

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 **WEDNESDAY, MARCH 24, 2010**, at **6:00 p.m.** to consider the following:

SPEX 2009-0030 & CMPT 2009-0009
CWS EXIT 5 – BROADLANDS BOULEVARD
(Special Exception & Commission Permit)

Community Wireless Structures, LLC of Arlington, Virginia, has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 150-foot monopole with an additional 5-foot lightning rod, and associated equipment shelters, on a portion of the property owned by Toll Road Investors Partnership II LP. The entire subject property is located in the following zoning districts: AR-1 (Agricultural Rural-1), JLMA-20 (Joint Land Management Area-20), PD-GI (Planned Development-General Industry), PD-H3 (Planned Development-Housing), PD-H4 (Planned Development-Housing), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-TRC (Planned Development-Transit Related Center), R-1 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), Town (Town of Leesburg), and TR-10 (Transitional Residential-10). Portions of the property are located within: the Route 28 Taxing District; the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, between the Ldn 60-65, and within the Ldn 65 or higher aircraft noise contours; the FOD (Floodplain Overlay District); and the QN (Quarry Notification) Overlay District-Loudoun Note Area. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 5-618(B)(2) and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101.

The Toll Road property totals approximately 430.9 acres in size and is located within a right-of-way extending from the U.S. Route 7/15 Bypass in the Town of Leesburg to the Loudoun County boundary with Fairfax County, in the Catoclin and Dulles Election Districts. The property is located at, and described as, the following:

STREET ADDRESS	TAX MAP NUMBER	PIN #
21881, 21885 Ashburn Village Boulevard, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
20777, 20781, 20835 Belmont Ridge Road, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
21161, 21251 Claiborne Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
22333 Loudoun County Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
21925 Mooreview Parkway, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002

22317, 22319 Shellhorn Road, Ashburn, Virginia 20148	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002
41620, 41631, 41660 Shreve Mill Road, Leesburg, Virginia 20175	/60/////7BTR1 /60/////7BTR2	234-37-8457-000 234-37-8457-001 234-37-8457-002

The areas through which the property extends are governed by the policies of the Revised General Plan (Town, Rural, Joint Land Management, Transition, and Suburban Policy Areas (Ashburn and Dulles Communities)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities, which designate these areas for residential, rural economy, business, Keynote Employment, and industrial uses.

The specific area subject to this special exception and Commission approval request is the southeast quadrant of the Exit 5 interchange of the Dulles Greenway (Route 267) and Claiborne Parkway (Route 901), located north of Broadlands Boulevard (Route 2363), and south of Ashburn Farm Parkway (Route 900), in the Dulles Election District. This specific area is zoned PD-H3 (Planned Development-Housing), and is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for Business uses.

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.

Robert Klancher, Chairman