcgis.com/
Research / Analysis	Get the accurate story of what is being proposed with this amendment. The necessary input is obtained through the outreach.	LSWCD		Initial outreach sessions (12) have been held with different community groups, committees, commissions, or advisory boards. Follow-up outreach sessions will be conducted early 2022.
Research / Analysis	Opportunity to look back at the 2003 Conservation Design text and apply those standards to ensure the protection of Prime Agricultural Soils. Evaluate quantitatively the full costs of cluster housing at the current 1/5 and 1/15 density versus the density approved in 2003 (1/10 and 1/20).	REDC, LCPC		Any changes to density are outside of Scope of the BMI and will not be addressed with this ZOAM. A change in density within the RPA would necessitate a CPAM. DRAFT text does include some provisions from the 2003 Conservation Design Text, such as the requirement of a Pre-submission meeting and some of the required information needed for the meeting.
Research / Analysis	Analysis. Which results would achieve the best results. Analyze the soils, options that best preserve the prime ag soils. Need analysis so we can achieve what we want it to achieve. Need more data to analyze to make a better-informed decision.	REDC, ZOC		Noted. GeoHub applications provide some analysis pertaining the prime farmland soils, established conservation easements, active and approved cluster subdivisions, potential cluster development parcels, etc.
Research / Analysis	Show examples of good cluster subdivisions v. bad cluster subdivisions. Do we have numbers of how many cluster subdivisions have been developed instead of the other development options being used? Additionally, staff should evaluate those subdivisions that have been created for equestrian uses. Compare and look for regulations that worked and did not work,	REDC, PEC, LCEA		The maps provided on the Geo Hub application show all active or approved cluster and hamlet subdivisions. Currently displayed on the maps are 6 active cluster subdivisions, 27 approved cluster subdivisions, and 30 rural hamlets within the RPA.
Research / Analysis	Critical decision making for text amendments should be addressed with appropriate groups to ensure the correct path is being taken.	REDC		The initial DRAFT text concepts will be brought forward to ZOC on December 1, 2021. DRAFT text will be sent to ZOC by the end of 2021. Staff will revise the DRAFT text based on ZOC and other County agency comments. After comments are received and DRAFT text amended, Outreach groups will then have the opportunity to comment on the DRAFT text language.
Research / Analysis	Not a lot of development going on in in RPA. How much of the County is zoned AR1 and AR2? 69%. How much development is occurring in these zoning districts? Only 10%. Would like another feedback session prior to drafting of the zoning ordinance text for this ZOAM.	NVBIA		Zoning Administration staff will be conducting a 2nd round of outreach with all of the identified outreach groups (Early 2022) once DRAFT language has been revised based on ZOC and other County agency comments.
Research / Analysis	Input from property owners, directly impacted by this ZOAM, should be considered. Identify those properties within the RPA, with developable property containing prime ag soils and have a separate outreach for those property owners. Survey of western Loudoun property owners - Who wants to farm and Who wants to develop - some type of demand on the result.	NVBIA, DAAR		Zoning Administration staff is currently looking to have an in-person public outreach, for property owners within the RPA, when staff conducts the 2nd round of outreach with the identified outreach groups. (Early 2022)

Research / Analysis	A major concern is making this ZOAM "all about density," either by direct or indirect impacts required to implement the 2019 Comp Plan policies in the ordinance documents. Staff should use caution and reconfirm quantification being provided by focus groups for various positions and alternatives. It is important to clarify the universe of underlying data, the "as-of date," and recognize it can be misleading when only using percentages rather than actual values.	LCPCC		Noted.
Research / Analysis	Instead of primarily reviewing only past information, data, mapping, and quantification should be used to support Sub-Committee member proposals to move the ZOAM forward more efficiently and effectively. See examples provided on LCPCC Zoning Committee page.	LCPCC		Noted.
Research / Analysis	Opportunity to speak with soils scientist(s) about how the soils came about and possibly update those maps. Drainfields may not work in the soils as mapped. To what extent can the drainfields be placed/located, what if they were relegated to secondary or less than prime soils.	DAAR, ZOC		Discussions have occurred with the County Soil Scientist. The County soils map is updated each time a Preliminary Soils Report is conducted. Information has also been gather from the Health Department concerning the placement of drainfields on poorer soils: Poorer soils types require larger conventional drainfields. Although alternative systems are an option and typically take up less area, these systems have the potential to be more expensive.
Research / Analysis	Look at the 1998 seventy-five-page report titled "200,000 Acre Solution". Do the analysis such as fiscal impact of the proposed ZOAM. What is the design of the cluster regulations and what uses will be allowed on these soils?	DAAR		Within the PFLs, uses will be limited on the prime farmland soils. Although, there is the possibility of all the uses, listed in the UseTables, being able to locate on prime farmland soils if those soils are not captured within the 70% gross land area requirement of Sections 2-103(C)(2)(h) and 2-203(C)(2)(h)
Research / Analysis	Consult legal counsel for cluster regulations. Check the legality of more cluster subdivision regulations. LEGAL REVIEW: Code of VA § 15.2-2286.1 Requires counties to provide a "clustering option" AND enables Counties to make changes in land use ordinances. Counties are NOT REQUIRED to provide increased density for cluster options.	ZOC, LCPCC		Zoning Administration staff will be working along side of the County Attorney's Office to ensure that all draft cluster subdivision regulations are within the allowances of the State Code of Virginia.
Research / Analysis	Many Rural Economy Lots not being used for farming activities. Look at the number of Rural Economy Lots that are actually being farmed, used for farming and how many of those lots have a house on them or are just vacant? How much acreage is in farmland. Would like a summary/additional outreach to ZOC of what we have found before the drafting of the text.	ZOC		DRAFT text includes the addition of the PFL which proposes to require that each PFL have a minimum of 90% prime farmland soils. These lots would be restricted to minimal uses, primarily agricultural, and horticultural uses, although a single family home would be permitted use on the PFL.
Research / Analysis	Review the Farms Under Threat document. Agricultural land in low-density residential areas are 23 times more likely to be urbanized than other agricultural land. If we destroy the land best suited for cultivation, we weaken the viability of the agricultural sector.	SRL		Noted. DRAFT text now includes a PFL that is set aside for prime farmland soils within the subdividing tract. A minimum of 90% of each PFL must contain prime farmland soils.
Rural Economy Lot	As proposed in the BMI, retain a large minimum percentage (min. 80%) of the prime soils (USDA Class I and II soils) located on the Rural Economy Lot. This would help to ensure that most of the County's remaining prime soil resources are not permanently lost and destroyed under residential buildings and infrastructure. Prioritization of farmable Rural Economy Lots is key.	LSWCD, REDC, ZOC, SRL, Farm Bureau, LCEA, LCPCC		The proposed PFL would be part of the required 70% of the subdividing tract that would need to be set aside from the area designated for residential cluster lots. The PFL would be required if there are prime farmland soils over 1 acre. Each PFL would be required to have a minimum of 90% prime farmland soils on the lot.
Rural Economy Lot	Rural Economy Lots - often these lots are places on land (Steep Slopes, FOD, Hydric Soils, etc.) that is somewhat to severely limited for most agricultural uses. This leads landowner to either pursue agricultural activity on soils ill equipped to handle it, leading to adverse environmental impacts and low productivity or negative impacts on animal health, or they are faced with the prospect of greatly scaling back or completely curtailing their plans.	LSWCD, Farm Bureau		RELS that are provided must meet the minimum lot size of 15 acres, exclusive of major floodplain, very steep slopes, and highly sensitive areas within the MDOD. PFLs will be required if the there are prime farmland soils over 1 acre within the subdividing tract. PFLs will help address the previous issue of agricultural uses being established on poor soils.
Rural Economy Lot	Size of the Rural Economy Lots are critical and should be no smaller than the current 15 acres (AR-1) or 25 acres (AR-2). Ideally, the Rural Economy lots should be the base lot size of the district. Ex. AR-1 = 20 ac , AR-2 = 40 ac. This would reduce the fragmentation of valuable farmland and ensure that rural economy lots are large enough to sustain a wide range of agricultural uses.	LSWCD, REDC, LCPCC, ZOC, SRL, LCEA		The minimum size of the REL remains unchanged, 15 acres (AR-1) and 25 acres (AR-2). However, PFLs have been added to preserve prime farmland soils and the PFLs are required to be contiguous if more than one are provided except if the prime farmland soils located on the subdividing tract are not contiguous.
Rural Economy Lot	Rural Economy lot should not be encumbered with HOA restrictions, pertaining to uses. Possibility of the Open Space parcels between the Rural Economy Lots and Cluster Lots.	REDC		Draft text includes language that restricts HOA by-laws from restricting bona fide agricultural, horticultural, and Animal Husbandry uses on RELs. Open space parcels between RELs and the residential cluster lots is not addressed in the initial DRAFT text.

Rural Economy Lot	Text amendments should call out the Prime Ag. Soil types and describe them and their best uses. County should look into purchasing Rural Economy Lots for certain rural economy uses. Large Rural Economy lots can give more opportunity for young farmers to learn to farm. Only one Rural Economy to be used for farming depending on the amount of prime soils available.	REDC		The Use Tables have been revised to include separate use categories for PFLs, RELs, Residential Cluster Lots, and Base Density Lots and Principal/Subordinate Lots. Additionally, RELs are now distinct lots separate from the new PFLs which are primarily established for the preservation of prime farmland soils and uses best suited for these soils.
Rural Economy Lot	Ensure that Rural Economy Lots are contiguous and not fragmented thus keeping prime soils together in order to maximize the feasibility of farming and the viability of the rural economy.	REDC, LCPCCC, LSWCD, ZOC, SRL, LCEA, Farm Bureau		PFLs are proposed to be contiguous with other PFLs unless the location of prime farmland soils are not contiguous.
Rural Economy Lot	Drainfields should not be placed on the Rural Economy Lots for other cluster lots. Drainfields would be best placed on the individual lots or within an open space parcel.	REDC, Farm Bureau, LCEA,		Current text language does not allow drainfields, to be located on the REL that serve other residential cluster lots. Draft text does not change this.
Rural Economy Lot	Ensure that the rural economy lot(s) is protected with a conservation easement, which is in perpetuity; not a development easement or in an ag/forestral district. Also utilize the easement to outline terms for use of the property – especially in alignment with goals of the Comp Plan, such as permitting/ requiring trails, riparian buffers, a soil conservation plan, a forest management plan; etc. These conservation easements will ensure the preservation of these lots/soils for future young farmers too.	LCPCCC, Farm Bureau, LEAC		The DRAFT text does not currently require PFLs, RELs or Open Space to be placed under open space easement or conservation easement. Although, this may be considered in future DRAFT text.
Rural Economy Lot	Rename the Rural Economy Lot to "Preservation Farm Lot" or "Preserved Farmland Lot" which clearly states the intended use of the lot as one preserving prime agricultural soils for current and future farming activities.	LCPCCC, Farm Bureau, LEAC, SRL, ZOC, PEC		PFLs have been added to the cluster subdivision regulations.
Rural Economy Lot	Farm Bureau would be opposed to any provision which limits a farmer from farming the PAL under generally approved agriculture practices. Ownership of the "Preserved Farmland Lot" (PFL) must be maintained with the original owner or sold to a new owner, but not be placed under the ownership, control, purview or regulation of a Home Owners Association (HOA). Ownership of lots, especially the Rural Economy Lots. Make sure that the lots are sold privately or not part of HOA covenants/restrictions. The ownership of the Rural Economy Lots need to be private ownership not HOA. HOA regs cannot restrict the ag operations on a Rural Economy Lot. HOA covenants that restrict uses on these lots. Rural Economy lots must not be subject to HOA covenants that restrict the use of the lot for farming activities. Ordinance text needs to prevent loopholes and must have ways to enforce the regulations.	LCPCCC, ZOC, LCEA		Text language has been added prohibiting HOAs from limiting uses associated with bona fide agricultural, horticultural, and animal husbandry uses on PFLs, RELs, and Open Space parcels.
Rural Economy Lot	Require that there be no more than two rural economy lots in each cluster subdivision property. Keeping those limited in number preserves prime agricultural soils in larger quantities. Larger clusters of farmable acres and management so local farmers can take advantage of it.	ZOC, SRL		No limitation of the number of RELs or PFLs have been provided with the initial draft text. However, if PFLs are provided they must be contiguous unless the prime farmland soils are clustered in different parts of the subdividing tract.
Rural Economy Lot	During construction of cluster subdivision, these lots should not have any traffic on them that would compact the soils. Any of the prime ag soils should not be impacted by any traffic.	Farm Bureau		Noted.
Rural Economy Lot	Possibility of assessing impact fees for development of clusters within the Rural Policy Area. Consider the types of uses that will be permitted on the Rural Economy Lots. Some uses should be approved by special exception.	LCEA		Use tables have been revised to include separate use categories for PFLs, RELs, Residential Cluster Lots, and Base Density Lots and Principal /Subordinate Lots.
Rural Economy Lot	Cluster developments need special setbacks to ensure adequate buffers between homes in clusters and adjacent rural economy lots but also those lot outside of the cluster development.	ZOC		Setbacks have been established for those lots within the cluster subdivision from those lots not part of the cluster subdivision. Additionally, setbacks have been established between residential cluster lots and PFLs.
Uses	Opposed to allowing every possible rural use permitted in the rural zoning districts (AR-1 / AR-2) on the Rural Economy Lots. Add development standards for non-traditional agricultural uses in the rural policy area. Prohibit over-reaching permitted or special exception uses that are not truly "agricultural" uses on Rural Economy Lots. Performance standards and enforcement of non-traditional ag uses need to be expanded to maintain the rural character.	LSWCD, REDC, LCPCCC, PEC, LCEA		Use tables have been revised to include separate use categories for PFLs, RELs, Residential Cluster Lots, and Base Density Lots and Principal /Subordinate Lots.

Uses	Uses allowed on prime ag soils / open space / rural economy lots. Staff begun to define or identify what activities would be conducive to preserving prime ag soils or detrimental; farming activities have requirements as well; open space comes about through a subdivision. if we apply restrictions on prime ag soils seems highly inappropriate to me. Should be a broader opportunity for uses that are less restrictive.	NVBIA		Use tables have been revised to include separate use categories for PFLs, RELs, Residential Cluster Lots, and Base Density Lots and Principal /Subordinate Lots.
------	--	-------	--	--

Rural Economy Lot
Open Space
Home Owners Association
Cluster Subdivision Design
Development Review Process
Performance Standards
Research / Analysis
Density
AR Development Options
Uses
General
Conservation Easements