

PUBLIC HEARING

The **LOUDOUN COUNTY BOARD OF SUPERVISORS** will hold a public hearing in the Board of Supervisors’ Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, **at 6:00 p.m. on WEDNESDAY, January 11, 2023**, in order to consider:

PROPOSED CONVEYANCE OF COUNTY PROPERTY Conveyance of County Easements to Loudoun County Sanitation Authority d/b/a Loudoun Water

Pursuant to Virginia Code §15.2-1800 et seq., the Board of Supervisors shall consider conveying County easements over PIN 045-17-3780, legally described as Concorde Industrial Park Outlot A, to Loudoun County Sanitation Authority d/b/a Loudoun Water. The County easements are located between Executive Drive and Relocation Drive, near Old Ox Road, in the Sterling Election District.

Copies of exhibits showing the location(s) of the above-listed conveyance(s) and associated documents are available for review and may be examined at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “Board of Supervisors Business Meetings, Public Hearings and Special Meetings”).

AMENDMENTS TO CHAPTER 209 OF THE CODIFIED ORDINANCES OF LOUDOUN COUNTY Revisions of Precinct Boundaries and Polling Places (To be Effective for the 2023 Elections)

Pursuant to Virginia Code §§15.2-1427 and 24.2-305 et seq., the Board of Supervisors gives notice of intent to propose for passage amendments to Chapter 209, *Voting Precincts and Polling Places*, of the Codified Ordinances of Loudoun County. The purpose of the amendments is to revise certain precinct boundaries and polling places. Some existing precincts will be divided, and others will be reconfigured. Eleven (11) new precincts will be created, and polling places established for each newly created precinct. Two precincts will be eliminated and merged into another precinct. As needed, corrections will be made to the written boundary descriptions of the reconfigured and existing precincts.

The changes are proposed to assist in the efficient administration of elections. In December 2021, the Commonwealth of Virginia established new districts for the Senate of Virginia and the House of Delegates. The local precincts will be reconfigured to coincide with new state district lines as closely as possible. Several existing precincts with large numbers of registered voters are being divided. One precinct is being eliminated and merged into another following the change in a House of Delegates’ district line.

The proposed amendments are described, below, by reference to eight of the local election districts adopted under the Loudoun County 2022 Redistricting Plan: Algonkian, Ashburn, Broad Run, Catoctin, Dulles, Leesburg, Little River, and Sterling.

Division of Precincts

The following summarizes the division of existing precincts, along with the polling places for the new precincts.

- In the Ashburn Election District:**
 - Portions of the existing Stone Bridge and Sanders Corner Precincts, now within the new Virginia Senate District 31, will be combined to create the new Goose Creek Precinct. The polling place for the new Goose Creek Precinct will be Sanders Corner Elementary School.
 - The boundary of the existing Briar Woods Precinct will be drawn along the new Virginia Senate District 31 and new House District 29 to create the new Waxpool Precinct. The polling place for the new Waxpool Precinct will be the Waxpool Elementary School.
- In the Broad Run Election District:**
 - The boundaries of the existing Russell Branch, Ashbrook and Weller Precincts will be modified to create the new Marblehead Precinct. The polling place for the new Marblehead Precinct will be Ashburn Senior Center.
- In the Catoctin Election District:**
 - The boundaries of the existing Hamilton and Waterford Precincts will be modified to create the new Harmony Precinct. The polling place for the new Harmony Precinct will be Harmony Middle School.
 - The boundary of the existing Evergreen Precinct will be drawn along the new Catoctin/Leesburg Election District boundary to create the new Simpson Precinct. The polling place for the new Simpson Precinct will be J. L. Simpson Middle School.
- In the Little River Election District (formerly Blue Ridge):**
 - The boundary of the existing Madison’s Trust Precinct will be modified to create the new Willard Precinct. The polling place for the new Willard Precinct will be Willard Middle School.

- The existing Madison’s Trust Precinct will be renamed Independence Precinct and the polling place will be Independence High School.
 - The boundary of the existing John Champe Precinct will be modified to create the new Hovatter Precinct. The polling place for the new Hovatter Precinct will be Hovatter Elementary School.
 - The boundary of the existing John Champe and Pinebrook Precincts will be modified to create the new Lightridge Precinct. The polling place for the new Lightridge Precinct will be Lightridge High School.
 - The boundary of the existing Precincts: Briar Woods, Creighton’s Corner, Brambleton Middle, Stone Hill, and John Champe will be reconfigured. Brambleton Middle and Briar Woods Precincts will retain their current polling places. A new Madison Precinct will be created, and the polling place will be Madison’s Trust Elementary School. A new Creighton Precinct will be created, and the polling place will be Creighton’s Corner Elementary School.
- In the Sterling Election District:**
 - The boundary of the existing Sterling, Forest Grove, Claude Moore, Discovery, and Farmwell Station Precincts will be reconfigured to add the new Guilford Precinct. The polling place for the new Guilford Precinct will be Guilford Elementary School.

Reconfiguration of Precincts

In addition to the divisions listed above, several precinct boundaries will be reconfigured, resulting in the elimination of two precincts, and establishing new boundaries for existing precincts.

- In the Algonkian Election District:**
 - The boundary of the existing Potomac Falls and Sugarland North Precincts will be reconfigured to adhere to a clearly definable boundary. The Potomac Falls and Sugarland North Precincts will retain their current polling places.
- In the Ashburn Election District:**
 - The boundary of the existing Heritage Church Precinct will be reconfigured along the Ashburn/Broad Run Election District boundary and along its boundary with the existing Broad Run Precinct.
 - The boundary of the existing Broad Run Precinct will be reconfigured along the Ashburn/Broad Run Election District boundary and along its boundary with the existing Heritage Church Precinct.
 - The boundary of the existing Harper Park Precinct will be reconfigured along the new Ashburn/Leesburg Election District boundary.
- In the Broad Run Election District:**
 - The existing Precincts will be reconfigured: Eagle Ridge, Hillside, Mill Run, Moorefield Station, Moorefield, and Discovery. The Eagle Ridge, Hillside, Mill Run, Moorefield Station, and Discovery Precincts will retain their current polling places. The polling place for Moorefield will be Moorefield Station Elementary School.
 - The existing Farmwell Station Precinct will be reconfigured along the Broad Run/Sterling Election District boundary.
- In the Catoctin Election District:**
 - The boundaries of the Lucketts and Tuscarora Precincts will be reconfigured. Both precincts will retain their current polling place.
 - The Firehouse Precinct will be eliminated and merged into the Philomont Precinct. The polling place for the Philomont Precinct will remain at the Philomont Firehouse.
 - The boundaries of the Waterford and Lucketts Precincts will be reconfigured to adhere to a clearly definable boundary. The Waterford and Lucketts Precincts will retain their current polling places.
 - The boundary of the existing Mountain View Precinct will be reconfigured to follow the eastern corporate line of the Town of Purcellville.
 - The boundary of the existing West Lovettsville and East Lovettsville Precincts will be reconfigured to follow the new eastern corporate line of the Town of Lovettsville.
- In the Dulles Election District:**
 - The boundary of the existing Arcola Precinct will be reconfigured to include the portion of the existing John Champe Precinct in the new Virginia Senate District 32 and the new Dulles Election District. The Arcola Precinct will retain its existing polling place.

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- B.

The boundary of the existing Dulles South Precinct will be reconfigured along the new Dulles/ Sterling Election District boundary. The Dulles South Precinct will retain its existing polling place.
6.

In the Leesburg Election District:

A. The boundary of the existing River Creek Precinct will be reconfigured along the new Leesburg/ Ashburn Election District boundary.

B. The boundary of the existing Evergreen Precinct will be reconfigured along the new Leesburg/ Catoctin/ Little River (formerly Blue Ridge)/ Ashburn Election District boundary. The Evergreen Precinct will retain its existing polling place.
7.

In the Little River Election District (formerly Blue Ridge):

A. The existing Creighton’s Corner Precinct will be eliminated. _
8.

In the Sterling Election District:

A. The boundary of the existing Rock Ridge Precinct will be reconfigured along the Dulles/ Sterling Election District boundary.

B. The boundary of the existing Rock Ridge and Carter Precincts will be reconfigured along the new House District boundary to an un-named stream off Broad Run that connects with the Loudoun County Parkway. The Rock Ridge and Carter Precinct will retain their current polling places.

C. The boundary of the existing Discovery Precinct will be reconfigured along the new Sterling/ Broad Run Election District boundary.

Corrections to Existing Boundary Lines

1.

In the Ashburn Election District:

A. The boundary of the existing Seldens Landing and Belmont Ridge Precincts will be corrected to accurately reflect the existing boundary.
2.

In the Algonkian Election District:

A. The boundary of the existing University Center Precinct will be corrected to accurately reflect the existing boundary.
3.

In the Catoctin Election District:

A. The boundary of the existing Clarkes Gap Precinct will be corrected to accurately reflect the existing boundary.

B. The boundary of the existing Round Hill Precinct will be corrected to accurately reflect the existing boundary.
4.

In the Leesburg Election District:

A. The boundary of the existing Dry Mill Precinct will be corrected to accurately reflect the existing boundary.
5.

In the Little River Election District (formerly Blue Ridge):

A. The boundary of the existing Buffalo Trail Precinct will be corrected to accurately reflect the existing boundary.

B. The boundary of the existing St. Louis I Precinct will be corrected to accurately reflect the existing boundary.

Election District – Precinct Changes

1.

Into the Ashburn Election District:

A. Harper Park Precinct (formerly Catoctin Election District)

B. Part of Briar Woods Precinct- new Waxpool Precinct (formerly Blue Ridge Election District)
2.

Into the Algonkian Election District:

A. Seneca and Mirror Ridge Precincts (formerly Sterling Election District)
3.

Into the Catoctin Election District:

A. Hillsboro, Mountain View, Round Hill, Round Hill Elementary, Philomont, and Purcellville Precincts (formerly Blue Ridge Election District)
4.

Into the Leesburg Election District:

A. Red Rock Precinct (formerly Catoctin Election District)

B. River Creek Precinct (formerly Catoctin Election District)

C. Part of Evergreen Precinct (formerly Catoctin District)

5.

Into the Little River Election District (formerly Blue Ridge):

A. Aldie, Brambleton Middle, Buffalo Trail, Creighton’s Corner, Legacy, Madison’s Trust, Middleburg, Pinebrook and St. Louis Precincts (formerly Blue Ridge Election District)

B. Part of Briar Woods, John Champe, and Stone Hill Precincts (formerly Blue Ridge Election District)

C. Sycolin Creek Precinct (formerly Catoctin Election District)
6.

Into the Sterling Election District:

A. Part of Stone Hill Precinct (formerly Blue Ridge Election District)

B. Ridgetop and Oak Grove Precincts (formerly Broad Run Election District)

C. Part of Farmwell Station and Discovery Precincts (formerly Broad Run Election District)

D. Rock Ridge and Carter Precincts (formerly Dulles Election District)

Polling Place Changes

The polling place for the West Lovettsville Precinct will move to the Lovettsville Community Center. The polling place for Ashby Ponds will move to Farmwell Hall. The polling place for the Brandon Park Precinct will move to the Frederick Douglass Elementary School and the precinct name will be changed to Douglass Precinct. The boundaries of these precincts will not be changed. The polling place for the Hamilton Precinct will move to Hamilton Elementary School. The polling place for Moorefield Precinct will move to Moorefield Station Middle School and the precinct name will be changed to Croson Precinct. The name of the Heritage Church Precinct will be changed to the West Broad Run Precinct. The name of the Broad Run Precinct will be changed to the East Broad Run Precinct.

Central Absentee Voter Election Precinct - Satellite Absentee Location Changes

The Ridgetop Office Building (21641 Ridgetop Circle, Sterling, Virginia 2016) will be relocated to Claude Moore Recreation Center (46105 Loudoun Park Lane, Sterling, Virginia 20164).

The Dulles South Senior Center (24950 Riding Center Drive, South Riding, Virginia 20152) will be relocated to the Dulles South Recreation Center (24950 Riding Center Drive, South Riding, Virginia 20152).

A complete copy of the full text of the above referenced amendments to Chapter 209 of the Codified Ordinances of Loudoun County and maps showing precinct boundaries and polling places are on file and available for inspection at the Office of the County Administrator, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday or call (703) 777-0200. Maps showing precinct boundaries and polling places are also viewable at www.loudoun.gov/redistricting. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “Board of Supervisors Business Meetings, Public Hearings and Special Meetings”). In addition, this information is available for inspection at the Loudoun County’s Office of Elections website at www.loudoun.gov/vote.

REVIEW AND RENEWAL, MODIFICATION, OR TERMINATION OF THE NEW LUCKETTS AGRICULTURAL AND FORESTAL DISTRICT

The current period of the New Lucketts Agricultural and Forestal District will expire on April 12, 2023. The District has a four-year period and a subdivision minimum lot size of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally south of Lost Corner Road (Route 662) and Lucketts Road (Route 662), west and north of Hibler Road (Route 656), and south and east of Spinks Ferry Road (Route 657) and Lucketts Road (Route 662), in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

1.

Management Plan that specifically states that the property owner(s) are accumulating the required 5-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2.

Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3.

Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4.

Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

During this review, land within the District may be withdrawn, in whole or in part, at the owner’s discretion by filing a written notice with the Board of Supervisors at any time before the Board of Supervisors acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the New Lucketts Agricultural and Forestal District, were notified by certified mail of the District’s review.

Parcel Listings:					
PIN	Tax Map Number	Acres Enrolled	PIN	Tax Map Number	Acres Enrolled
073-17-7117	/21////////23A	24.91	105-20-2250	/31////////6G	30
074-18-0740	/21////////20A	11.45	105-35-1481	/30///9////33/	10.64
074-47-1437	/21////////23/	2.88	105-39-0209	/31//1////2/	50.52
075-45-5417	/21//12////2C	5.78	105-48-1603	/31//1////1/	55.8
102-19-1992	/21////////29A	12.25	105-49-4257	/31////////6B1/	17.89
103-15-9047	/20////////47C	39.41	106-25-1260	/30///3///3A2	13.7
103-20-1242	/21////////35/	26.19	106-45-0312	/30///9////46/	10.05
103-30-4672	/21////////32/	14.29	106-48-6662	/31////////6A	26.51
104-18-4159	/31////////6H1/	20	137-10-6593	/20////////51B	23.94
104-18-8965	/31////////6H2/	10	137-10-7148	/20////////47B	10.37
104-19-5046	/31////////6H	25	137-38-8078	/20//17////1/	22.02
104-25-2785	/20//10////1/	13	137-47-8749	/20//17////5/	21.55
104-26-3555	/20///2////5/	10	139-10-8901	/30///9////43/	10.12
104-27-0585	/20//2////6/	10	139-38-6386	/30//11////1/	10.01
104-27-2816	/20///2////2/	10	139-49-8870	/30///9////29/	10.03
104-37-0190	/20////////45B	66.69	140-40-3241	/30///9////47/	11.63
104-45-2967	/20////////47/	15.1	*074-37-9155	/21////////22B	10
105-10-1882	/31////////6K	51.51			

* Indicates a parcel whose owner is withdrawing it from the District.

The ADAC held a public meeting on September 19, 2022, to review and make recommendations concerning whether to continue, modify, or terminate the New Lucketts Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The reports and recommendations of the ADAC and the Planning Commission, along with any proposed modifications, will be considered by the Board of Supervisors at its public hearing.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE OATLANDS AGRICULTURAL AND FORESTAL DISTRICT

The current period of the Oatlands Agricultural and Forestal District will expire on April 5, 2023. The District has a four-year period and a subdivision minimum lot size of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally south of Shreve Mill Road (Route 653) and Diggins Court (Route 3047), east of James Monroe Highway (Route 15), southwest of the Dulles Greenway (Route 267), west of Evergreen Mills Road (Route 621), and north of Oatlands Mill Road (Route 650) in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required 5-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams, and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

During this review land within the District may be withdrawn, in whole or in part, at the owner’s discretion by filing a written notice with the Board of Supervisors at any time before the Board of Supervisors acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the Oatlands Agricultural and Forestal District, were notified by certified mail of the District’s review.

Parcel Listings:					
PIN	Tax Map Number	Acres Enrolled	PIN	Tax Map Number	Acres Enrolled
276-35-1494	/59////////59E	10	316-38-8826	/59////////28A	2.87
276-45-1343	/59////////59D	10.99	316-48-0176	/59////////26A	8
315-18-0319	/59////////26B	10.31	*236-15-4010	/60//9////2/	5.13
315-18-7612	/59//2////4/	11.13	*236-15-4867	/60//10////3/	12.92
315-20-8147	/59////////58C	10	*236-16-2145	/60//10////4/	30.16
315-27-0588	/59//19//CON1/	10.02	*236-17-9638	/60////////67A	31.31
315-29-6584	/59//12////1/	14.13	*236-27-7526	/60////////56A	37.79
315-30-7732	/59////////59/	12.11	*236-38-7331	/60////////56B	107.92
315-39-2788	/59//18//B2-3/	4.9	*236-46-5707	/60////////53A	122.75
315-49-6721	/59////////69A	22.59	*237-45-3679	/60//9////1/	6.63
316-16-3498	/76////////5/	250	*237-47-4657	/60////////67B	21.13
316-37-2474	/59////////22/	3.08	**315-30-1366	/59//4////A/	10
316-37-2749	/59////////23/	1.97			

* Indicates a parcel whose owner is withdrawing it from the District.
** Indicates a parcel containing at least 5 acres but less than 20 acres whose owner did not properly apply for renewal.

The ADAC held a public meeting on September 19, 2022, to review and make recommendations concerning whether to continue, modify, or terminate the Oatlands Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The reports and recommendations of the ADAC and the Planning Commission, along with any proposed modifications, will be considered by the Board of Supervisors at its public hearing.

CMPT-2021-0012, SPEX-2021-0047, & SPMI-2021-0007
NOVEC NORTHSTAR SUBSTATION
(Commission Permit, Special Exception, & Minor Special Exception)

Curt Crouch of Northern Virginia Electric Company of Gainesville, Virginia, has submitted applications for the following: 1) Commission approval to permit a Utility Substation, Distribution in the PD-IP (Planned Development – Industrial Park) zoning district and 2) a Special Exception to permit an ingress/egress easement for a Utility Substation, Distribution in the R-1 (Single Family Residential) zoning district. These applications are subject to the Revised 1993 Zoning Ordinance. The proposed use requires a Commission Permit in accordance with Section 6-1101 and is listed as a Special Exception use in the R-1 zoning district under Section 3-103(P). The modification of the Additional Regulations applicable to the proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the Applicant requests the following modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-616(D), Additional Regulations for Specific Uses, Utility Substations AND §5-1404(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B) Use Buffer Yard Matrix AND §5-1404(D) Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Buffer Yard Widths and Plant Requirements, Table 5-1404(D) Buffer Yard Width and Plant Requirements	Eliminate the Buffer Yard Type C landscape requirement on the western side and a portion of the southern side of the perimeter of the Utility Substation, Distribution use. AND Increase the Buffer Yard Type C width from 25 feet to 30 feet and increase the minimum plant units from 120 to 144 plant units per 100 linear feet of buffer yard along the northern side of the perimeter of the Utility Substation, Distribution use.

The subject property is located within the Airport Impact (AI) Overlay District, primarily within the LDN 65 or higher noise contour and partially within the LDN 60-65 noise contour. The subject property is approximately 9.43 acres in size and is located north of Racefield Lane (Route 877) and west of Youngwood Lane in the Blue Ridge Election District. The subject property is more particularly described as follows:

PIN	TAX MAP NUMBER	ADDRESS
203-35-4208 (portion)	100/Z/1////1/	41840 Growth Mindset Lane, Aldie, VA 20105
202-15-9451 (portion)	101/D/3////16/	24365 Racefield Lane, Aldie, VA 20105
203-37-1445 (portion)	101/T/1////A/	24359 Racefield Lane, Aldie, VA 20105
202-16-1713	101/D/3////17/	24369 Racefield Lane, Aldie, VA 20105

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)), which designate this area for employment uses at a recommended Floor Area Ratio (FAR) of up to 1.0.

SPEX-2021-0041
POLAND ROAD DATA CENTER YARD EXPANSION
(Special Exception)

Amazon Data Services, Inc, of Seattle, Washington, has submitted an application for a Special Exception to permit a Data Center use in the CLI (Commercial Light Industry) zoning district. This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Section 3-904(CC). The subject property is located within the Quarry Notification (QN) Overlay District – Chantilly Crush Stone Note Area, partially within the Airport Impact (AI) Overlay District between the Ldn 60-65 and partially within the Ldn 65 or higher of the aircraft noise contours. The subject property is approximately 48.47 acres in size and is located on the south side of John Mosby Highway (Route 50), east of Poland Road (Route 742), and north and west of Tall Cedars Parkway (Route 2200) at 25316 Prediction Lane, Chantilly, VA and 43743 John Mosby Highway, Chantilly, VA in the Dulles Election District. The subject property is more particularly described as PIN: 097-35-4183. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Suburban Commercial Place Type)), which designate this area for a broad array of Employment uses within an environment that provides gathering spaces and opportunities for synergies among businesses.

CPAM 2020-0002
RED HILL COMMUNITY
(Comprehensive Plan Amendment)

Pursuant to Virginia Code §§15.2-2225 and 15.2-2229, and a motion adopted by the Board of Supervisors on December 1, 2020, the Board of Supervisors hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2019 General Plan (2019 GP) to amend the policy area and planned land use designations of the Red Hill Community. The proposed amendments would: 1) move the Red Hill Community from the Rural Policy Area (RPA) to the Transition Policy Area (TPA); 2) change the Red Hill Community’s designation from Rural North Place Type to Transition Large Lot Neighborhood Place type; and 3) designate the Red Hill Community as a new TPA subarea, with a planned residential density of one dwelling unit per three acres. The Red Hill Community area is located southeast of Green Mill Preserve, west of Evergreen Mills Road (Route 621), and north of the watershed boundary of Goose Creek, which serves as the present boundary between the RPA and the TPA.

The CPAM proposes revisions to the land use policies in Chapter 2 of the 2019 GP and the existing maps of the 2019 GP and the Loudoun County 2019 Countywide Transportation Plan (2019 CTP), as necessary to implement and maintain consistency with the foregoing amendments, or as otherwise necessary to correct geographic boundaries, typographical errors, section and subsection numbering, and formatting within, and further clarify the policies and maps of the above-mentioned section(s). The proposed CPAM would apply within the Red Hill Community of the Rural Policy Area. The proposed text and map amendments under consideration include, without limitation, the following:

Amendments to the 2019 General Plan - Chapter 2 – Transition Policy Area:

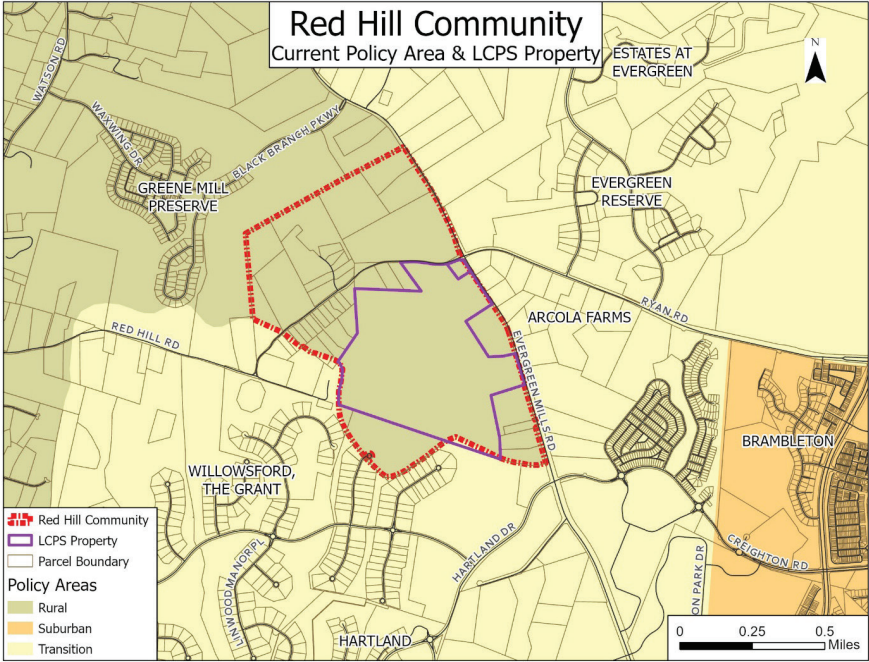
- Establish new and/or revise certain existing policy language in moving the Red Hill Community from the RPA to TPA, establish a new Red Hill Community subarea within the TPA, and designate the Red Hill Community as a subarea of the Transition Large Lot Neighborhood Place Type with a planned residential density of one dwelling unit per three acres.

Amendments to 2019 General Plan – Maps:

- Revise existing Policy Area and Place Types maps to move Red Hill Community from the RPA to TPA, designate it: as a Transition Large Lot Neighborhood Place Type, within the Dulles Small Area Plan, and within the Loudoun Water Central System Service Area.

Amendments to 2019 Countywide Transpiration Plan - Maps:

- Revise the 2019 CTP maps to amend the existing Policy Area boundaries to reflect the move of Red Hill Community from the RPA to TPA.



SPMI-2022-0004
Route 7 Brewing Co
(Minor Special Exception)

Basabi Virmani of SB Breweries, LLC of Leesburg, Virginia, has submitted an application for a Minor Special Exception to permit Craft Beverage Manufacturing in the PD-IP (Planned Development – Industrial Park) zoning district. The application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Minor Special Exception use under Section 4-504 (NN) and subject to the Additional Regulations for Craft Beverage Manufacturing pursuant to Section 5-668. The Property is also subject to the proffers and concept development plan associated with ZMAP-2015-0001. It is located west of Lexington Drive, south of Riverside Parkway (Route 2401), north of Route 7, and east of Riverside Commons Plaza and Ashburn Village Boulevard. The Property is comprised of an existing commercial condominium unit totaling approximately 4,753 square feet with an assigned address of 20051 Riverside Commons Plaza, Unit 148, Ashburn, Virginia in the Algonkian Election District. The subject property is more particularly described as PIN: 056-18-1692-006. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)) which designates this area for a vertical mix of residential, commercial, entertainment, cultural, and recreational uses with core uses including retail and service commercial.

ZOAM-2018-0001
SHORT-TERM RESIDENTIAL RENTALS
(Zoning Ordinance Amendment)

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on October 17, 2019, the Board of Supervisors hereby gives notice of proposed amendments to the Revised 1993 Zoning Ordinance (“Zoning Ordinance”) in order to establish new, and clarify and revise existing, regulations and definitions to establish “Short-Term Rental – Residential Accessory” as a new accessory use to certain residential uses and to establish “Short-Term Rental – Commercial Whole House” as a new principal use that will be a new Permitted, Minor Special Exception, or Special Exception use in certain zoning districts that permit residential uses. In addition, the amendments propose establishing new additional use regulations; definitions; and process requirements for the Short-Term Residential Rental uses. The amendment proposes revisions to Article 2, Non-Suburban District Regulations, Article 3, Suburban District Regulations, Article 4, Special and Overlay Districts, Section 5-100, Accessory Uses and Structures, Section 5-600, Additional Regulations for Specific Uses, Section 6-700, Site Plan Review, Article 8, Definitions, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as 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 requirements of, the above-mentioned section(s) of the Zoning Ordinance. The proposed text amendments under consideration include, without limitation, the following:

Amendments to Article 2, Non-Suburban District Regulations: Establish new, and clarify and revise existing, regulations to:

- Establish “Short-Term Rental – Commercial Whole House” as a new principal use and add this use as a new Permitted use, subject to Additional Regulations for Specific Uses, in the following zoning districts: AR-1 (Agricultural Rural – 1) (Section 2-100 et seq.), AR-2 (Agricultural Rural – 2) (Section

- 2-200 et seq.), A-10 (Agriculture) (Section 2-300 et seq.), A-3 (Agricultural Residential) (Section 2-400 et seq.), RC (Rural Commercial) (Section 2-900 et seq.), JLMA-20 (Joint Land Management Area – 20) (Section 2-1300 et seq.), TR-10 (Transitional Residential – 10) (Section 2-1400 et seq.), and TR-3 (Transitional Residential – 3) (Section 2-1500 et seq.).
- Establish “Short-Term Rental – Commercial Whole House” as a new principal use and add this use as a new Minor Special Exception use, subject to Additional Regulations for Specific Uses, in the following zoning districts: CR-1 (Countryside Residential – 1) (Section 2-500 et seq.), CR-2 (Countryside Residential – 2) (Section 2-600 et seq.), CR-3 (Countryside Residential – 3) (Section 2-700 et seq.), CR-4 (Countryside Residential – 4) (Section 2-800 et seq.), JLMA-1 (Joint Land Management Area – 1) (Section 2-1000 et seq.), JLMA-2 (Joint Land Management Area – 2) (Section 2-1100 et seq.), JLMA-3 (Joint Land Management Area – 3) (Section 2-1200 et seq.), TR-2 (Transitional Residential – 2) (Section 2-1600 et seq.), and TR-1 (Transitional Residential – 1) (Section 2-1700 et seq.).

Amendments to Article 3, Suburban District Regulations: Establish new, and clarify and revise existing, regulations to:

- Add “Short-Term Rental – Commercial Whole House” as a new Minor Special Exception use, subject to Additional Regulations, in the following zoning districts: R-1 (Single Family Residential) (Section 3-100 et seq.) and R-2 (Single Family Residential) (Section 3-200 et seq.).
- Add “Short-Term Rental – Commercial Whole House” as a new Special Exception use, subject to Additional Regulations, in the following zoning districts: R-3 (Single Family Residential) (Section 3-300 et seq.), R-4 (Single Family Residential) (Section 3-400 et seq.), and R-8 (Single Family Residential) (Section 3-500 et seq.).

Amendments to Article 4, Special & Overlay Districts: Establish new, and clarify and revise existing, regulations to:

- Add “Short-Term Rental – Commercial Whole House” as a new Permitted use, subject to Additional Use Regulations, in the PD-RV (Planned Development – Rural Village) (Section 4-1200 et seq.).
- Add “Short-Term Rental – Commercial Whole House” as a new Minor Special Exception use, subject to Additional Regulations, in the PD-CV (Planned Development – Countryside Village) (Section 4-900 et seq.).
- Add “Short-Term Rental – Commercial Whole House” as a new Special Exception use, subject to Additional Regulations, in the following zoning districts: PD-TC (Planned Development – Town Center) (Section 4-800 et seq.) and the PD-MUB (Planned Development – Mixed Use Business District) (Section 4-1350 et seq.).

Amendments to Section 5-101(A), Permitted Accessory Uses and Structures, Residential: Establish new, and clarify and revise existing, regulations to:

- Add “Short-Term Rental – Residential Accessory” to the list of permitted accessory uses and structures for residential uses.

Amendments to Section 5-600 et seq., Additional Regulations for Specific Uses: Establish new, and clarify and revise existing, regulations to:

- Establish new additional regulations for the “Short-Term Rental – Residential Accessory” accessory use and the new “Short-Term Rental – Commercial Whole House” principal use, including:
 - Prohibition on modification of certain additional regulations by Minor Special Exception.
 - Registration in accordance with Chapter 1470 of the Codified Ordinances and display of such registration.
 - Management requirements, maximum numbers of rooms and guests for different types of dwellings, minimum lot area and yards, maximum rental period per year, prohibition on food service and private parties and temporary special events, permitted types of dwellings, and operator residency requirements.
 - Zoning permit requirements that apply in addition to Zoning Ordinance Section 6-1000, requirement to display the zoning permit, restrictions on the transfer of and changes to zoning permits, limitation on number of zoning permits per parcel, and prohibition of use for parcels subject to

- an approved zoning permit for Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, Rural Retreats and Resorts, Campground, or Short-Term Rental – Commercial Whole House uses.
- Requirement for all guests staying within the same dwelling unit to be under the same rental agreement.
- Parking, fire safety, adjacent property owner notice, exterior lighting, and access requirements.
- Prohibition of use for Affordable Dwelling Units, Affordable Housing Units, and Unmet Needs Housing Units.
- Exemption from lot area requirements for uses located within certain structures within a Historic Site District or Historic and Cultural Conservation District, and limitations on the expansion or enlargement of such structures.

Amendments to Article 8, Definitions: Establish new, and clarify and revise existing, regulations to:

- Establish new definitions for the new “Short-Term Rental – Residential Accessory” accessory use and the new “Short-Term Rental – Commercial Whole House” principal use.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

Unless otherwise noted in the above notices, copies of the above-referenced amendments, applications, ordinances, and/or plans and related documents may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-7770246 (option 5) to request hard copies or electronic copies, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “[Board of Supervisors Business Meetings, Public Hearings and Special Meetings](#)”). In addition, for detailed instructions on how to access documents using LOLA, to request that documents be emailed to you, to receive physical copies of documents, or to arrange a time to view the file at the Loudoun County Government Center, please email DPZ@loudoun.gov or call 703-777-0246 (option 5).

Board of Supervisors public hearings are available for live viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and livestreamed at loudoun.gov/meetings. All members of the public who desire to speak will be heard as to their views pertinent to these matters. Public input may be provided by electronic means at Board public hearings. Members of the public who wish to provide public input, whether electronically or in person, will be accommodated without advanced sign-up during the hearing, however, members of the public are strongly encouraged to sign-up in advance. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on December 30, 2022, and no later than 12:00 p.m. on January 11, 2023. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up during the public hearing. Citizens may also submit written comments by email sent to bos@loudoun.gov. Any written comments received prior to the public hearing will be distributed to Board members and made part of the minutes for the public hearing.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

BY ORDER OF:

PHYLLIS RANDALL, CHAIR
LOUDOUN COUNTY BOARD OF SUPERVISORS

12/22 & 12/29/22