

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** July 22, 2010

**TO:** Loudoun County Planning Commission

**FROM:** Sophia Fisher, Project Manager  
Julie Pastor, Director

**SUBJECT: July 28, 2010 Planning Commission Worksession – CMPT 2009-0011 & SPEX 2009-0032, Arcola Substation**

**Background**

At the time the staff report was written, staff recommended that the Commission delay action on the Commission Permit and Special Exception in order to allow the Board of Supervisors time to review the Minor Special Exception, which requests to modify the front buffer yard to remove the required landscape element and the setback requirement. Staff had raised an issue with the applicant's proposal to eliminate the landscape portion of the required landscape buffer both because of the existing facility's proximity to the road and because the Ordinance requires that Minor Special Exceptions are granted only when the requested modification demonstrates an innovative approach.

To address staff's concern, the applicant added a row of evergreens along the existing fence, closing one of the two existing entrances, and added an entrance to the rear of the property in the new portion of the site. Closing the entrance that faced the road also has the effect of ensuring that vehicles visiting the site are able to pull completely off the road while opening the gate to enter the site. The applicant submitted the revised plat just prior to the Planning Commission Public Hearing, so staff was not able to offer a recommendation based on the revisions at the time. Figure 1 shows the revised plat layout with the row of evergreens along the front and the new entrance to the rear of the property. The site needs two entrances to facilitate interior circulation of the vehicles servicing the site. The new entrance to the rear also allows for a shared entrance with the adjacent VEPCO site, which reduces the number of entrances required for the two sites off Lightridge Farm Road.

The Planning Commission held a Public Hearing on these applications on June 23, 2010. No members of the public spoke at the hearing. The Commission deferred action to July 28, 2010 in order to allow the Board of Supervisors to review the application within the 60 day timeline that accompanies a Commission Permit. There were no issues raised by members of the Commission during the brief discussion that accompanied this application.

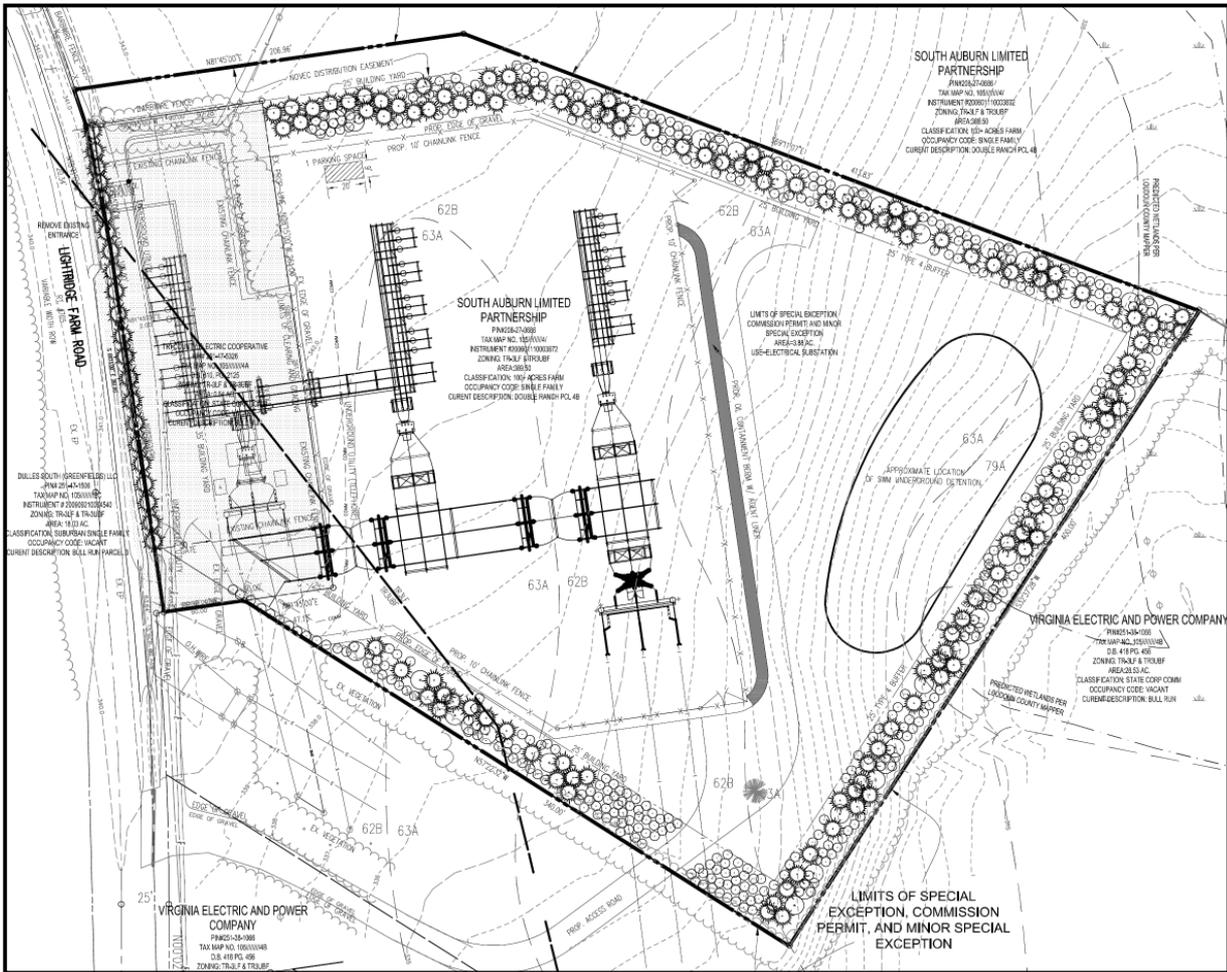


Figure 1—revised site layout with the evergreens along the property’s road frontage and the new entrance to the rear of the site expansion.

**Outstanding Issues**

Staff finds that given the constraints of the site, the applicant has addressed the concerns regarding landscape and setbacks; there are no outstanding issues. The Conditions of Approval have been updated to reflect the new plat, and are under review with the County Attorney’s Office.

**Recommendation:**

Staff recommends approval of the application subject to the Conditions of Approval dated July 21, 2010 and with the attached Findings.

**Suggested Motions:**

1a. I move that the Planning Commission approve CMPT 2009-0011, Arcola Substation, and forward it to the Board of Supervisors for ratification based on the attached Findings.

AND,

1b. I move that the Planning Commission forward SPEX 2009-0032, Arcola Substation, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated July 21, 2010 and with the attached Findings.

OR,

2. I move an alternate motion.

**Attachments:**

1. Vicinity map
2. Findings
3. Conditions dated July 21, 2010
4. SPEX plat dated June 25, 2010

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**VICINITY MAP**



**Directions:**

From Leesburg, take Route 15 south. Turn left on Braddock Road (State Route 705). At the fork, stay right to stay on State Route 705, which becomes Lightridge Farm Road. Site will be on the left, approximately 2 miles after the fork in the road.

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## FINDINGS

1. The general location, character, and extent of the proposed utility substation expansion are in substantial accord with the Comprehensive Plan.
2. The existing utility substation and the proposed expansion are both compatible with the surrounding area and are supported by the land use and energy policies of the Revised General Plan.
3. The existing use and its proposed expansion generate minimal transportation impacts.
4. The proposed use, as conditioned, complies with the applicable requirements of the Revised 1993 Zoning Ordinance.

## CONDITIONS OF APPROVAL (July 21, 2010)

1. Substantial Conformance. The proposed Special Exception Use, electrical substation, shall be developed in substantial conformance with the Special Exception Plat ("Arcola Substation SPEX 2009-0032 & CMPT 2009-0011"), prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through June 25, 2010, (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105/////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105/////////4/ (PIN# 208-27-0686) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Lighting. Lighting on the Property shall be designed and constructed to minimize light trespass and to limit the view of lighting from off-site, specifically that exterior light fixtures shall be "full cut-off outdoor lighting fixtures" as defined by the Illuminating Engineering Society of North America (IESNA). Light will be directed inward and downward toward the interior of the Property, away from the public streets and adjacent properties.
3. Boundary Line Adjustment. The boundary line adjustment for the existing .54 acre substation parcel (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent (PIN# 208-27-0686) shall be completed prior to site plan approval.

Note: landscaping conditions are part of the Minor Special Exception, and are not included with this application.

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