

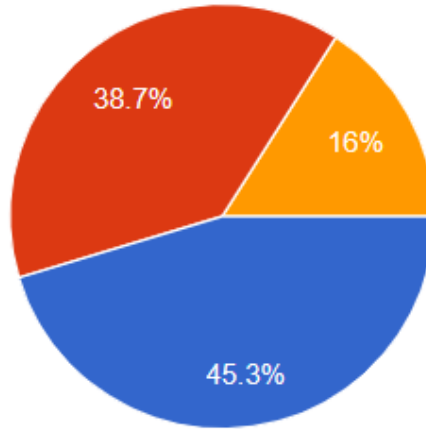
UPDATE ZOR 2023 PUBLIC INPUT SURVEY RESPONSES as of 6-2-2023



Survey to 500+ residents county-wide
(still open for responses)

ZIP CODES Responses

20147 Ashburn
20135 Bluemont
20158 Hamilton
20132 Hillsboro/Purcellville
20175 Leesburg
20176 Leesburg/Lucketts
20160 Lincoln
20180 Lovettsville
20129 Paonian Springs
20130 Paris VA
20131 Philomont
20141 Round Hill
20164 Sterling
20197 Waterford



QUANTITY OF COMPLAINTS REPORTED (as of 6-2-2023): 350+ complaints submitted (All types, all years)

61% to date have submitted a zoning use complaint or know others who have.

58% for Limited Breweries

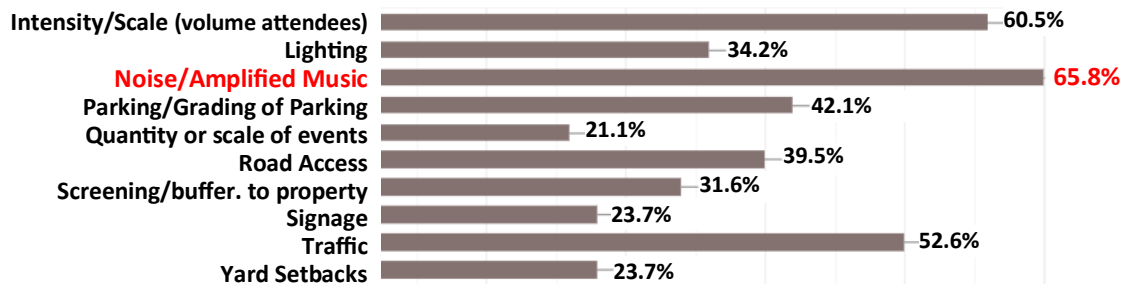
26% for Farm Wineries

26% for non-ag events

26% for agritourism activity

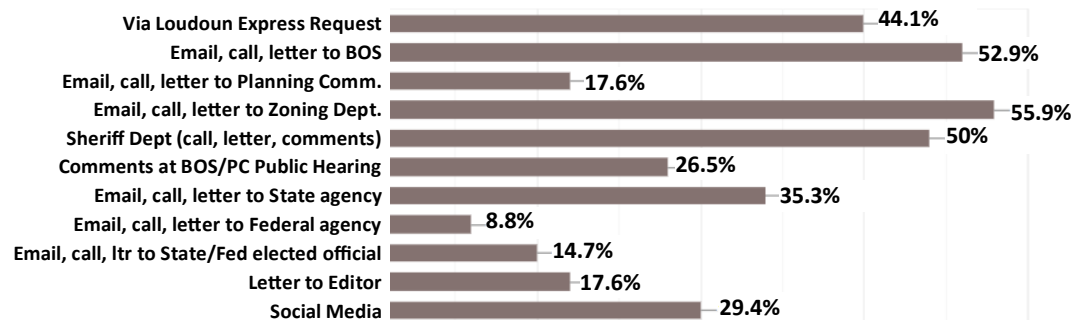
Other: Commercial wells in LOD, B&B, stockpiling, towing, lack of proper notice, unsafe traffic conditions

TYPES OF ZONING USE ISSUES



94% Submitted 2018-2023
30% Submitted 2012-2017
6% Submitted 2006-2011

TO WHOM AND HOW COMPLAINTS SUBMITTED

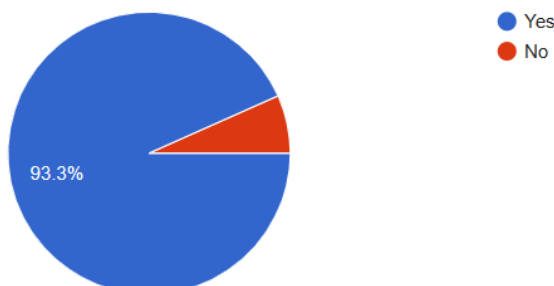


65% Did not know about LEX

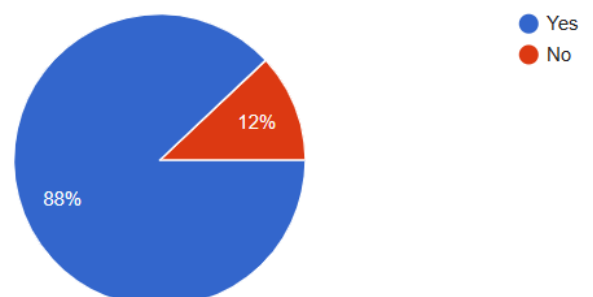
15% Declined LEX (for privacy reasons)

40% Chose to submit to a known person or group

Should ZOR provide equitable zoning use standards for rural residents near high-intensity uses in line with suburban residents near data centers?



Should VaABC licensed uses "located on a farm" have an acreage requirement for crops to qualify to hold events?



SAMPLING OF COMMENTS RECEIVED FROM SURVEY RESPONDENTS as of 6-2-2023

Amplified music has biggest impact--VA CODE 15.2-2288.3A specifically grants CO. rights to impose restrictions than can be even more restrictive than generally applicable restrictions. PLEASE help us.

A major problem with event venues is high-decibel amplified music. Required distance from venue to adjacent homes should be increased correspondingly when that is allowed, and provisions made for violations of decibel limits (loss of tax exemptions, permits, or some such).

> Acoustic music is not a problem.

There should be a distinction between the agricultural component of all uses (ie growing crops, vines, raising livestock etc) and the public facing component (tasting rooms, event buildings, restaurants etc) and consider creating levels of intensity for public portion considering impacts on roads, neighbors, land and safety of patrons. This is done with other existing uses including BnB and equestrian. I also don't believe processing should be defined as farming or agriculture but can be an activity on a farm. Farming is the raising of livestock including horses or the growing of fruits, vegetables, grains/crops. Furthermore, brewing or manufacturing beer is neither processing nor farming.

High intensity lighting should also be controlled, to preserve what's left of our night sky.

The lack of any real limitations on the impact the breweries are having on neighbors is a real problem and I am hoping that this process will lead to appropriate use limitations based not simply on acreage, but density of use, the amount of events that breweries keep adding and whether they actually grow any kind of crops without any consideration of the impact that's having on traffic, noise, and basic quality of life and is undermining their claim to have agricultural value

Unless you live near one of these licensed limited breweries, vineyards, event establishments, you would not feel, hear, see or know the impact. It affects everyone who lives near ones daily lives and the peacefulness we chose to invest our hard earned money on; our homes.

The Loudoun County BoS ignored staff recommendations in formulating Farm Brewery regulations. This unfairly and negatively impacts neighboring properties who are entitled to peaceful and tranquil enjoyment of their own property. Change is needed w/o grandfathering existing properties. Moreover, an on-call zoning enforcement capability is essential to enforce zoning violations outside of normal working hours, e.g., weekends.

Some of the vineyards are big and loud, but their saving grace is they are agricultural in nature. The owners grow grapes and make wine, all right here in Loudoun. The inconvenience of tasting rooms is offset by their true agrarian nature. The same cannot be said for breweries. The ingredients needed for beer - hops, certain grains etc – don't really grow well in Loudoun. My understanding is that local breweries purchase those agricultural products from elsewhere. What they DO use from Loudoun is water, lots and lots of groundwater, something like 8 gallons of water for 1 gallon of finished brew. I don't understand granting them agricultural status, and allowing them the heavy use of water - especially in Limestone areas - when their product is made largely from crops grown elsewhere. The noise/traffic/safety considerations associated with brewery venues in rural areas are not offset by any true agrarian component of their business. They're industry, not agriculture, and don't belong in agricultural/residential zones.

Farm Winery/Brewery/Distillery siting and operation should not be allowed in areas that are predominantly residential

All Farm breweries and wineries must have a county permit claiming they are in fact a farm and produce a percentage of crops with inspections regularly. All farm permits must be renewed each year to make sure crops and structures are legal and per code. All farms should be 20 acres + to allow adequate buffer from neighboring houses.

The draft zoning ordinance should not give a blanket exemption to agricultural businesses (wineries and breweries) from the light and noise restrictions as set forth in the draft. An exemption should only be given to these businesses for such light and noise that is generated as a direct consequence of their agricultural operations (growing grapes, hops, etc.).

VABC is not properly regulating limited brewery businesses in Virginia. The only VABC inspections conducted on a nearby limited brewery since its opening were prompted by complaints from our civic association. It is clearly evident that this state agency is not conducting annual inspections of limited breweries. VABC is not ensuring proper public notice of initial alcohol license application for limited breweries. VABC is also not enforcing the VA statute requirement for limited breweries to grow agricultural products on their business site used in the manufacture of beer. Hours of operation, traffic and noise level restrictions should be imposed if the venue is located in a predominantly residential area OR if a residence is within a certain number of feet from the venue's property line. Also, once the County has allowed an area to become predominately residential, the zoning should be changed or severely restricted so the resident's quality of life isn't negatively impacted by high-intensity use facilities.

It's like living next to a Walmart - except shoppers at Walmart don't get back on the road after consuming alcohol - you don't hear Walmart's store music through your closed windows and doors, and you don't hear repetitive cheering being done at Walmart

I don't believe breweries, especially ones that have live music and large crowds, should be allowed next to residential housing. My friend bought property in an area with minimum 5 acre lots on a quite rural street a few years later a brewery opened up and cars are speeding up and down the road and it's like a party right across the street that she can see and hear every day they are open.

The County must be aggressive in following up on zoning complaints when a use on less than 5 acres is not meeting setbacks, impacting neighbors and is not subordinate to the principal use.

Change LoCo Zoning to protect residential areas against encroachment of inappropriate businesses like wineries, breweries, distilleries.

No farm whatsoever from being built among 5 houses!

The [] brewery is across from my home. There is no peace, safety or tranquility when they're open. They are NOT growing ANYTHING, but they provide beer, food, loud music without concern for others. Drunk drivers keep many of us from venturing out while the business is open. It is in NO way a "farm!" Thank you!

Wineries and breweries should not be located near populated areas. They are noisy and spraying grapes is very bad environmentally for the immediate area.

Some of them have increased traffic on roads dramatically, so that needs to be considered as well when allowing them to be established.

"Bars with a view" should not be allowed to mislead visitors into thinking they are in Agriculture. Event venues should be held to stricter building requirements and not allowed to use an Ag building that is meant to store tractors, hay or livestock. The giveaway should be the chandeliers!

Overall, strict guidelines for noise and lighting, number of attendees/parking, # acres, proximity to neighbors, etc... must have actual consequences when ignored.

We are very worried about the pedestrian traffic on [ROAD] as a result of the Brewery bringing in so much traffic while being right up the road from the already very busy Bears Den trail of the Appalachian Trail. There's no where for pedestrians to walk -- and traffic from Mt Weather and the ATC is already intense.

The village of Waterford continues to experience zoning violations in non-commercially zoned properties that do not allow commercial sales, yet the Waterford Foundation allows its 2nd-floor tenant at the Foundation's Hardware Store to display signage and artwork that the tenant sells from that Store, which Loudoun zoning does not allow.

I strongly support increased performance standards for our Mountainside Overlay District and River and Stream protections.

Other than the lighting complaint which was equitably resolved, our complaints were not resolved. As a result of the next door disturbances, we moved from Loudoun County to Warren County.

I have written several stories for the [] that quote neighbors of wineries and breweries on the problems of noise, loud music, lighting, traffic (unsafe on country roads, inebriated drivers, etc.)

Traffic should be number one priority (2 lane narrow road with bikers, hikers, school buses, driveways and secondary roads entering blind areas); noise ordinances should be adhered to and fines or closures if not adhered to; businesses should be responsible for their event littering; adequate monitoring of customer's safety and the safety of others; no excessive lighting or signing pollution. People moved to rural areas for peace and quiet and star gazing. It should stay that way.

I'm not sure if my noise complaints were "formally" submitted. I contacted the Sheriff's office repeatedly in 2020 and 2021 because [] repeatedly had excessive noise. The Deputies were generally rude and dismissive and even suggested that I could use my storm windows to block noise. I met with and emailed Ben Fornwalt and his successor, Josh Edney. At some point a gentleman from Zoning (I forget his name) took noise readings from my property. In 2022, the noise levels were often down, but they are still a problem. This past winter, on a cold day when I would assume the doors would be closed, I could hear the "music" from [] at least 1000 feet away from my house.

The parking lot light at [] is also an issue. It lights up the entire neighborhood, not just the parking lot. This light is also on EVERY night, not just the nights that the bar is open. This light pollution also has a severe negative effect on wildlife, including mammals, beneficial insects and birds. It's 2023 - there are better ways to provide security for a business than unnecessary floodlights.

Finally, places like [] are nothing more than bars. They serve alcohol and pre-packaged food. They are not farms and do not contribute to the agriculture and history of Loudoun County. They do not grow the grapes (or for beer, the hops) for the alcoholic products they serve. Why should these bars get any type of special considerations or tax breaks?

Bars do not belong in residential neighborhoods and they don't belong in rural neighborhoods. They add nothing positive to residents but only bring more traffic and more noise.

Sign recommendations are too large for Rural Commercial. There is no Consideration for residents who just want to live in a rural area. Signage is equal to or more than that used for the largest type of commercial previously. In commercial areas. And, with gps, I would say 99.9% of folks use their phones for directions to wineries etc and are not attracted to large and multiple signs. They don't come to our rural areas to look for signs. See the success of many of our wineries with small signs. That's all they need.

Granting a permit to a farm winery located inside a neighborhood, for instance, is effectively a re-zoning action changing A-3 to commercial without any administrative due process. When the Board of Supervisors did that in our small neighborhood, homeowners got no specific notice and no meaningful appeal. We neighbors met with our supervisor to complain, complained to our delegate, and complained at the ABC license hearing. No relief granted. We called "7 on your side" for help. Our supervisor told us to call the sheriff about the noise which we regularly do and this is a misuse of law enforcement, but we do not know what else to do to get the sound down--we can no longer have family dinners on our deck or watch t.v. in the family room b/c of the weekend noise. One neighbor moved because of it. There is only one non-county, country lane servicing all homes in the neighborhood and the B&B (which has since been granted farm winery status), and large pax busses bring people in almost EVERY weekend Apr-Nov. We tried to sell for 4 months and while lookers liked the home, they did not want to be next door to a commercial establishment blasting loud music and hooting' and hollering' every Friday night (rehearsal dinner) and every Sat (wedding). So, our property value has been negatively impacted by this licensing decision. The covenant of quiet enjoyment of our property is regularly breached and we have experienced people urinating in public near the common lane, intoxicated people trespassing on neighbors' property, and, on one occasion, a pax shuttle bus crashed into our property paddock fence and partygoers spilled out continuing to drink and throw beer cans on our land. This county-issued permit has allowed a patently incompatible commercial use of property that is A-3 zoned, all in the name of "boosting the rural economy" which is clearly driven by county greed for permit fees and associated commercial taxes. We should not have to sue for nuisance to get relief. We do not object to B&Bs or wineries, but we do object the county's abuse of authority by allowing the building of a large new "party barn" with no agricultural purpose inside a small neighborhood with few homes and only one non-county, country lane JOINTLY OWNED BY RESIDENTS. Property owners were not even put on notice that this permitting decision was in progress and could not speak up about anticipated impacts. This arrangement also poses a safety hazard. When the business calls fire trucks and/or ambulances during their events, or when they stage commercial busses next to their commercial business, our lane is completely blocked--preventing ingress and egress. How could a county inspecting engineer fail to anticipate that impact? We have faithfully paid high property taxes for many years to live in quiet place. Loudoun County's decision to grant a commercial permit in this location without even providing specific notice to residents and a public hearing is profound malfeasance.

Having a "BAR" in the middle of a residential area, meaning where the whole property is surrounded by houses, does not make sense. I'm speaking about Vanish. It's not like they are on 500 acres and no homes are affected.

The ordinances as currently written are not adequate for rural areas

Uses that disturb or contradict the stated purpose of keeping western Loudoun rural should not be allowed.

The so-called "farm" breweries in Loudoun County are a travesty. As a beer enthusiast, I am all for taverns or breweries in urban or suburban settings, but allowing establishments like [] to carve out the side of a mountain on the basis of their being a "farm" brewery is outrageous. The damage to the landscape and the viewscape, let alone the aggravation of traffic congestion and accidents, is not in citizens' interest. In comparison, the vineyards do much more to preserve farmland and the rural landscape, without tearing apart Loudoun's precious heritage resources.

I think that any zoning ordinance should not allow for a brewery or winery in a residential area.

There has to be a working compromise to allowing a genuine agricultural venture to tap into alternate income streams versus someone purchasing a property for the purpose of plopping down a convention center in the middle of a rural community! Common sense, please!!

Please carefully consider the traffic impact on our rural roads that are definitely not equipped to handle increased numbers from a brewery

Farming (legit crops) should be a very basic reg. to any Direct to consumer farm in "Rural Loudoun". Limitations to all rights are basic to any society.

Common sense limits should be reasonable in regard to balancing private property rights with the general welfare of neighbors. Farming is the solution. Value added farming and "Wine Tourism" will likely save more Prime Farmland than most other traditional farms remaining in Loudoun. The Economics of land use are very basis: Either Farming must be financially viable for the land to not be changed to a more intensive use, i.e. Housing. Of course property owners can subsidized farmland with public or private wealth. Fabulous wealth can subsidize the land for a long time. However, I fear the loss of entrepreneurial owner/operators who are willing to farm their property.

MDOD lands must be protected from high-volume commercial enterprises, and those that destroy native trees, vegetation and habitat.