

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **THURSDAY, DECEMBER 17, 2009**, at **6:00 p.m.** to consider the following:

ZMOD 2008-0013 **SAFeway AT STERLING PLAZA COMPREHENSIVE SIGN PLAN** *(Zoning Ordinance Modification)*

Safeway, Inc. of Lanham, Maryland, has submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number and size of signs. The property was developed pursuant to SPEX-1986-0018 (Sterling Plaza) and ZMOD-1999-0004 (Sterling Plaza, Lot 22A) in the PD-H3 (Planned Development-Housing), administered as PD-CC-CC (Planned Development-Commercial Center-Community Center), zoning district under the Revised 1993 Loudoun County Zoning Ordinance. The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject of the proposed Comprehensive Sign Package is an approximately 55,000 square foot existing building located on a parcel containing approximately 15.31 acres in the southeast quadrant of the intersection of East Maple Avenue (Route 1417) and South Sterling Boulevard (Route 846) at 22330, 22350, and 22360 South Sterling Boulevard, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /81/F10///22A (PIN# 022-15-4155). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and the Countywide Retail Plan, which designate this area for residential uses and which recommend a density of up to 4.0 dwelling units per acre.

REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE

Pursuant to Section 15.2-2248 of the Code of Virginia, the Town of Purcellville has requested that the Loudoun County Planning Commission and Board of Supervisors review and approve proposed amendments to Article IV of the Town's Land Development and Subdivision Control Ordinance (LDSCO). The proposed amendments are intended to improve the bonding process by making numerous revisions to the LDSCO, including, without limitation, the following: 1) Clarifying the options for constructing required improvements for applications with preliminary plat approval and for applications with final plat or final site plan approval; 2) Clarifying the purpose of the bonding policy; 3) Clarifying the types of applications that shall require bonding; 4) Clarifying bonding requirements for improvements to be dedicated to Loudoun County within the Town extra-jurisdictional subdivision jurisdiction area; 5) Clarifying existing, and establishing new, requirements regarding the duration, amount, and format of performance agreements; 6) Establishing new requirements for Bond Estimates; 7) Clarifying existing, and establishing new, requirements for letters of credit; 8) Deleting existing Section 4.3.4 regarding Set Aside Agreements; 9) Clarifying existing, and establishing new, requirements and procedures regarding bond defaults and extensions; 10) Clarifying existing, and establishing new, requirements and procedures regarding bond reduction; 11) Clarifying existing, and establishing new, requirements and procedures regarding bond release, street acceptance, and field inspections; 12) Revising references to the Code of Virginia to reflect current codification; and 13) Correcting typographical errors and clarifying other ambiguous provisions as necessary to implement and maintain consistency with the proposed revisions.

Full and complete copies of the above-referenced proposed amendments and related documents may be examined in the Department of Building & Development, County Government Center, 3rd Floor, 1 Harrison Street., S.E., Leesburg, Virginia from 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0397.

CMPT 2009-0013
HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY
SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE
(Commission Permit)

The School Board of Loudoun County, Virginia, has submitted an application for Commission approval to permit the construction of a high school (HS-7) and a future elementary school, containing up to a cumulative 397,000 square feet plus associated recreational facilities, in the TR-1UBF (Transitional Residential-1) and PD-GI (Planned Development-General Industry) zoning districts. The subject property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and outside of but within one (1) mile of the Ldn 60 aircraft noise contours, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 97.16 acres in size and is located along both sides of Goshen Road (Route 616), approximately 1 mile south of John Mosby Highway (Route 50), and approximately 0.5 mile north of the Braddock Road (Route 620) in the Dulles Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN#	ACRES	ZONING	ADDRESS
100///2////4/	247-17-3577	15.02	TR-1UBF	
100///6////2/	247-17-8636	10.74	TR-1UBF	24751 Goshen Road, Aldie, VA 20105
100///6////1/	248-47-9789	2.26	TR-1UBF	24797 Goshen Road, Aldie, VA 20105
100////////31B	248-47-8669	4.36	TR-1UBF	24821 Goshen Road, Aldie, VA 20105
100///2////3/	248-47-8234	12.93	TR-1UBF	
100///2////2/	248-37-9082	8.57	TR-1UBF	
100///2////1/	248-37-9637	14.04	TR-1UBF	
100////////33/	248-38-2718	3.0	TR-1UBF	24939 Goshen Road, Aldie, VA 20105
100////////36A	248-48-6530	3.0	PD-GI	24866 Goshen Road, Aldie, VA 20105
100////////54/	247-28-4151 (portion)	23.24 acre portion of a 94.15 acre parcel	TR-1UBF	

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Upper Broad Run and Upper Foley subareas) which designate this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west.

SPEX 2009-0006
DULLES INDUSTRIAL PARK LOT 1
(Special Exception)

Dulles South Properties, LLC of Rockville, Maryland, and AmeriGas, Inc. of Ranson, West Virginia, have submitted an application for a special exception to permit two 30,000-gallon storage tanks for distribution and storage of propane gas in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour, and within the Route 28 Taxing District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section

3-1004(Y). The area of the proposed special exception is an approximately 0.97 acre portion of a 4.52 acre parcel that is located on the north side of Wade Drive (Route 873), approximately 0.5 mile north of the intersection of Pleasant Valley Road (Route 609) and John Mosby Highway (Route 50) at 44176 and 44180 Wade Drive, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 102///1/////1/ (PIN# 097-40-7676). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) as amended by the Arcola Area/Route 50 Corridor Plan, which designate this area for industrial uses.

ZMAP 2008-0023
CEDAR GREEN CHURCH
(Zoning Map Amendment)

Iglesia Galilea de las Asambleas de Dios of Sterling, Virginia has submitted an application to rezone approximately 2.9 acres from the R-4 (Single Family Residential) to the PD-IP (Planned Development-Industrial Park) zoning district in order to develop a church at a Floor Area Ratio (FAR) of 0.09. The property is located within the Route 28 Taxing District. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting a modification of Section 4-505(B) of the Zoning Ordinance to reduce both the minimum 75-foot yard for buildings, outdoor storage, areas for collection of refuse, or loading area, and 60-foot yard for parking, adjacent to an agricultural or residential district, or landbay allowing residential uses, to 15 feet. The subject property is located on the southwest side of the intersection of Cedar Green Road (Route 775) and Shaw Road at 22195 and 22217 Cedar Green Road, Sterling, Virginia, in the Potomac Election District. The subject property is more particularly described as Tax Map Numbers /80/A/1///24/ (PIN# 044-20-7098) and /80/A/1///25/ (044-20-7585). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), the Revised Countywide Transportation Plan, and the Loudoun County Bicycle and Pedestrian Mobility Master Plan, which designate this area for business uses and which recommend a FAR of 0.4.

ZMAP 2009-0005, SPEX 2009-0009 & CMPT 2009-0001
GREEN ENERGY PARTNERS/STONEWALL HYBRID ENERGY PARK
(Zoning Map Amendment Petition, Special Exception and Commission Permit)

Green Energy Partners and Stonewall LLC of Hamilton, Virginia have submitted an application to rezone approximately 90.5 acres from the TR-10 (Transitional Residential-10) and JLMA-20 (Joint Land Management Area - 20) zoning districts to the MR-HI (Mineral Resource-Heavy Industry) zoning district in order to develop a utility generating plant and transmission facility at a Floor Area Ratio (FAR) of 0.01. The Applicant has also submitted applications for a Special Exception and Commission approval to permit a utility generating plant and transmission facility in the proposed MR-HI zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(AA) and requires a Commission Permit in accordance with Section 6-1101. The property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, partially within the FOD (Floodplain Overlay District), and partially within the QN (Quarry Notification) Overlay District-Luck Quarry Notification Area. The subject property is located northeastward of the Dulles Greenway (Route 267), east of Sycolin Road (Route 643), south of Cochran Mill Road (Route 653), and west of Gant Lane (Route 652) in the Catoclin Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	OWNERSHIP	ADDRESS
/60////////38/	193-38-4362	42.47	Evergreen Loudoun – One Ltd. Partnership	20077 Gant Lane Leesburg, Virginia
/60////////38A	193-49-0539	0.32	Evergreen Loudoun – One Ltd. Partnership	N/A
/60////////39/	194-48-6020 (portion)	4.88 acre portion of a 59.94 acre parcel	LTI Limited Partnership	N/A
/61////////12/	193-39-3665	30.89	John A. Andrews, Trustee	N/A
/61////////14/	193-29-6778	11.96	LTI Limited Partnership	N/A

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Community)) and the Leesburg Joint Land Management Area (JLMA)), the Revised Countywide Transportation Plan, and the Toll Road Plan, which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, 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 the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. 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 prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. 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 at 703-777-0246. Please provide three days' notice.

Peggy Maio, Chairman