

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.

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