

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 **6:30 p.m.** on **Tuesday, October 12, 2010** in order to consider:

INTENT TO AMEND THE LAND DEVELOPMENT APPLICATION FEE SCHEDULE

Pursuant to Virginia Code Sections 15.2-107, 15.2-2204, 15.2-2241, and 15.2-2286, Section 6-402 of the Revised 1993 Loudoun County Zoning Ordinance, and Section 1242.12 of the Loudoun County Land Subdivision and Development Ordinance, the Board of Supervisors declares its intent to amend the Land Development Application Fee Schedule ("Fee Schedule") to add new fees and increase existing fees in order to more adequately and accurately compensate the County for the cost of reviewing different types of land development applications. Virginia Code Sections 15.2-2241 and 15.2-2286 grant the legal authority for the enactment of these proposed new fees and fee increases. The land development application types that would be subject to new or increased fees under the proposed amendments to the Fee Schedule, and the actual dollar amount of the new or increased fees are as follows:

APPLICATION TYPE	CURRENT FEE SCHEDULE	PROPOSED FEE SCHEDULE (ACTUAL DOLLAR AMOUNT)
Appeal (APPL)	\$350.00	\$3,070.00
Boundary Line Adjustment (BLAD)	\$435.00	\$1,750.00 (Includes two reviews) Additional reviews \$275.00
Construction Plans and Profiles (CPAP) 1st submission: 2nd submission: Additional submissions:	\$2,575.00 + .00075 x Public Improvements Cost Fee included above \$850.00 (flat fee)	\$7,085.00 + .00075 x Public Improvement Cost (Includes two reviews) Additional reviews \$2,535.00
Family Subdivision (SBFM)	\$1,730.00 + \$150.00 per each new lot created	\$2,860.00 + \$180.00 for each new lot (Includes two reviews) Additional reviews \$465.00
Abbreviated Floodplain Alteration (Type I) (FPAL)	\$173.00	\$500.00
Floodplain Alteration (Type II) (FPAL)	\$2,600.00+ \$100.00 per cross-section over eight	\$2,150.00 + \$100.00 per cross-section over eight
Floodplain Study (FPST)	\$1,600.00 + \$100.00 per cross section for each cross section over eight	\$3,625.00 + \$100.00 per cross section for each cross section over eight
FSM Waiver Requests (WAIV)	\$250.00	\$1,190.00
Grading Permits Residential Subdivisions	\$705.00 + \$115.00 per disturbed acre + \$30.00 per lot	\$1,395.00 + \$115.00 per disturbed acre + \$30.00 per lot
Infrastructure Applications (Commercial)	\$705.00 + \$115.00 per disturbed acre	\$695.00 + \$65.00 per disturbed acre
Hardship Petition (HSHP)	\$100.00	Eliminated
Low-Density Subdivision Waiver (SBLD)	\$2,180.00	Eliminated
Overlot Grading Plans	\$150.00 per lot	\$310.00 per lot
Preliminary/Record Subdivisions (SBPR) Non-Residential	\$5,168.00 + \$350.00 per lot	\$3,750.00 + \$350.00 per lot (Includes two reviews)
Rural Residential (septic and well)	\$1,638.00 + \$350.00 per lot	\$3,750.00 + \$350.00 per lot (Includes two reviews)
Urban Residential (public sewer and water)	\$1,638.00 + \$350.00 per lot	\$3,750.00 + \$350.00 per lot (Includes two reviews) Additional reviews all types \$1,195.00
Preliminary Soils Report (Soil Map Review/Mapping)	\$850.00 for first 30 acres and \$25.00 per acre thereafter	\$1,425.00 for first 30 acres and \$25.00 per acre thereafter
Preliminary Subdivision (SBPL) Non-Residential	\$4,158.00 + \$120.00 per lot for each of the first 10 lots + \$30.00 per lot for each lot over 10	\$11,505.00 + \$200.00 per lot for each of the first 10 lots, + \$180.00 for the next 30 lots, + \$75.00 per lot thereafter (Includes two reviews) Additional reviews \$1,430.00
Rural Residential (septic and well)	\$2,158.00 + \$120.00 per lot for each of the first 20 lots + \$30.00 per lot for each lot over 20	\$4,905.00 + \$300.00 per lot for each of the first 10 lots, + \$250.00 per lot for the next 30 lots, + \$60.00 per lot thereafter (Includes two reviews) Additional reviews \$1,650.00
Urban Residential (public sewer and water)	\$2,458.00 + \$120.00 per lot for each of the first 20 lots + \$30.00 per lot for each lot over 20	\$7,630.00 + \$300.00 per lot for the first 10 lots, + \$250.00 per lot for the next 30 lots, + \$60.00 per lot thereafter (Includes two reviews) Additional reviews \$1,890.00
Subdivision Extension	\$200.00	\$230.00

	CURRENT FEE SCHEDULE	PROPOSED FEE SCHEDULE (ACTUAL DOLLAR AMOUNT)
Record Subdivision (SBRD) Non-Residential	\$3,844.00 + \$280.00 per lot for each of the first 10 lots + \$30.00 for each lot over 10	\$2,395.00 + \$180.00 per lot for each of the first 10 lots + 20.00 per lot for each lot over 10 (Includes two reviews) Additional reviews \$750.00
Rural Residential (septic and well)	\$1,764.00 + \$110.00 per lot for each of the first 20 lots + \$30.00 per lot for each lot over 20	\$2,545.00 + \$110.00 per lot for each of the first 20 lots + \$30.00 for each lot over 20 (Includes two reviews) Additional reviews \$1,080.00
Urban Residential (public sewer and water)	\$1,764.00 + \$110.00 per lot for each of the first 20 lots + \$30.00 per lot for each lot over 20	\$3,740.00 + \$130.00 per lot for each of the first 20 lots + \$50.00 per lot for each lot over 20 (Includes two reviews) Additional reviews \$1,540.00
Rural Economy Site Plan (REST)	\$2,300.00	\$7,490.00
Sign Permits	\$25.00 or \$50.00	Temporary or Residential \$10.00 Commercial \$235.00
Site Plans (STPL) 1st submission	\$4,800.00 + \$95.00 per acre	\$7,605.00 + \$150.00 per acre (Includes two reviews) Additional reviews \$3,225.00
2nd submission	fee included above	
Additional submissions	\$900.00 per submission thereafter.	
Site Plan Amendment (SPAM)	\$1,200.00	\$3,405.00
Site Plan Revision (STPR)	\$2,300.00	Eliminated
Subdivision Waiver (SBWV)	\$2,180.00	\$2,415.00 (Includes two reviews) Additional reviews \$430.00
Zoning Permits	\$50.00	Residential \$165.00 Commercial \$210.00
Zoning Variance (VARI)	\$350.00	\$805.00
Zoning Inspections	\$30.00	\$80.00

PROPOSED NEW FEES

APPLICATION TYPE	CURRENT FEE SCHEDULE	PROPOSED FEE SCHEDULE (ACTUAL DOLLAR AMOUNT)
Base Density Subdivision (SBBD)	N/A	\$2,735.00 (Includes two reviews) Additional reviews \$440.00
Dedication of right-of-way (DEDI)	N/A	\$2,445.00 (Includes two reviews) Additional reviews \$520.00
Easements (ESMT)	N/A	\$1,880.00 (Includes two reviews) Additional reviews \$365.00
Plat of Correction (POCO)	N/A	\$1,890.00 (Includes two reviews) Additional reviews \$315.00
Zoning Correspondence (ZCOR) Zoning Verifications Proffer Determinations Vesting Determinations	N/A	\$485.00 \$690.00 \$1,035.00

Copies of the complete proposed amendments to the Land Development Application Fee Schedule and information concerning the documentation for the proposed new fees and fee increases 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.

SPEX 2009-0018
GOOSE CREEK VILLAGE NORTH CLUBHOUSE
(Special Exception)

Centex Homes of Fairfax, Virginia, has submitted an application for a special exception to permit a 1,140 square foot community center in the R-16 (Residential-16) 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 3-604(C). The property is approximately 1.5 acres in size and is located northwestward of the intersection of Belmont Ridge Road (Route 659) and Sycolin Road (Route 643), at the terminus of Hay Road (Route 642), in the Dulles Election District. The property is more particularly described as Tax Map Number /78//90/////J/ (PIN# 153-28-1483). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for business uses and which recommend a Floor Area Ratio (FAR) of 0.4.

CMPT 2008-0016 & SPMI 2010-0002
T-MOBILE AT BAHAI FAITH CENTER
(Commission Permit)

T-Mobile Northeast of Beltsville, Maryland has submitted an application for Commission approval to permit the construction of two (2) quad telecommunication antennas inside concealment canisters and two (2) associated equipment cabinets on the roof of an existing three-story building in the R-4 (Single Family Residential) zoning 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, and is subject to the Additional Regulations set forth in Section 5-618(A). 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 5-618(A)(1) to permit the location of the proposed antennas on a structure less than 40 feet in height. The existing three-story building is known as the Baha'i Faith Center and is located upon a parcel containing approximately 2.30 acres located in the northwest quadrant of the intersection of Harry Byrd Highway (Route 7), Cardinal Glen Circle (Route 846), and North Sterling Boulevard (Route 846), at 21415 Cardinal Glen Circle, Sterling, Virginia, in the Sugarland Run Election District. The property is more particularly described as Tax Map Number /81/G/1/////E/ (PIN# 013-25-8465). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Potomac Community)) and the Strategic Land Use Plan for Telecommunications Facilities, which designate this area for Residential uses.

ZMAP 2010-0001 & SPEX 2010-0003
HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE
(Zoning Map Amendment Petition, Special Exception)

The School Board of Loudoun County, Virginia, has submitted an application to rezone approximately 3 acres from the PD-GI (Planned Development-General Industry) zoning district to the TR-1UBF (Transitional Residential-1) zoning district in order 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. The 3 acres were previously rezoned to PD-GI on March 19, 1991, pursuant to ZMAP-1989-0008, Alliance Resource Industries, with proffers. The applicant has also submitted an application for a Special Exception to permit a high school and elementary school in the TR-1UBF zoning district. 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 uses are listed as a Special Exception uses under Table 2-1702 of Section 2-1702. A Commission Permit for the proposed uses, CMPT 2009-0013, HS-7, Dulles South High School and Future Elementary School Site, Goshen Road Assemblage, was approved by the Planning Commission on December 17, 2009. 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 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-1 UBF	
100//6/////2/	247-17-8636	10.74	TR-1 UBF	24751 Goshen Road, Aldie, VA 20105
100//6/////1/	248-47-9789	2.26	TR-1 UBF	24797 Goshen Road, Aldie, VA 20105
100/////31B	248-47-8669	4.36	TR-1 UBF	24821 Goshen Road, Aldie, VA 20105
100//2/////3/	248-47-8234	12.93	TR-1 UBF	
100//2/////2/	248-37-9082	8.57	TR-1 UBF	
100//2/////1/	248-37-9637	14.04	TR-1 UBF	
100/////33/	248-38-2718	3.0	TR-1 UBF	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-1 UBF	

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 2010-0010
BROAD RUN CONTRACTING-DULLES TRADE CENTER WEST LOT 12
(Special Exception)

Con't

Broad Run Contracting, L.L.C., of Ashburn, Virginia, has submitted an application for a special exception to permit storage of empty solid waste vehicles and containers in the PD-GI (Planned Development-General Industry) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-604(TT). The subject property is approximately 5.5 acres in size and is located on the northwest side of Trade West Drive, south of the Broad Run, and approximately 0.1 mile northwestward of the intersection of Evergreen Mills Road (Route 621) and Arcola Road (Route 842) in the Dulles Election District. The property is more particularly described as Tax Map Number 101///7////12/ (PIN# 162-47-0244). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for Industrial uses.

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 0220, 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 September 30, 2010 and no later than 12:00 p.m. on October 12, 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

Ad# 89765

9/17 & 9/24/10