

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 5:00 p.m. on Monday, June 7, 2010 in order to consider:

PROPOSED ORDINANCE AUTHORIZING USE OF EMINENT DOMAIN / WILLIAM P. CALLAHAN PROPERTY

Pursuant to Virginia Code Section 15.2-1901 et seq., the Board of Supervisors shall consider the adoption of an ordinance approving a proposed public use and authorizing the acquisition of real property for the proposed public use through the use of eminent domain. The subject property is located on the east side of Gleedsville Road (Route 650), approximately 100 feet north of Gallorette Place, and is further described as an approximately 7,343 square foot portion of the parcel designated as Tax Map Number /59////////44A (PIN #316-29-6400), bearing an address of 20688 Gleedsville Road, Leesburg, Virginia 20175, in the Catoctin Election District. The subject property is currently owned by William P. Callahan and is proposed to be used for public road, and related storm drain easement and temporary construction easement, purposes.

The full text of the proposed ordinance as well as plats serving to further identify the subject property are available for review and may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia from 9:00 a.m. to 4:30 p.m., Monday through Friday or call 703-777-0200.

PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002 CONCEPTUAL PROPOSALS - DULLES/ROUTE 28 FIRE STATION

Pursuant to Virginia Code Section 56-575.17, the Board of Supervisors will receive public comment on two conceptual proposals received pursuant to The Public-Private Education Facilities and Infrastructure Act of 2002 for the construction of a fire and rescue facility within the Route 28 corridor portion of the County. Financing for the cost to design, construct, and equip the proposed fire and rescue facility was approved through a special election held on November 5, 2002. The Question presented by the special election referred to the proposed fire and rescue facility as the "Dulles/Route 28 Fire/Sheriff Station," and this facility is referred to as the "Dulles/Rt. 28 Fire/Sheriff Station" by the FY 2003 Capital Improvement Program (CIP). The proposed fire and rescue station would be approximately 15,000 square feet in size and would include a station office, staff lockers/showers, bunkroom, dayroom, communications, apparatus bays, turnout area, laundry/hose-drying area, battery shop, breathing apparatus shop, and extinguishing equipment shop. The first conceptual proposal for the fire and rescue facility, submitted by Keane Enterprises, L.L.C., and Keane Enterprises, Inc., both of Ashburn, Virginia, proposes to construct the facility on a parcel that is approximately 5.18 acres in size, located in the southwest quadrant of the intersection of East Severn Way (Route 847), Woodland Road (Route 679), and Atlantic Boulevard (Route 1902), in the Potomac Election District, and more particularly described as Tax Map Number /80//20////30/ (PIN# 030-16-2069). The second conceptual proposal, submitted by Nokes Partners, LLC, of Great Falls, Virginia, proposes to construct the facility on an approximately 5 acre portion of an approximately 313.91 acre parcel, located in the southwest quadrant of the Harry Byrd Highway (Route 7) and Sully Road (Route 28) interchange, in the northwest quadrant of the Sully Road, Gloucester Parkway (Route 2150), and Nokes Boulevard (Route 1793) interchange, in the Broad Run Election District, and more particularly described as Tax Map Number /80//11////3/ (PIN# 041-29-8238).

Copies of the conceptual proposals are available for public inspection at the Loudoun County Division of Procurement, County Government Center, 4th Floor, 1 Harrison Street, S.E., Leesburg, Virginia from 8:30 a.m. to 5:00 p.m., Monday through Friday or call 703-777-0403. The proposals may also be viewed online at www.loudoun.gov/procurement.

HAMILTON WELL 14, STONE EDEN PROPERTY SPEX 2010-0005 (Special Exception)

The Town of Hamilton, Virginia has submitted an application for a special exception to permit a Town water supply well, control building, and emergency electric generator for local governmental purposes in the JLMA-3 (Joint Land Management Area-3) and A-3 (Agricultural Residential) zoning districts. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1203 of Section 2-1203 and under Section 2-403(Y). The modification of buffer and screening regulations applicable to the proposed special exception use is authorized as part of an approval action of a special exception under Section 5-1403(C), pursuant to which the applicant also requests modification of Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a Municipal and Governmental Building and Structure is adjacent to a single family attached dwelling, to eliminate the Buffer Yard requirement. The subject property is approximately 1.3 acres in size and is located at the terminus of Stone Eden Drive, north of Sands Road (Route 709), at 38146 Stone Eden Drive, Hamilton, Virginia 20158, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /45//37//WELL/ (PIN# 454-20-8349). The area is governed by the policies of the Revised General Plan (Rural-JLMA Policy Area and Rural Policy Area) and the Comprehensive Plan for the Town of Hamilton and JLMA, which designate this area as Joint Land Management Area for the Town of Hamilton and which recommend a residential density of up to 1 dwelling units per 3 acres.

SPMI 2009-0007 AGSI-ARCHER PROPERTY (Minor Special Exception)

Matthew D. and Jennifer K. Archer of Lovettsville, Virginia, have submitted an application for a Minor Special Exception to permit a professional office-based service (information technology reseller) within an approximately 1,000 square foot portion of an existing single-family detached dwelling in the AR-1 (Agricultural Rural-1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Minor Special Exception use under both Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-614, *Small Businesses*, and Section 5-614(D). 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 also requests a modification of Section 5-614(E)(1)(b), which permits a maximum of three (3) employees for a small business use located on a parcel with an acreage of at least 3, but less than 10, acres, to permit a maximum of six (6) employees. The subject property is approximately 5.6 acres in size and is located on the east side of Milltown Road (Route 673), on the south side of April Circle, approximately 1.5 miles southeastward of the Town of Lovettsville, at 13276 April Circle, Lovettsville, Virginia 20180, in the Catoctin Election District. The property is more particularly described as Tax Map Number /18//17////6/ (PIN# 336-40-7208). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)), which designate this area for rural economy uses and limited residential development at a density of 1 dwelling unit per 20 acres.

ZCPA 2009-0007 & ZMOD 2009-0004 BELMONT GLEN VILLAGE

(Zoning Concept Plan Amendment and Zoning Ordinance Modification)

Bayshire, L.C. of McLean, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2004-0006, Belmont Glen-Rouse Property, in order to change the approved R-8 Traditional design option to the standard R-8 design option with no resulting change in density in the PD-H3 (Planned Development-Housing) zoning district. The property is located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance.

The applicant is also requesting three (3) modifications of Zoning Ordinance (ZO) sections as follows:

<p>ZO §3-509(C), Additional Development Standards, Minimum Buffer and ZO §4-109(C), Site Planning-External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses</p>	<p>To reduce the required 50-foot permanent common open space buffer, with a Type 2 Buffer Yard to:</p> <ul style="list-style-type: none"> • A minimum 25-foot permanent open space buffer along the applicable portion of lot 37; • A minimum 30-foot permanent open space buffer along the applicable portions of lots 47-50; • No buffer, but with a 25-foot rear yard along the applicable portions of lots 38 and 39; and • No buffer, but with a 25-foot yard in addition to a 50-foot street right-of-way along the applicable portions of lots 17, 18 and 19.
<p>ZO §3-506(C)(1)(a) and (b), Lot Requirements, Single Family Detached Dwellings and Manufactured Housing, Front and Side</p>	<p>For lots 1-13 and 193-196:</p> <ul style="list-style-type: none"> • To reduce the required 25-foot minimum front yard to 15 feet; and • To reduce any required 16-foot minimum side yard to 9 feet. <p>For lots 14-192:</p> <ul style="list-style-type: none"> • To reduce any required 8-foot or 16-foot minimum side yard to 6 feet and reduce the minimum required 16-foot distance between dwellings to 12 feet.
<p>ZO §7-103(A)(1), Affordable Dwelling Unit Density Adjustments, Single Family Detached and Single Family Attached Units and ZO §7-108, Modifications</p>	<p>The modification of Affordable Dwelling Unit (ADU) regulations applicable to the proposed development is authorized under §7-103(A)(1) and §7-108 pursuant to which the applicant requests to provide cash in lieu of any required ADUs.</p>

The property is approximately 143 acres in size and is located on the west side of Belmont Ridge Road (Route 659), the east side of Goose Creek, north of the Beaverdam Reservoir, and south of the Dulles Greenway (Route 267), in the Dulles Election District. The property is more particularly described as Tax Map Number /78/////////9/ (PIN# 195-19-3084). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for Residential use and recommend residential development at densities up to 4.0 dwelling units per acre.

SPMI 2009-0012
OAK HILL ESTATES
(Minor Special Exception)

Three Flags Associates, LLC of Leesburg, Virginia, has submitted an application for a Minor Special Exception to modify the Additional Regulations of Section 5-613 of the Revised 1993 Zoning Ordinance regarding Accessory Apartments and Dwelling Units to permit an accessory dwelling unit exceeding 2,500 square feet in gross floor area in the AR-1 (Agricultural Rural-1) zoning district. The property is adjacent to the New Luckett's Agricultural and Forestal District. The proposed use is listed as a Permitted use under Table 2-102 of Section 2-102 of the Zoning Ordinance, subject to the Additional Regulations set forth in Section 5-613. 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 a modification of Section 5-613(A), which requires that no accessory dwelling unit shall exceed 2,500 square feet in gross floor area. The subject property is approximately 106.36 acres in size and is located south of Spinks Ferry Road (Route 657), east of Lime Stone School Road (Route 661), and north of Hibler Road (Route 656), at 43445 Spinks Ferry Road, Leesburg, Virginia 20176, in the Catocin Election District. The property is more particularly described as Tax Map Number /31/////////1/ (PIN# 105-40-4600). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)) which designate this area for rural economy uses and limited residential development and recommend a base density of 1 dwelling unit per 20 acres.

CMPT 2007-0011, SPEX 2007-0009
T MOBILE BEAUMEADE
(Commission Permit & Special Exception)

T-Mobile – Northeast, LLC of Beltsville, Maryland has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 130-foot monopole with an additional 8-foot lightning rod, and associated equipment shelters, in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under both Section 4-504(P), subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Section 5-618(B)(3) and 6-1101. The area of the proposed special exception is an approximately 13,250 square foot portion of a 7.6 acre parcel located on the south side of Smith Switch Road (Route 607), on the north side of the W&OD Trail, approximately 0.1 miles southwestward of Gloucester Parkway (Route 2150), at 21260 Smith Switch Road, Ashburn, Virginia 20147, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//13////C/ (PIN# 060-30-2345). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

SPEX 2009-0034 & CMPT 2009-0015
WESTERN LOUDOUN SHERIFF'S SUBSTATION
(Special Exception and Commission Permit)

The Board of Supervisors, acting through the Department of Construction and Waste Management has submitted applications for a Special Exception and Commission approval to permit a sheriff's substation for local governmental purposes in the JLMA-1 (Joint Land Management Area) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1003 of Section 2-1003, is subject to the additional regulations set forth in Section 5-638, and requires a Commission Permit in accordance with Section and 6-1101. The property is approximately 14.18 acres in size and is located on the north side of West Loudoun Street (Business Route 7), on the south side of Walraven Way, and east of Scotland Heights Road (Route 712), at 47 West Loudoun Street, Round Hill, Virginia 20141, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /34/////////21/ (PIN# 584-17-9082). The area is governed by the policies of the Revised General Plan (Round Hill Joint Land Management Area) and the Round Hill Area Management Plan (RHAMP), which designate this area for residential uses.

ZMOD 2008-0017
BELMONT EXECUTIVE CENTER COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

Belmont Land, L.P., Toll Land XV Limited Partnership, and Episcopal Church on Belmont, all of Ashburn, Virginia, have 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, size, height, location, and illumination of signs. The property is being developed pursuant to ZMAP 1996-0003/ZCPA-1996-0002/SPEX-1996-0005, Belmont, and ZMAP 1997-0009 & SPEX 1997-0017, Belmont Executive Center, in the PD-CC-CC (Planned Development-Commercial Center-Community Center), PD-OP (Planned Development-Office Park), and PD-H4 (Planned Development-Housing) zoning districts. The property is also located partially within the FOD (Floodplain Overlay District) and partially within the QN (Quarry Notification) Overlay District-Luck Note Area. 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 property is approximately 432 acres in size and is located on the south side of Harry Byrd Highway (Route 7), on the east side and east of Belmont Ridge Road (Route 659), on the west side and west of Ashburn (Route 641), and along Russell Branch Parkway (Route 1061) in the Broad Run Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS	ZONING	ACRES
/62/M10//LBPP/	083-17-8172	43900 Russell Branch Parkway, Ashburn, Virginia 20147	PD-OP	4.02
/62////////22/	083-37-1744	43600 Russell Branch Parkway, Ashburn, Virginia 20147	PD-OP	8.26
/62/M10//LBOO1	083-17-2087	not assigned	PD-CC-CC	17.97
/62////////16/	083-37-8701	not assigned	PD-OP	26.87
/62////////23/	083-27-1064	19775, 19785, 19795, and 19805 Belmont Executive Plaza, Ashburn, Virginia 20147; and 43555 Russell Branch Parkway, Ashburn, Virginia 20147	PD-OP	30.87
/62////////24/	083-35-9224	19609, 19661, and 19673 Belmont Manor Lane, Ashburn, Virginia 20147; 20071 Medalist Drive, Ashburn, Virginia 20147; 43305 and 43750 Tournament Parkway, Ashburn, Virginia 20147; 19508 Belmont Ridge Road, Ashburn, Virginia 20147; and 43170 Gloucester Parkway, Ashburn, Virginia 20147	PD-H4 PD-OP	343.87

The property is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Retail Policy Plan which designate this area for Residential and Keynote Employment uses, and recommend residential development at densities up to 4 dwelling units per acre and nonresidential development at a Floor Area Ratio (FAR) up to 1.0.

SPEX 2009-0036
LOUDOUN YOUTH SOCCER ASSOCIATION LIGHTING
(Special Exception)

Loudoun Youth Soccer Association, Inc. of Leesburg, Virginia, has submitted an application for a Special Exception to permit lighting that does not meet the light and glare standards of Section 5-1504(A) of the Revised 1993 Zoning Ordinance. The proposed lighting would cause illumination in excess of 0.25 foot candles above background light levels measured at the lot line of any adjacent lot in a residential or agricultural district. The property is located within the JLMA-20 (Joint Land Management Area-20) zoning district and is also located partially within 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 for the Leesburg Executive Airport. Under Section 5-1404(C), lighting that does not meet the standards of Section 5-1504(A) may be permitted by special exception upon a finding that the proposed alternative lighting is appropriate. The property is approximately 12.00 acres in size and is located on the east side of Sycolin Road (Route 625), north of Cochran Mill Road (Route 653), and east of the Leesburg Executive Airport, at 19798 Sycolin Road, Leesburg, Virginia 20175, in the Catoctin Election District. The property is more particularly described as Tax Map Number /60////////16/ (PIN# 192-36-5833). The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Area Policy Area (Leesburg Community)), the Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Business uses.

CMPT 2010-0002, SPEX 2009-0041, & SPMI 2010-0001
POTOMAC INTERCEPTOR ODOR ABATEMENT SITE
(Commission Permit, Special Exception, and Minor Special Exception)

The District of Columbia Water and Sewer Authority of Washington, DC, has submitted applications for a Special Exception and Commission approval to permit a sanitary odor abatement facility within an existing sanitary sewer easement in the FOD (Floodplain Overlay District-Major Floodplain) zoning district. The subject property is zoned PD-H4 (Planned Development Housing). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-1506(D), is subject to the Additional Regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101. 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 also requests a modification of Section 5-621(B), which requires all utility facilities to have a minimum Type 4 Buffer Yard, to permit the use of existing vegetation in lieu of the required Buffer Yard. The area of the proposed special exception is an approximately 11.50 acre portion of an approximately 100.63 acre parcel that is located east of Fairway Drive, south of Algonkian Regional Park, east of the Potomack Lakes Sportsplex, and approximately 0.4 mile northeastward of the intersection of Algonkian Parkway (Route 1582) and Cascades Parkway (Route 1794), in the Sugarland Run Election District. The property is more particularly described as Tax Map Number /81////////116F (PIN# 010-10-0295). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Potomac Community)) which designate this area for Residential use.

Unless otherwise noted in the above notices, full and complete copies of the above referenced amendments, applications, ordinances, and/or plans, and related documents may be examined in hard copy in the Loudoun County Department of Building and Development, County Government Center, 2nd 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, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications.

All members of the public will be heard as to their views pertinent to these matters. Citizens are encouraged to call in advance to sign up to speak at the public hearing. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on May 27, 2010 and no later than 12:00 p.m. on June 7, 2010. If you wish to sign-up in advance, call the Clerk to the Board of Supervisors at (703) 771-5072 or (703)777-0200. Citizens will also have the option to sign-up at the public hearing.

Hearing assistance is available for meetings in the Board of Supervisor's 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 County Administration at 703-777-0200. Three days notice is requested. FM Assistive Listening System is available at the meetings.

BY ORDER OF: SCOTT YORK, CHAIRMAN
LOUDOUN COUNTY BOARD OF SUPERVISORS