

Major Topics

The following 9 major topics will be addressed during development of the New Comprehensive Plan for Loudoun County:

- * Economic Development
- * Transition Policy Area
- * Residential Housing Choice & Diversity
- * Redevelopment / Reuse
- * Suburban Policy Area
- * Community Facilities & Supporting Infrastructure
- * Quality Development
- * Fiscal Management
- * Growth Management

Key Objectives

A comprehensive plan serves a variety of objectives for communities¹:

- * The plan provides continuity across time
- * Balances competing private interests
- * Protects public investments
- * Protects valued resources
- * Provides guidance for shaping the appearance of the community
- * Promotes economic development
- * Provides justification for decisions
- * Expresses a collective vision for the future through public dialogue

¹Source: Gary D. Taylor, Iowa State University

How You Can Participate

Let us know how you envision Loudoun. Share your thoughts, ideas, questions and/or concerns by:

- * Sending us a letter or email
- * Attending meetings
- * Participating in online surveys

Join Our Mailing List

Receive updates and announcements on the development of Loudoun County's New Comprehensive Plan by visiting our website to join our mailing list: www.loudoun.gov/newcompplan.

Attend Public Meetings

Public meetings will be held during the 18 month process. Dates and times of public meetings are posted on the Loudoun County Government master calendar www.loudoun.gov/calendar.aspx and also on our website www.loudoun.gov/newcompplan.

For More Information

Please contact Christopher Garcia, Program Manager, Community Planning Division, Department of Planning and Zoning.

Main Number: (703) 777-0246

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Department of Planning and Zoning

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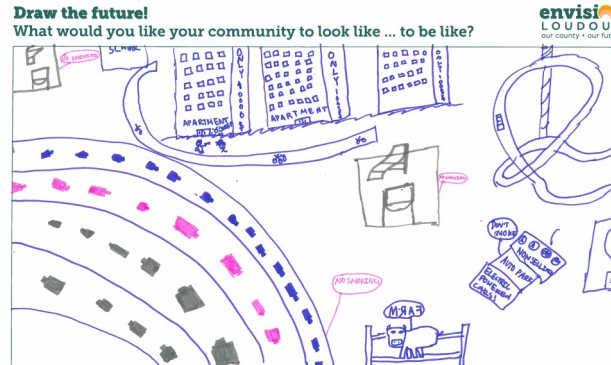
The Comprehensive Plan

The Comprehensive Plan is the community-based vision for Loudoun's future and the land use policy document adopted by the Board. Plan policies guide the Board's land use development decisions and are the foundation for service plans, economic development, and other strategies; and for regulatory tools such as the zoning and subdivision ordinances. The comprehensive plan is designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds for infrastructure, and how to address pressing issues such as farmland preservation or the redevelopment of older areas.

Project Requirements

State case law envisions strong links between a comprehensive plan, zoning and subdivision regulations and the capital improvements program that establishes location, financing and timing of local public facilities (Virginia Code Title 15.2-2239). This integrated planning approach is expected to provide a growth-management strategy that will sustain local jurisdictions as they grow.

Title § 15.2-2223 also states that 'the comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities'.



Process

April to August 2016

Phase I - Project Preparation

Plan Charter, Plan Evaluation, Stakeholders Committee Formation, Consultant Selection.

September 2016 to October 2017

Phase II - Plan Development

Public Input, Visioning, Issues Identification, Plan / Policy Development, Public Review, Plan Refinement.

December 2017 to May 2018

Phase III - Plan Recommendation

Planning Commission Recommendation, Board of Supervisors Consideration / Adoption.

Summer 2018

Phase IV - Plan Implementation

Comprehensive Zoning Ordinance Amendment, Small Area Plans, Capital Improvement Projects, Design Guidelines.

Please visit our site: www.loudoun.gov/newcompplan for information on our current comprehensive plan and its components.

Roles & Responsibilities

Board of Supervisors

The Board of Supervisors will provide overall guidance and direction throughout the New Comprehensive Plan process. They will review and evaluate the Planning Commission's recommended plan, conduct the required adoption process and adopt the new plan.

Planning Commission

The Planning Commission will follow the Board of Supervisor's established scope and process and develop a recommended plan.

Planning and Zoning Staff

Staff will manage logistics, lead the public outreach effort, facilitate the Staff Technical Advisory Committee, work with the Stakeholders Steering Committee and Planning Commission to develop a recommended comprehensive plan.

Staff Technical Advisory Committee

Represents key County Department & Agencies to serve as a resource for the Board of Supervisors and Planning Commission for technical and professional information, guidance and recommendations.

Stakeholders Committee

Represents key stakeholders (e.g. citizens, environmental organizations, homebuilders, real estate associations, Chamber of Commerce etc.) to serve as an advisory group to the Board of Supervisors and Planning Commission to assist in the plan's development.

Public

Provides feedback throughout the process to assist in the plan's development through input at public meetings and on-line forums.