

ZONECO PUBLIC REVIEW DRAFT-230521

Date: June 2, 2023

COMMISSIONER FORBES COMMENTS

Critical (10)		Editorial High (29)
Substantial (35)		Editorial Medium (19)
Administrative (10)		Editorial Low (58)

Item	Reviewer Name	Comment Date (mm/dd/yyyy)	Document	Document Version Date (mm/dd/yyyy)	Page No.	Document Section	Reviewer Request	Comp Plan Reference	Change Type	Priority (High, Medium, Low)	Planning Commission Response	Action Date
	Naru Forbes	May 7-11 2023	Public Review	05/31/2023		Sign Regulations	-starts page 209					
			Public Review	05/31/2023	209-210	Before section numbers	The numbering is off - says Article 11 pg 209 " 12 pg 210					
			Public Review	05/31/2023	210	12.4	1st sentence is incomplete - not a sentence. "no sign..."					
			Public Review	05/31/2023			- need comma after "except sign" "except" should					
			Public Review	05/31/2023			be in dissent type as capitalization makes it appear part of new sentence					
			Public Review	05/31/2023	212+ 215#	12.6 # 11	Is there a note clear definition of "glaring sign"?					
			Public Review	05/31/2023	212+ 215	12.6 # 14	portable signs - How is such a sign enforced if sign is on back of a vehicle like county bus?					
			Public Review	05/31/2023	216	12.7 #	why may directional signs be internally lit?					
			Public Review	05/31/2023	216	12.8 1. b.	why 59 feet? It seems very large					
			Public Review	05/31/2023	218	12.8 3)	political signs - why are there no restrictions on size?					
			Public Review	05/31/2023	219	12.8 7) a)	refers to sign permits for temporary promotional signs. what signs require permits & which do not? permit process should be clear					
			Public Review	05/31/2023	219	2.8 7) E) & F)	why are Ballon signs etc permitted here & forbidden elsewhere? Criteria for approval? F) says such signs prohibited. seems contradictory. No regular Ballons or large animal Ballons etc??					
			Public Review	05/31/2023	214		why are billboards not prohibited?					

General comment re temporary signs - (12.8) Many of these sections have limits on when signs go up & must be removed. I see nothing (except in 3E) requiring a permit. How is Town to know how & when to enforce?

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			Public Review	05/31/2023	220	12.8 8) b)	if zoning administrator must approve - is this the same as a sign permit?				why is some approval by zoning administrator same by community development Dept?	
			Public Review	05/31/2023	221	12.8 10)	zoning administrator approval required. is it a permit? What are the "applicable provisions of the zoning ordinance" as referenced?					
			Public Review	05/31/2023	221	12.8 11)	20 square feet - 3 months - why these sizes?					
			Public Review	05/31/2023	223	12.10 3) E)	why do we permit neon & fluorescent backlit sign? see also pg 224 8) vi)					
			Public Review	05/31/2023	224	12.10 5) iii	sign permitted 24 59 feet seems very large					
			Public Review	05/31/2023	225	12.10 5) vi	32 59 feet - seems very large					
			Public Review	05/31/2023	225	12.10 5) viii	24 59 feet seems large					
			Public Review	05/31/2023	226	12.10 6) b) iii	2m commercial districts 60 59 feet - large					
			Public Review	05/31/2023	226	12.10 6) c) ii	40 59 feet - why this size?					
			Public Review	05/31/2023	228	12.10 7) a) ii	50 59 feet wall signs 100 59 feet } why these sizes?					
			Public Review	05/31/2023	229	12.10 9) a) i)	2m C-4 Dist 40 59 feet why?					
			Public Review	05/31/2023	231	12.12	why can one get a permit for high voltage tube lighting? why don't we have a clear list or chart showing what exactly requires a permit & what does not?					

Change Type

Critical: of such nature that would cause rejection of the entire document without change
Substantial: of such nature that combined with other concerns might cause rejection of the entire document without change
Editorial: agree with intent of what is said but believe wording is unclear, ambiguous, erroneous, or wrong tone
Administrative: comment on layout and/or organization and other issues concerning format
Comment: no change needed

Action

Adopted
Partially Adopted
Referred to Other Board / Commission for Action
Previously Adopted
Considered and Noted for Record

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			Public Review	05/31/2023	232	12.12 3) a)	section says zoning administrator reviews permit applications but elsewhere in this section reference to community development dept. see pg 220 8' 2)					
			Public Review	05/31/2023	233	12.12 3) a)	why does community development dept do inspections?					
			Public Review	05/31/2023	234	12.12 5)	why does community development dept deal with sign waivers?					
			Public Review	05/31/2023	235	12.12 7)	This references a waiver granted by zoning administrator					
			Public Review	05/31/2023								
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			Public Review	05/31/2023			general question - 1) Do we have any steep slopes in Pinedaleville?					
			Public Review	05/31/2023	(237)		a) Does the Loudoun County steep slope map referenced on pg 237 show any steep slopes in town?					
			Public Review	05/31/2023								
			Public Review	05/31/2023								
			Public Review	05/31/2023			article 13 - pg 240 - All numbering is 14...					
			Public Review	05/31/2023	241	14.1 3)	we may want to create some definitions as "casual", "intermittent" and "Temporary"					
			Public Review	05/31/2023	242	14.4 (a) & b	This means in our small lots with very narrow frontage can still build a house. How were we addressing our small lot					
			Public Review	05/31/2023			This is true for residential and commercial					
			Public Review	05/31/2023								
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Base Permit pg 14 using incorrectly #5 3...)

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			Public Review	05/31/2023	17	3.6.2	chart - and throughout					
			Public Review	05/31/2023	19	3.6.3 2) c) i)	we had a discussion about using SUP - not SE + removing this column height can be greater by SE - see above - SE on SUP?					
			Public Review	05/31/2023	21	3.7.2	As the intent is to provide for higher housing in R-3?					
			Public Review	05/31/2023	22	3.7.3 2 b) i)	same as above					
			Public Review	05/31/2023	25	3.8.3. 2 c) ii)						
			Public Review	05/31/2023	31	3.10.2	Do we want hotel as a by right use? / Laboratory?					
			Public Review	05/31/2023	36	3.11.2	"					
			Public Review	05/31/2023	42	3.12.2	"					
			Public Review	05/31/2023	44	3.12.3 2 a) iii)	why lots north of world exempt from front yard requirements?					
			Public Review	05/31/2023	48	3.13.2	Laboratory by right? Why not SUP? same for out door storage dot (see pg 52 - where SUP is required) same for pet area - 576 sq ft					
			Public Review	05/31/2023	60	3.16.2	church should be by SUP same for recreational facility - as written could be go carts or circus					
			Public Review	05/31/2023	62	3.16.4	also - what is a "special event"? there is a use here about "Catering Inn" but it is not in the table as a use nor is "winery" (7)					

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[illegible]

gender child can
resident trial and
swelling accessory

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			Public Review	05/31/2023	74 + 79 & 83	4.5 & 4.6 maps	4.7 & 4.8 & 4.9 & 4.10 & 4.11 Please check to be sure maps are accurate & there is no overlap - that areas "touch"					
			Public Review	05/31/2023	88 & 93		In spite of saying that there are not the "official maps" they must be accurate -					
			Public Review	05/31/2023	98		If they are not the official map then what is? where are the overlay districts & sub areas shown on the primary official map?					
			Public Review	05/31/2023	102		This is a question for all overlay districts & sub areas					
			Public Review	05/31/2023								
			Public Review	05/31/2023								
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