



Save Rural Loudoun

January 23, 2019

Chair Phyllis Randall
Loudoun County Board of Supervisors
1 Harrison Street SE
Leesburg, VA 20175

Chair Randall:

Save Rural Loudoun appreciates the Board of Supervisor's recent decision to require early public hearings on applications for zoning amendments and special exceptions. As the Board noted, public hearings will help improve the quality of the Planning Commission's review and the BOS' eventual decisions on those applications.

We propose that the same principle should apply to the approval of "cluster" subdivisions in the Rural Policy Area. The design of those subdivisions can have a major impact on neighboring residents and businesses and, as stated on the County website, an application process is necessary to ensure that:

"... all newly created lots conform to the applicable requirements of the Loudoun County Zoning Ordinance, the Loudoun County Land Subdivision and Development Ordinance (LSDO), and the Loudoun County Facilities Standards Manual (FSM)."

Applying a similar standard of transparency to the approval of rural cluster subdivisions as the Board has applied to the approval of zoning amendments and special exceptions will be particularly important and useful when the County adopts additional design and building standards for rural subdivisions, as proposed in the current draft of the 2020-2040 Comprehensive Plan.

Therefore, Save Rural Loudoun requests that the BOS establish a requirement that:

1. the relevant County supervisor and the owners of all neighboring properties be directly notified when a cluster subdivision application has been submitted for review,
2. a public notice be posted on the County website,
3. a reasonable period of time be provided for public comment,
4. staff report to the BOS on how they have addressed any public comments received.

As with the BOS's decision on zoning amendments and special exceptions, this will help the County to ensure that all cluster subdivision plats are in full compliance with relevant regulations prior to approval and construction and avoid subsequent correction, conflict and delay.

We appreciate the BOS's commitment to transparency in its decision-making processes and believe this proposal would be a reasonable and realistic reflection of that commitment. Please let us know if you have any questions about our proposal.

Thank you,

John Ellis
Chairman, Board of Directors
Save Rural Loudoun