



Letter From Maura

**For all Loudoun County Citizens and Organizations:
Prep Information for the Planning Commission Public Hearing
on Tuesday August 30th, 6pm**

Due to inquiries received this week, the following provides additional information for the first ZOR Planning Commission Public Hearing on August 30th. (My apologies if this is duplicate information for some organizations.)

**The August 30th Planning Commission Public Hearing
PACKET DOCUMENTS have been posted.**

As you formulate your public hearing speaking and/or written comments, you may want to plan time to review the following to ensure you have the *correct information* and *proper tone* for your remarks to the Planning Commission (e.g., "*thank you to Staff*," "*still needs some work*," or "*requires further PC review/consideration*").

Review of the documents will enable you to highlight your specific topics of interest, with reference to the volume of wide-spread support from multiple organizations and advisory groups. — now and throughout the state-code-mandated public process – for the Zoning Ordinance Rewrite ZOAM-2020-0001.

Keep in mind – the August 30th Public Hearing only covers a portion of the Zoning Ordinance Rewrite (see list of sections below). If this hearing does not include your “hot topics,” you may choose to write an email and wait to speak at the second public hearing (December-ish).

A personal request:

Those working with me know I focus on public input that is accurate, professional, and constructive. After almost three years working with County Staff, advisory groups, organizations, and individuals on the most massive ZOAM the county has had in 20 years (with a pandemic in the middle), I believe it's important to keep in mind that uncivil public hearing comments to the Planning Commission or County Staff would be counterproductive.

***“Fight for the things you care about,
but do it in a way that will lead others to join you.” (RBG)***

ZONING ORDINANCE REWRITE, ZOAM-2020-0001

<p>WHEN is the Planning Commission Public Hearing and how can I attend/view/speak/email?</p>	<p>The Planning Commission Public Hearing will be held on <u>Tuesday August 30th</u> at 6pm.</p> <ul style="list-style-type: none"> • CLICK HERE for more details from the County for how to view, attend, or sign up to speak. • Email remarks to the Planning Commission (LoudounPC@loudoun.gov) and BOS (BOS@loudoun.gov).
<p>HOW can I prepare for the public hearing?</p>	<p style="text-align: center;"><u>DOCUMENTS TO REVIEW:</u></p> <ol style="list-style-type: none"> 1. STAFF REPORT to Planning Commission 19 pages. Contains background and Staff's high-level summary of "<i>Public Comment Themes</i>," which are in substantial conformance with the priorities list of topics in common across organizations and advisory groups. 2. ZOR KEY CHANGES MATRIX 28 pages. This is a MUST READ document to review STAFF'S COMMENTS on key Public Comment Themes. Your public hearing comments should indicate agreement or disagreement with Staff's recommendations to the Planning Commission. REVIEW TIPS: <ul style="list-style-type: none"> • Scan column 1 to locate your topic(s) of interest; • Review Public Comment Theme and ZOC comments (columns 5 & 6); then • Review STAFF RECOMMENDATIONS / responses column on the far right. 3. NEW / REVISED / DELETED DEFINITIONS 35 pages. Useful if you or your organization have put forward specific definition changes or additions. 4. You may also want to compare your "hot topics" with the Organizations and Advisory Group SHARED COMMENTS RANKED SUMMARY compiled across multiple advisory group and organization "white papers."

<p>WHICH chapters/topics will be included in the August 30th Public Hearing versus the public hearing in 4Q2022?</p>	<p>The following lists the topics/sections that will be included in the Planning Commission public hearings.</p> <p><u>August 30th Public Hearing ZOR Sections</u></p> <ul style="list-style-type: none"> • <u>Ch.7 Development Standards</u> (former Ch.5), <i>except</i> environmental and open space. Included: Site development, trees, landscaping/buffering, light/noise, parking, transportation, utilities, home owners associations. • <u>Ch.8 Signs</u> (former Ch.6) • <u>Ch.10 Nonconformities and Adaptive Reuse</u> (former Ch.5.10) • <u>Ch.11 Procedures</u> (former Ch.7). Included: Admin process, waivers/modifications, zoning permits, sign permits, site plan, subdivision, variance, commission permits, zoning amendments, Historic Overlay Districts (HOD), special exception review, sign plans, zoning modifications, enforcement, appeals, density credits. • <u>Ch.12 Boards and Commissions</u> (former Ch.10) • <u>Ch.13 Definitions & Rules of Interpretation</u> (former Ch.11). See public notice for list of new definitions and changes. <p><u>4Q2022 Public Hearing ZOR Sections</u> (to be scheduled):</p> <ul style="list-style-type: none"> • Zoning Districts (former Ch. 2*) • Use Tables and Use Standards (Ch.4 former Ch.3*) • Overlay Districts (Ch. 5 former Ch.4*) • Environmental and Open Space Development Standards (former Ch. 5*) • Attainable Housing (Ch.9 former Ch. 8*) <p>[*NOTE: Chapter references are as of the July 18th close of the 90-day public input. Expect some revisions.]</p>
<p>WHERE can I find the ZOR comments documents to review?</p>	<p>The following are posted on the County’s LOLA page for the Zoning Ordinance Rewrite, and on my ZOR Public Posting Page:</p> <ul style="list-style-type: none"> • Zoning Ordinance Committee (ZOC) Findings and Recommendation Report (released August 25th) • General online comments and emails from individuals (~375 pages) • General online comment white papers from organizations (~425 pages) • Not yet released: Draft text “Comment Box” input.
<p>WHAT ELSE is in the works?</p>	<p>You can view the ZOR Public Posting Page for the comment themes from the organization white papers and a SHARED COMMENTS RANKED SUMMARY for 8-30-2022 PC Hearing.</p> <p>When the additional individual public comments are made available, a Citizen Comment Summary will be prepared to highlight the key themes and topics in common across organizations.</p>

PRIME AG SOILS / CLUSTER SUBDIVISION ZOAM-2020-0002

<p>For citizens and organizations following <u>ZOAM-2020-0002</u> (Prime Ag Soils/Cluster Subdivision Zoning Ordinance Amendment)</p>	<p><u>REMINDER:</u> The second draft text for this Zoning Ordinance Amendment was released on August 8th for REFERRAL to County Departments, advisory groups, and previously involved Stakeholders.</p> <ul style="list-style-type: none">• The deadline for comments from referral groups is Wednesday August 31st.• You can review the proposed ZOAM-2020-0002 second draft text here.• Comments can be 1) sent to your stakeholder contact, 2) submitted to me via the requested input template located HERE, or 3) submitted directly online to County Staff via LOLA here.
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[LINK TO: ZOR PUBLIC POSTING PAGE](#)

[ZOR Frequently Asked Questions \(FAQs\) LINK](#)

[Prime Soils / Cluster Subdivision ZOAM FAQs LINK](#)

[Short Term Rentals ZOAM FAQs LINK](#).

DIRECT LINK TO LOLA online [Zoning Ordinance Rewrite Citizen's Comments](#)

I hope you find this helpful and thank you for your time!

Maura Walsh-Copeland



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