

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 27, 2025, at 6:00 p.m.** to consider the following:

DOAM-2025-0001, LOUDOUN COUNTY FACILITIES STANDARDS MANUAL AMENDMENTS ROADWAYS OVER DAMS AND PLAT NOTES REGARDING MAINTENANCE OF EMERGENCY ACCESSWAYS AND FIRE LANE IDENTIFICATION (Development Ordinance Amendment)

Pursuant to Virginia Code §15.2-2204 and a Resolution of Intent to Amend adopted by the Board of Supervisors ("Board") on April 15, 2025, notice is hereby given of proposed amendments to the Loudoun County Facilities Standards Manual (FSM). These amendments will propose revisions to Chapters 4 and 8 of the FSM, and such other Chapters, Sections, Subsections, and provisions of the FSM as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typos within, update internal cross-references to, and further clarify the requirements of, the above-mentioned Chapters of the FSM. The public purposes of these amendments are to achieve the purposes listed in Section 15.2-2200 of the Code of Virginia and to assure the orderly subdivision of land and its development and the public necessity, convenience, and general welfare.

Proposed amendments to FSM Chapter 4, Transportation, include without limitation the following:

- Amend FSM Section 4.310, General Design Requirements, to establish new standards for all portions of a development to have at least one point of road access that does not cross a "roadway dam" or "roadway causeway", as defined by the Virginia Department of Transportation.
- Amend FSM Section 4.810, Fire Apparatus Access Road Requirements (FAAR), to establish new standards for developments to have at least one publicly maintained FAAR that does not cross a "roadway dam" or "roadway causeway" and to prohibit privately maintained FAARs from crossing a "roadway dam", "roadway causeway", or bridge, except for open bottom arches and culverts.

Proposed amendments to FSM Chapter 8, Administrative Procedures, include without limitation the following:

- Establish new FSM Subsection 8.101.A.23, Fire Apparatus Access Road Note, to require plat and/or plan notes regarding private maintenance of FAARs designated as accessways for emergency vehicles only and Fire Lane Identification along private and public roads.
- Add "Fire Apparatus Access Road Note. (See 8.101)" as a new standard for the following:
 - 8.103 Plats for Subdivision and Other Miscellaneous Plats,
 - 8.103.6 Easement Plats – Creation and Vacation,
 - 8.103.7 Dedication/Vacation Plats (DEDI), and
 - 8.103.8 AR-1 and AR-2 Division Plats (SBBB).

CPAM-2024-0006, GLOUCESTER PARKWAY (Comprehensive Plan Amendment)

Pursuant to Virginia Code §§15.2-2204, 15.2-2225, and 15.2-2229, and a Motion adopted by the Board of Supervisors on March 4, 2025, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2019 Countywide Transportation Plan (2019 CTP) (adopted June 20, 2019, as amended) in order to clarify, revise, and/or delete existing, policies, guidelines, and maps regarding the elimination of the section of the extension of Gloucester Parkway between Cochran Mill Road (Route 653) and Belmont Ridge Road (Route 659).

The CPAM proposes revisions to Appendix 1, Planning Guidelines for Major Roadways Countywide, certain Countywide Transportation Maps of the 2019 CTP, and such other Chapters, policies, provisions, and maps of the of the 2019 CTP as may be necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the policies of, the above-mentioned section(s) of the 2019 CTP. The proposed amendments under consideration include, without limitation, the following:

Amendments to Appendix 1– Planning Guidelines for Major Roadways Countywide:

- Revise the "South / East End (TO)" column of Line 145 to replace BELMONT RIDGE RD with COCHRAN MILL RD.

Amendments to Countywide Transportation Plan Maps:

- Revise the Loudoun 2019 Countywide Transportation Roadway Plan Map, Loudoun 2019 Countywide Transportation Bicycle and Pedestrian Plan Map, and Loudoun 2019 Countywide Transportation Roadway Plan Functional Classification Map, to eliminate the section of the extension of Gloucester Parkway between Cochran Mill Road (Route 653) and Belmont Ridge Road (Route 659).

LEGI-2024-0043, TUSCARORA LANDBAY 3 SUBSTATION: CMPT-2024-0009, SPEX-2024-0059, & SPEX-2024-0060 (Commission Permit, Special Exception, and Minor Special Exception)

Tuscarora Landbay 3 LLC has submitted applications for a commission permit, special exception, and minor special exception for approximately 37.61 acres of land located south of Crosstrail Boulevard (Route 896) and west of the Washington and Old Dominion Trail in the Leesburg Election District (the Subject Property). The Subject Property is more particularly described as PIN # 150-15-1774-000 and Tax Map # /61/G/1/SCOM/.

For CMPT-2024-0009 and SPEX-2024-0059, the applicant seeks to establish a Substation use in the IP (Industrial Park) Zoning District under the Loudoun County Zoning Ordinance (Zoning Ordinance). For SPEX-2024-0060, the applicant seeks a minor special exception to eliminate a Type C and Type B buffer yard requirements as required under the Section 4.07.09(D) and Table 7.04.03-1 of the Zoning Ordinance along the west side of the Subject Property.

LEGI-2024-0035, STONEWALL CREEK BUSINESS PARK SUBSTATION: ZCPA-2024-0002, CMPT-2024-0007, SPEX-2024-0052, SPEX-2024-0053 (Zoning Concept Plan Amendment, Commission Permit, Special Exception, Minor Special Exception)

NOVA 1 OWNER LLC has submitted applications for a zoning concept plan amendment, commission permit, special exception, and minor special exception for a portion of an 89.99-acre property zoned IP (Industrial Park) and GI (General Industry) under the Loudoun County Zoning Ordinance located on the north side of Dulles Greenway (Route 267), south of Cochran Mill Road (Route 653), and west of Sycolin Road (Route 625) in the Leesburg Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
193-18-6982-000	20639 Energy Park Drive Leesburg, Virginia	/60/I/1////6/
194-38-1577-000	20639 Energy Park Drive Leesburg, Virginia	/60/I/1////8/

For CMPT-2024-0007 and SPEX-2024-0053, the applicant seeks to permit a utility substation in the IP Zoning District under the Loudoun County Zoning Ordinance. For ZCPA-2024-0002, the applicant seeks to amend proffered Tree Conservation Areas. For SPEX-2024-0052, the applicant seeks to modify the landscape buffer requirements.

LEGI-2024-0019, LUCKETTS WASTEWATER TREATMENT FACILITY: CMPT-2024-0003, SPEX-2024-0039, & SPEX-2024-0091 (Commission Permit, Special Exception, & Minor Special Exception)

Loudoun County Department of General Services has submitted an application for a commission permit, special exception, and minor special exception for approximately 37.81 acres of land adjacent to Lucketts Elementary School, south of Lucketts Road (Route 662), east of James Monroe Highway (Route 15), and west of Falconaire Place (Route 3875) in the Catocin Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
138-45-4663-000	42429 Lucketts Road Leesburg, Virginia	/20//20////1/
179-30-6314-000	14560 James Monroe Highway Leesburg, Virginia	/30//2////7/
179-30-6877-000	14550 James Monroe Highway Leesburg, Virginia	/20////////33/
179-40-7230-000	42631 Lucketts Road Leesburg, Virginia	/20////////39/
179-40-8655-000	42367 Lucketts Road Leesburg, Virginia	/20////////39A

For CMPT-2024-0003, the applicant seeks to permit a sewer service area served by an existing sewage treatment plant. For SPEX-2024-0039, the applicant seeks to permit a sewage treatment plant to support a sewer service area in the CR-1 (Countryside Residential – 1) Legacy Zoning District under the Loudoun County Zoning Ordinance. For SPEX-2024-0091, the applicant seeks to modify the Type C Buffer to eliminate the minimum 95% opacity requirement for fences, walls, and/or berms, reduce the width from 25 feet to 10 feet, and reduce the planting requirements from 120 to 84 plant units per 100 linear feet around the entire Subject Property.

LEGI-2024-0002, CONCORDE INDUSTRIAL PARK: ZMAP-2024-0001, SPEX-2024-0009, & SPEX-2024-0040 (Zoning Map Amendment & Special Exceptions)

Prologis has submitted an application for a zoning map amendment and two special exceptions for approximately 17.209 acres of land located north of Executive Drive (Route 885), west of Relocation Drive (Route 775), and northeast of Old Ox Road (Route 606) in the Sterling Election District (the Subject Property). The Subject Property is more particularly described as:

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Parcel Identification Number (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
045-26-9479-000	113 Executive Drive Sterling, Virginia	/94//12///9A1/
045-27-4849-000	22660 Executive Drive Sterling, Virginia	/94//12///9A2/

For ZMAP-2024-0001, the applicant seeks to rezone the Subject Property from the PD-GI (Planned Development – General Industry) Zoning District under the 1972 Loudoun County Zoning Ordinance to the IP (Industrial Park) Zoning District under the Loudoun County Zoning Ordinance in order to develop data center or other industrial uses permitted by the IP Zoning District. For SPEX-2024-0040, the applicant seeks to increase the permitted floor area ratio from 0.6 to 0.8. For SPEX-2024-0009, the applicant seeks to permit a utility substation on the Subject Property.

Copies of the proposed plans, ordinances, or amendments for each item listed above may be examined at the Loudoun County Government Center, Office of County Administrator, Information Desk, First Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246 (option 5), to request hard copies or electronic copies. Additional project files related to land use applications and land use ordinances may be reviewed electronically at loudoun.gov/landmarc. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning and Zoning at 703-777-0246 (option 5).

Planning Commission work sessions and public hearings are held in the Board Room of the Government Center. Public hearings and work sessions are televised on Comcast Government Channel 23 and Verizon FiOS Channel 40 and are also are livestreamed at loudoun.gov/meetings.

Members of the public desiring to do so may appear and present their views during the public hearing. Public comment will be received only for those items listed for public hearing. Members of the public who wish to provide public input, whether electronically or in person, are encouraged to sign-up in advance; however, speakers may sign-up during the hearing. If you wish to sign up in advance, please call the Department of Planning and Zoning at 703-777-0246 (option 5) prior to 12:00 PM on the day of the public hearing; however, speakers may also sign-up at the public hearing. Written comments concerning any item before the Commission are welcomed at any time and may be sent to the Loudoun County Planning Commission, P.O. Box 7000 Leesburg, VA 20177-7000, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and for the Clerk’s records. Members of the public may also submit comments on land use items electronically at loudoun.gov/landapplications. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen’s organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing to request additional time to speak on behalf of such organization.

Regularly scheduled Planning Commission public hearings are held on the fourth Tuesday of each month. In the event the public hearing cannot be conducted on that date due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing will be continued to the next day (Wednesday). In the event the public hearing may not be held on that Wednesday due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing may be continued to the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. FM Assistive Listening System is available at the meetings. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246 (option 5). Three business days advance notice is requested.

**BY ORDER OF: CLIFFORD KEIRCE, CHAIR
LOUDOUN COUNTY PLANNING COMMISSION**

5/8 & 5/15/25