



## Planning Commission Public Hearing PRIORITY TOPICS OF INPUT & CONCERN RANKED ORDER

Aug.2022 Chapter	April Section	PRIORITY TOPICS: January 2023 Public Hearing
2	2	Prime soils/cluster management
4	3.06	Use specific Standards regulations for high-intensity uses and event management
6	5.04	Ensure availability of open space, passive recreation and LPAT
5	4.04	Permitted uses and Use specific Standards in Mountainside Overlay District (revisit for 4Q2022), regulations for high-intensity uses
4	3.06	Uses that support equestrian businesses and implementation of LPAT
5	4.07	Improved support of Village Conservation Overlay District (VCOD) and implementation of Village Small Area Plans
6	5.03	Improve RSCR protections for steep slopes, blasting, silt fencing, storm water management, water quality, permeable surfaces
6	5.03	RSCR should allow passive recreation only
6	5.03	NER Protection standards -- protection of rare and endangered species and habitats
2	2	Reduce residential density in cluster subdivisions
4	3.05.07.06	Telecommunication monopoles prohibited on ridgelines, downslope
6	4.01	Re-instatement of River Stream Corridor Overlay District (RSCOD)
6	5.03	RSCR Overlay district to protect streams, bankful benches, perennial streams, etc. Revised mapping requirements and setbacks.
5	4.04	Define MOD (Mountainside Overlay District) geographically instead of by soil types and steep slopes.
5	4.04	Performance and design standards to meet needs and conditions of mountain environment (ridgeline, forest canopy, erosion control, groundwater, unpaved roads, dark skies, etc.)
5	4.03.01	Flood Plain Overlay: 100 acre limit too large
5	4.03.05	Viewshed definition/viewshed analysis
6	4.01	Scenic River Overlay District / RSCR Management Area

Aug.2022 Chapter	April Section	PRIORITY TOPICS: AUGUST 30, 2022 Public Hearing
11.14	7.13	Lack of adequate enforcement procedures, provisions and penalties (ongoing zoning violations and sign violations).
7.01	5.01	Site Development -- management of intensity of scale for multiple business uses on a parcel
11	7.03	Zoning permit initiation and approval criteria -- require improved communication across developments and state agencies
10.05	5.01	Adaptive Reuse. Appreciated improvements made, however, flexibility for historic villages and eligibility criteria still require revision; make consistent with HDRC requirements.
7.05	5.08	Performance standards for lighting, preventing light pollution. Too many exceptions are permitted, no regard for different lighting requirements in zoning districts or policy areas, and inconsistent regulations across uses.
8	6	Inconsistent Sign regulations. Rural Policy Area has only one district regulation category whereas other areas have separate regulations by residential versus business zoning districts.
11.13	7.09	Historic Overlay District procedures and additional requirements for protecting historic villages, districts, and resources require further review.
11	7	Reducing ease of approval for special exceptions/high-intensity uses that compromise scenic and historic integrity of landscapes.

13 & 11	11	Ambiguous/missing definitions, resulting in ambiguities for enforcement.
13	11.03	Require a consistent definition of "historic." Is "Historic setting" definition sufficient? Add definition of "historic," consistent with Nat'l Register
7.05	5.08	Performance standards for Noise -- inconsistent regulations across uses and confusion between zoning vs. codified enforcement.
7.06	5.05	Parking calculations for high-intensity uses insufficient. Consider ratios based on outdoor VaABC licensed areas vs. only structure square feet.
7.03	5.06	Preservation of trees to meet canopy requirements, and existing trees/native vegetation
7.03	5	Requiring minimum percentages for native plants and vegetation as part of 7.03. (Submitted concerns regarding native vegetation have not been addressed)
13	11.03	Add definition of "cultural landscape" as defined by Nat'l Park Service
7.06	5.05	Parking for ADUs/AHUs: Changes are so de minimis as to not reflect true and measured parking ratios.
8	6	Sign regulations have increased sign sizes for residential & businesses. Incompatible in rural policy areas.
11.14	7.13	Penalties for serious zoning violations should be required to return land to prior condition.
13	11	Definition of equestrian accessory building vs. ag structure, and quantity of employed instructors.
8	6	Opposition to digital signs visible to drivers on the road and unlimited temporary signs.
ZOAM		Lack of zoning ordinances to implement 2019 General Plan Sustainability SUS Policy 8: Promote sustainability efforts throughout the County
ZOAM		Lack of zoning ordinances to implement 2019 General Plan Sustainability SUS Policy 9: Encourage sustainable development practices, including long-term water conservation, green building principles, sustainable site design, renewable energy, preservation and adaptive re-use of historic structures, and integrated energy management planning.

## **INPUT PROVIDED BY\***

### **ADVISORY GROUPS**

Catoctin Creek Scenic River Advisory Committee  
 Goose Creek Scenic River Advisory Committee  
 Environmental Commission (EC)  
 Heritage Commission (HC)  
 Rural Economic Development Council (REDC)  
 Zoning Ordinance Committee (ZOC)

### **ORGANIZATIONS**

Blue Ridge Mountain Civic Association (BRMCA)  
 Chamber of Commerce  
 Farm Bureau  
 Friends of the Blue Ridge Mountain (FBRM)  
 Goose Creek Association  
 Hamilton Station Neighbors  
 Hillsboro Preservation Foundation  
 Leesburg Garden Club  
 Loudoun Climate Project  
 Loudoun County Equine Alliance (LCEA)  
 Loudoun Historic Village Alliance (LHVA)  
 Loudoun Wildlife Conservancy  
 Piedmont Chapter of Virginia Native Plant Society  
 Piedmont Environmental Council (PEC)  
 Save Rural Loudoun (SRL)  
 Virginia Piedmont Heritage Area  
 Waterford Foundation

[\\* ZOR Public Posting Page](#)

Compiled by