

# #12a

**BOARD OF SUPERVISORS  
BUSINESS MEETING  
ACTION ITEM**

**SUBJECT:** **TRANSPORTATION AND LAND USE COMMITTEE  
REPORT: CPAM-2024-0002 & ZOAM-2024-0002, Western  
Loudoun Rural Uses and Standards**

**ELECTION DISTRICT(S):** Catoctin, Little River

**STAFF CONTACT(S):** Brian Wilson, Planning and Zoning  
Daniel Galindo, Planning and Zoning

**PURPOSE:** To seek Board of Supervisors (Board) approval of the Project Plan (Attachment 1) for Comprehensive Plan Amendment (CPAM)-2024-0002 and Zoning Ordinance Amendment (ZOAM)-2024-0002, Western Loudoun Rural Uses and Standards. Staff is also seeking Board approval for a tentative schedule for the special Transportation and Land Use Committee (TLUC) meetings associated with this project.

**RECOMMENDATION(S):**

**TLUC:** On July 17, 2024, TLUC recommended (4-0-1: Glass absent) the Board approve the proposed Project Plan with refinements.

**Staff:** Staff recommends the Board approve the draft Project Plan provided as Attachment 1.

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**BACKGROUND:** The Western Loudoun Rural Uses and Standards Project Plan (Project Plan) was last considered by the Board at the [March 5, 2024](#), Board Business Meeting. After discussion regarding how stakeholder input would be gathered, the Board forwarded (9-0) the Project Plan to TLUC for further discussion and consideration regarding the stakeholder representative membership and selection process and the extent of the ZOAM scope.

TLUC reviewed the Project Plan at its [June 20, 2024](#), meeting. Discussion centered on the composition of the stakeholder groups, the method in which the stakeholders would be selected, and the specific zoning issues that would be considered as part of the project. TLUC made the following refinements to the staff recommended Project Plan, agreeing by consensus or straw poll votes:

- TLUC will designate two “Coordinating Leads:” one for the Business/Tourism category and one for the Agriculture/Conservation category. Each of the Coordinating Leads will select three participants to participate in each of the stakeholder meetings (consensus).

- A Coordinating Lead will not be needed for the residential stakeholder representations. Each of the three Board Members who represent western Loudoun (At-Large, Catoctin, Little River) will select a participant for each of the stakeholder meetings (consensus).
- Coordinating Leads and Board Members representing western Loudoun will submit the names of participants to the TLUC Chair and clerk at least one month prior to the special TLUC meeting date (consensus).
- Zoning Ordinance Committee (ZOC) members will not participate in the stakeholder meetings, as they will be reviewing the draft *Loudoun County Zoning Ordinance* (Zoning Ordinance) language later in the process (4-1: TeKrony opposed).
- Only the Planning Commission (Commission) members who represent the western Loudoun election districts and the At-Large Planning Commissioner may participate in the TLUC stakeholder meetings (5-0).

TLUC also discussed the scope of the ZOAM and whether to expand the amendments beyond those listed in the staff recommended Project Plan. Supervisor Kershner and Supervisor TeKrony indicated there were other Zoning Ordinance related issues besides those identified in the Project Plan that they would like the Board to consider adding to the scope of work. TLUC was agreeable to considering those additional amendments. TLUC did not act on the Project Plan and directed staff to return to the July 17, 2024, TLUC meeting to finalize the Project Plan.

Between the TLUC meetings, the Board discussed the Planning & Zoning Department (DPZ) Work Plan at its July 2, 2024, Business Meeting. During this discussion, it was noted that the density calculation issue involving conservation easements was an unresolved part of the ZOAM-2020-0002, Prime Agricultural Soil and Cluster Subdivision ZOAM. As a result of this discussion, staff recommends that this particular issue be included in the Western Loudoun CPAM/ZOAM and has been added to the Project Plan.

At its July 17, 2024, meeting, TLUC continued its review of the proposed Project Plan. TLUC debated the selection procedures and criteria for determining stakeholders participating in the input sessions. The list of amendments to be included in the Project Plan was also discussed. TLUC forwarded (4-0-1: Glass absent) the Project Plan to the Board with a recommendation of approval with the following additional refinements:

- Recommend Chris Van Vlack as the Coordinating Lead for the Agricultural/Conservation stakeholder representation (consensus).
- Recommend Beth Erickson as the Coordinating Lead for the Business/Tourism stakeholder representation (consensus)
- Recommend expansion of the Project Plan scope to include those items identified in Attachment 3 of this report (4-0-1: Glass absent).

Additionally, TLUC recommended (3-1-1: TeKrony opposed; Glass absent) the following amendments to the ZOC Bylaws. These recommended changes would be permanent changes to ZOC membership and not limited to the duration of the Western Loudoun CPAM/ZOAM:

- Recommend an amendment to Section A.1.b. of the ZOC Bylaws to read, “ZOC members may serve as voting members on only one other Loudoun County advisory body.”
- Recommend the replacement of one At-Large ZOC seat with a seat designated for Visit Loudoun (leaving only 1 At-Large seat).
- Recommend the addition of an Agri-Business seat to ZOC and update the number of voting members to 17.

Staff is not seeking Board action on the recommended changes to the ZOC Bylaws at this time. The proposed amendments will be reviewed by ZOC at its October meeting. The feedback received from ZOC will be considered by TLUC at the October 16, 2024, TLUC meeting and the amendments will then be forwarded to the Board for action at the November 7, 2024, Board Business Meeting.

**PROGRAM:** Based on the feedback provided by TLUC, staff recommends a focused program of information gathering. Staff will work with TLUC and a group of stakeholder subject matter experts (Attachment 2) to gather input regarding necessary Zoning Ordinance changes. Based on TLUC’s recommended scope additions, the number of stakeholder meetings has increased from four to seven. Staff advised TLUC that expansion of the scope would extend the timeline by approximately one year. TLUC indicated that the extension of the proposed timeline would be acceptable as long as the project was completed prior to the end of the Board’s term in 2027. Staff identified the following topics for discussion at the seven stakeholder meetings:

- Meeting 1: Liveries/Stables/Outdoor Recreation
- Meeting 2: Agricultural Processing/Other Farm Issues
- Meeting 3: Value Added Farming/Other Farm Issues/Conservation Easement Density
- Meeting 4: Mountainside Overlay District/Signage
- Meeting 5: Wineries/Limited Breweries/Limited Distilleries/Events
- Meeting 6: Food Trucks/Food Service and Rural Restaurants
- Meeting 7: Outstanding Issues

At each stakeholder meeting, TLUC and two members of the Commission will engage in a dialogue with the stakeholder experts to gather insight into issues and concerns regarding the relevant areas of the *Loudoun County 2019 General Plan* (2019 GP) and Zoning Ordinance. Each participating stakeholder in the Business/Tourism category and the Agricultural/Conservation category will be recommended by a Coordinating Lead (Attachment 2).

After the stakeholder meetings with TLUC, staff will prepare draft language that will then be reviewed by ZOC. Once this review is complete, the draft language will be sent forward to the Commission and Board for the required Public Hearings and Work Sessions.

The Western Loudoun Rural Uses and Standards CPAM and ZOAM will be processed simultaneously to ensure that upon adoption of any proposed amendments, the 2019 GP policy supports the suggested changes to the Zoning Ordinance. The project is estimated to take 30-36 months to complete. The process is scheduled to begin in September of 2024 with Board approval of this Project Plan and conclude with Board adoption of the CPAM and ZOAM in the spring of 2027.

**ISSUES:** As a result of the recommended additions to the scope, the timeline for completion of the project has been extended significantly (Attachment 1). Originally, staff proposed a 20-month timeframe with four stakeholder meetings. Currently, the proposed timeframe is now approximately 32 months with seven stakeholder meetings. This would put completion of the project in spring/summer of 2027.

Staff is currently polling Board members and stakeholders to identify specific dates in November of 2024, and January and April of 2025 for the first three TLUC meetings. Once specific dates have been established, staff will bring forward those date as an amendment to the Board's calendar on the Administrative Items Report.

**FISCAL IMPACT:** Staff is evaluating the potential need for consulting services to support the project and particularly any analysis that may be needed. Staff estimates the cost of these services would not exceed \$250,000. Staff is coordinating internally to identify the source of funds.

**ALTERNATIVES:**

1. The Board may approve the Western Loudoun Rural Uses and Standards CPAM-2024-0002 and ZOAM-2024-0002 Project Plan and proceed as presented in Attachment 1.
2. The Board may approve the Western Loudoun Rural Uses and Standards CPAM-2024-0002 and ZOAM-2024-0002 Project Plan with modifications.
3. The Board may defer action on this item and direct staff on how to proceed.

**DRAFT MOTIONS:**

1. I move that the Board of Supervisors approve the Project Plan for CPAM-2024-0002 and ZOAM-2024-0002, Western Loudoun Rural Uses and Standards, provided as Attachment 1.

OR

2. I move an alternate motion.

**ATTACHMENT(S):**

1. Draft Project Plan for CPAM-2024-0002 and ZOAM-2024-0002
2. Western Loudoun Rural Uses and Standards Stakeholder Representation
3. Recommended Additions to the Scope of Work

# Project Plan: CPAM-2024-0002 and ZOAM-2024-0002

Project Title: Western Loudoun Rural Uses and Standards

## PURPOSE

The purpose of this item is to provide a Project Plan for the Western Loudoun Rural Uses and Standards Comprehensive Plan Amendment (CPAM) and Zoning Ordinance Amendment (ZOAM). The CPAM and ZOAM will be processed together to consider amendments to the *Loudoun County 2019 General Plan (2019 GP)* and the *Loudoun County Zoning Ordinance (Zoning Ordinance)*. These amendments will involve various topics such as, but not limited to: Wineries, Limited Breweries, and Limited Distilleries; Definitions including farms and other rural uses; Mountainside Overlay District (MOD) use restrictions; Liveries, Stables, and Outdoor Recreation; Signage; Performance standards and other rural-related Zoning Ordinance standards. Staff will develop language for the 2019 GP to provide guidance and establish support for proposed zoning amendments.

## BACKGROUND

The Western Loudoun Rural Uses and Standards CPAM and ZOAM builds upon previous Planning Commission (Commission) and Board of Supervisors (Board) discussions that took place during the Zoning Ordinance Rewrite (ZOR) process. At the June 8, 2023, Commission meeting, the Commission recommended that the Department of Planning and Zoning (DPZ) Work Plan include a ZOAM that focused directly on the rural uses and standards that were raised as concerns by the public. In addition, the Commission recommended that this project include a CPAM to provide policy support for any amendments to the Zoning Ordinance that are recommended. The Board agreed with this recommendation and prioritized the Western Loudoun Rural Uses and Standards Project as part of the DPZ Work Plan at the January 16, 2024, Board Business Meeting. Staff received input from Transportation and Land Use Committee (TLUC) at the June and July TLUC meetings and has amended the Project Plan to include additional Zoning Ordinance amendments.

## PROJECT STRATEGY AND SCOPE

### *Project Strategy*

The Western Loudoun Rural Uses and Standards CPAM and ZOAM will be processed simultaneously to ensure continuity in the process. Any 2019 GP amendment proposed will ensure that 2019 GP policy is aligned with the proposed ZOAM. The project will build on the public input gathered during the ZOR process. Staff will work with the TLUC to discuss issues and Zoning Ordinance content.

Staff will work with TLUC to discuss issues and receive direction that will inform Zoning Ordinance text changes. The initial meetings with TLUC will include multiple participants selected by TLUC and representing different perspectives from various interest groups. At the conclusion of the initial group of meetings, staff will develop draft language to present to the Zoning Ordinance Committee (ZOC). Note that ZOC meetings packets are posted on the County website for public review, and ZOC meetings include an opportunity for the public to speak or submit written comments. After ZOC completes its review and provides feedback, draft

language that addresses ZOCs feedback will be made available to the public in preparation for Commission and Board Public Hearings. Recommended Zoning Ordinance language may include revised definitions of various rural uses, regulatory adjustments for rural business uses, and other various requirements such as hours of operation for outdoor music, landscape, lighting, signage, and buffering of certain rural uses. Staff anticipates working with TLUC to identify and resolve issues and ZOC to review draft text. Once staff has completed work with TLUC and ZOC, the CPAM and ZOAM will follow the normal review and Public Hearing process for both the Commission and the Board.

## ***Project Scope***

### **Comprehensive Plan Amendments**

Potential amendments to the 2019 GP will be as follows:

- Staff will review and analyze the existing Rural Policy Area (RPA) recommendations in the 2019 GP to determine if amendments are necessary to facilitate the ZOAM.
- Staff will review the RPA section in the 2019 GP for inconsistencies to ensure current rural land use policy guidance aligns with the Zoning Ordinance and proposed changes. The review of the 2019 GP will be conducted in a manner that ensures all recommendations have been considered through an appropriate equity lens. No change in development density will be considered. The proposed CPAM will not include substantial changes to the existing policy directive of the RPA. The review, and possible amendments, will be focused on minor updates to language to ensure consistency with the Zoning Ordinance.

### **Zoning Ordinance Amendments**

The proposed Zoning Ordinance amendments will include but are not limited to the following topics:

#### **Farm Wineries, Limited Breweries, Limited Distilleries**

- Define key terms as needed.
- Consider allowances/restrictions of ancillary uses – e.g. Wedding and Banquet Facilities, Concerts, etc.
- Performance Standards – outdoor music hours of operations, lighting, traffic, parking, signage, etc.
- Consider areas where regulations should be modified.
- Resident Protections – Ensure proper location of uses that are ancillary to the primary use on site to reduce impacts of noise, light, traffic, and parking.

#### **Food Service**

- Reevaluate Food Truck requirements
- Farm to Table Restaurants
- Rural Restaurants – consider allowing more than a coffee house and less than a full scale commercial restaurant.

#### **Farm**

- Consider definitions.
- Agricultural Processing - Explore options for allowing small-scale agricultural processing on multiple parcels or off-site as a separate use to differentiate from large-scale stand-alone processing facilities. Explore definitions to clarify standards to help differentiate between animal processing (large scale and small scale) and non-animal-based processing such as fruits and vegetables.
- Consider Reinstating the Guest Farm and Ranch Use.
- Value Added Farming/Non-Traditional Uses.
- Consider areas where regulations should be modified.

- Resident Protections – Ensure proper location of uses that are ancillary to the primary use on site to reduce impacts of noise, light, traffic, and parking.
- Tenant Housing/Farm Worker Housing/Seasonal Labor Dormitory
- Agricultural structure setback requirements from private road easement

### **Mountainside Overlay District**

- Use Restrictions, general requirements

### **Rural Signage**

- Number, Size

### **Stables, Liveries, Outdoor Recreation**

- Definitions.
- Performance Standards.
- Consider areas where regulations should be modified.
- Resident Protections – Ensure proper location of uses that are ancillary to the primary use on site to reduce impacts of noise, light, traffic, and parking.

### **Miscellaneous Provisions Recommended by Staff**

- Review regulations to maintain consistency between Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn and Rural Resort.
- Consider changing Sawmill Use from Special Exception Use to Minor Special Exception.
- Include all updates to regulations necessary to comply with the VA State Code, in coordination with the.
- Add Class III Roads for lot access ( )
- Clarify multiple principal uses on the same lot regulations (ARs + As) ( ).
- Open Space Easement (OSE) density transfer (i.e., when parcel under OSE is part of “Originating Tract” for cluster or principal/subordinate subdivision options).

### ***Project Duration***

Total project duration is estimated to require 30-36 months. The process is scheduled to begin in September of 2024 with the Board approval of this Project Plan and conclude with Board adoption of the CPAM and ZOAM in the spring of 2027.

### ***Key phases of the project include:***

- Initiation: Board adoption of the Project Plan;
- Stakeholder Engagement with TLUC;
- Development Period: Draft policy language for CPAM necessary to facilitate proposed ZOAM Recommendations, Review of RPA section of 2019 GP and recommend amendments, Draft ZOAM language;
- ZOC review of draft Zoning Ordinance language;
- Agency Comment Period;
- Commission Public Hearings and Consideration; and
- Board Public Hearing and Consideration and Direction on Draft Recommendations;
- Board Adoption.

### **DELIVERABLES**

Work products will include:



1. Revised text and policies within the 2019 GP;
2. Staff reports to include analysis and recommendations for revisions to parts of the 2019 GP RPA; and
3. Staff reports to include analysis and recommendations for revisions to parts of the Zoning Ordinance .

### PROJECT ASSUMPTIONS

1. **Resources.** DPZ staff has the required research, analysis skills, and technological tools to carry out the necessary mapping, policy, and Zoning Ordinance text amendment recommendations in accordance with the Board's direction.
2. **TLUC, ZOC, Planning Commission, Board Direction.** The Project Plan assumes TLUC, ZOC, the Commission, and the Board will provide staff with direction on the Zoning Ordinance text and 2019 GP amendments to facilitate any changes deemed necessary.
3. **Staff Resources.** DPZ staffing levels be maintained throughout the project.

### PROJECT CONSTRAINTS

As a staff-driven effort, competing County planning initiatives and priorities pose the greatest constraints to the projected schedule. Currently there is one CPAM in-process and nearing completion, one program initiative on hold and another active, and four CPAMs currently underway. DPZ staff will undertake public outreach, noticing efforts, the development of draft language, and other services as necessary to implement the proposed CPAM and ZOAM

### PROJECT ORGANIZATION AND TEAM

The project will be managed by the Community Planning and Zoning Administration Divisions of DPZ. The Project Managers will also facilitate public outreach and all legal notice requirements.

Project Manager(s):	Brian Wilson, Senior Planner, Community Planning David Schniegenberg, Planner III, Zoning Administration
Project Supervisor(s):	Theresa Stein, Program Manager, Community Planning Michelle Lohr, Deputy Zoning Administrator, Zoning Administration
Project Director:	Judi Birkitt, Deputy Director, Planning and Zoning
County Staff:	Various agency/department liaisons to be determined

### STAKEHOLDERS

1. Board of Supervisors
2. County Agencies
3. County Advisory Boards
  - a. Planning Commission
  - b. ZOC
4. Residents, local organizations, business/property owners, and industry/citizen groups

### *Community Outreach Plan*

The public engagement objectives for this project will consist of a more focused level of stakeholder engagement. The ZOR process provided staff with an extensive amount of input regarding the issues this project aims to address. As part of this process, staff envisions conducting a total of seven stakeholder meetings with TLUC to provide stakeholders the opportunity to discuss each issue in a detailed and more focused manner. The stakeholder participants representing Business/Tourism interests and Agricultural/Conservation interests will be selected by a "coordinating lead" representative. The selections made by the Coordinating Lead will be reviewed and authorized by TLUC prior to the meeting. The resident

participants will not require a coordinating lead, as each of the three Board Members representing western Loudoun will select one resident participant for each of the stakeholder meetings. Each stakeholder meeting will include residents, business owners/tourism representatives and agricultural/conservation interests. Stakeholder participants in all categories may be the same or different for each stakeholder meeting. However, the goal is to have broad participation and to hear a variety of perspectives. Other participation requirements recommended by TLUC are as follows:

- Coordinating Leads and Board Members representing western Loudoun will submit the names of participants to the TLUC Chair and clerk at least one month prior to the special TLUC meeting date.
- (ZOC members will not participate in the stakeholder meetings, as they will be reviewing the draft Zoning Ordinance language later in the process.
- Only the Commission members who represent the western Loudoun election districts and the At-Large Planning Commissioner may participate in the TLUC stakeholder meetings.

TLUC will host a stakeholder meeting at the County for each of the six specific categories identified with a seventh meeting to discuss any outstanding issues. Each one of these meetings will include a distinct set of invited stakeholders who represent different perspectives in that particular area of focus. The subject categories for each meeting include:

- Meeting 1: Liveries/Stables/Outdoor Recreation
- Meeting 2: Agricultural Processing/Other Farm Related Issues
- Meeting 3: Value-Added Farming/Other Farm Related Issues/Conservation Easement Density
- Meeting 4: Mountainside Overlay District/Signage
- Meeting 5: Wineries/Limited Breweries/Limited Distilleries/Events
- Meeting 6: Food Trucks/Food Service and Rural Restaurants
- Meeting 7: Outstanding Issues (relevant stakeholder representatives will be invited)

Information gathered at these stakeholder meetings will then be utilized by staff to develop recommended 2019 GP and Zoning Ordinance changes. This initial draft Zoning Ordinance language will be sent forward to ZOC where comments and additional feedback will be provided. Staff will incorporate feedback from ZOC and take revised text forward to the Commission and the Board for public hearings to gather additional public input and for further refinement of draft text.

## **PROJECT RESOURCES**

As a staff-driven project, the required resources are primarily associated with staff time, rather than significant increases in any budget line item. Funds exist within the Department's budget to complete this project. In addition, Staff is evaluating the potential need for consulting services to support the project and particularly any analysis that may be needed. Staff estimates the cost of these services would not exceed \$250,000. Staff is coordinating internally to identify the source of funds. With that in mind, this project would become a significant piece of the planned workload for the Zoning Administration and Community Planning Divisions of DPZ, and any additional projects or priorities that materialize in 2025 or 2026 could potentially impact the above schedule.

**PROJECT SCHEDULE**

<b>TASK</b>	<b>WHO</b>	<b>WHEN</b>
<b>1. Board Approval of Project Plan for CPAM and ZOAM</b>	Board of Supervisors	September 2024
<b>2. TLUC Meeting 1 – Liveries/Stables/Outdoor Recreation</b>	DPZ, TLUC	November 2024
<b>3. TLUC Meeting 2 – Agricultural Processing/Other Farm Related Issues</b>	DPZ, TLUC	January 2025
<b>4. TLUC Meeting 3 – Value Added Farming/Other Farm Issues/Cons.Easement</b>	DPZ, TLUC	April 2025
<b>5. TLUC Meeting 4 - Mountainside Overlay District/Signage</b>	DPZ, TLUC	June 2025
<b>6. TLUC Meeting 5 – Wineries/Breweries/Distilleries/Events</b>	DPZ, TLUC	August 2025
<b>7. TLUC Meeting 6 – Food Trucks/Food Service and Rural Restaurants</b>	DPZ, TLUC	October 2025
<b>8. TLUC Meeting 7 – Outstanding Issues</b>	DPZ, TLUC	December 2025
<b>9. Staff Develops Draft Ordinance Language</b>	DPZ	January 2025 - December 2025
<b>10. Zoning Ordinance Committee (ZOC) Review and Comment on ZOAM Language – Four Meetings</b>	DPZ, ZOC	January-April 2026
<b>11. Agency Comments</b>	County Referral Agencies	April-May 2026
<b>12. Board Information Item &amp; Resolution of Intent to Amend Ordinance</b>	DPZ	June 2026
<b>13. Planning Commission Public Hearing</b>	DPZ, PC	July 2026
<b>14. Planning Commission Work Session(s) for Recommendation</b>	DPZ, PC	July-October 2026
<b>15. Board of Supervisors Public Hearing</b>	DPZ, Board of Supervisors	December 2026
<b>16. Board of Supervisors Business Meeting for Action</b>	DPZ, Board of Supervisors	April 2027

## Stakeholder Representation

As part of the Western Loudoun Rural Uses and Standards Project, the initial information gathering phase will include seven meetings, hosted by Transportation Land Use committee (TLUC). During these meetings, TLUC will work with three groups made up of nine stakeholder experts to ensure there is a broad range of representation and input provided. Each TLUC meeting will focus on a specific topic(s). The group of nine stakeholders specific to that topic will be invited to have a focused dialogue with TLUC and staff. Each group will assist in the identification of issues, and possible solutions for issues specific to this Project Plan. Depending on the interest group represented and the topic being discussed, the stakeholder participants may be different or the same at each TLUC meeting.

MEETING TOPIC(S)	STAKEHOLDER REPRESENTATIVE INTEREST			
	BUSINESS/ TOURISM	AGRICULTURAL/ CONSERVATION	RESIDENTIAL	COUNTY
<b>Meeting 1: Liveries, Stables, Outdoor Recreation</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 2: Ag Processing/ Other Farm Related Uses</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 3: Value Added Farming/Other Farm Related Issues/Cons. Easement Density</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 4: MOD/Signage</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 5: Farm Wineries/Limited Breweries/Limited Distilleries/Events</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 6: Food Trucks/Food Service and Rural Restaurants</b>	3 Invitees (TBD)	3 Invitees (TBD)	3 Invitees (TBD)	TLUC and 2 PC Members
<b>Meeting 7: Outstanding Issues</b>	Relevant stakeholders from the above groupings will be invited			TLUC and 2 PC Members
<b>*Additional meetings may be necessary depending on progress made at each meeting.</b>				

## **RECOMMENDED ADDITIONS TO THE SCOPE OF WORK**

### **TLUC Recommended Additions**

1. Tenant Housing/farm worker housing/seasonal labor dormitory
2. Food service and farm to table restaurants
3. Adequate food service at wineries, breweries, distilleries – Allow food trucks to operate without having to move every night.
4. Event and banquet facility performance standards to include noise (outdoor music), lighting, traffic, parking and signage.
5. Lodging uses – require establishment of proposed lodging use prior to operating events
6. Review regulations to maintain consistency across the uses identified in the Project Plan and the following uses:
  - a. Bed and Breakfast Homestay
  - b. Bed and Breakfast Inn
  - c. Country Inn
  - d. Rural Resorts
7. Allow a rural use Restaurant – more than a coffee house – less than a commercial restaurant.
8. Sawmill use – Revise this to consider changing from Special Exception to Minor Special Exception.
9. Waive buffer for private road access easement for an Agriculture Structure to be rebuilt in the same footprint.
10. Re-examine Guest Farm and Ranch Use up to 20 Guest Rooms as a permitted use.

### **Staff Recommended Additions**

11. Review newly adopted relevant Virginia State Code Sections and include updates to regulations necessary to comply with the State Code.
12. Add Class III Roads for lot access.
13. Address multiple principal use on same lot regulations (ARs + As).
14. Address Open Space Easement (OSE) density transfer (i.e., when parcel under OSE is part of “Originating Tract” for cluster or principal/subordinate subdivision options).