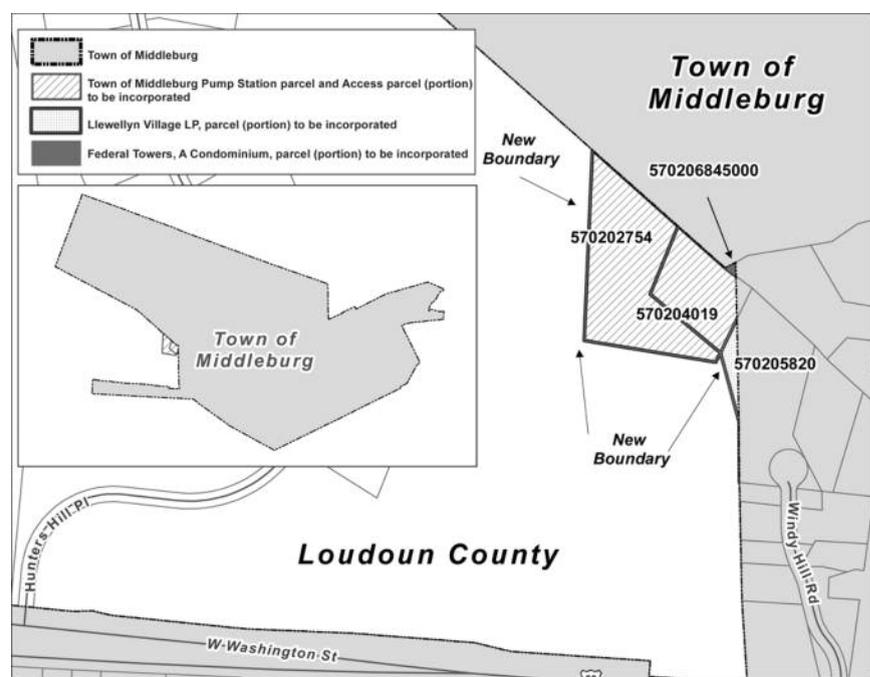


PUBLIC HEARING

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 6:00 p.m. on WEDNESDAY, September 14, 2016, in order to consider:

INTENTION TO APPROVE A BOUNDARY LINE AGREEMENT TO CHANGE THE BOUNDARY LINE BETWEEN LOUDOUN COUNTY, VIRGINIA, AND THE TOWN OF MIDDLEBURG, VIRGINIA

Pursuant to Virginia Code §§15.2-3106 et seq., the Board of Supervisors hereby provides notice of its intention to approve a Boundary Line Agreement with the Town of Middleburg ("Town") to change the existing boundary line between the County of Loudoun ("County") and the Town. The proposed boundary line change would incorporate into the municipal limits of the Town a land area containing approximately 3.153 acres, more or less, being all of the property identified as Loudoun County PIN: 570-20-2754, owned by the Town; a portion of the property identified as Loudoun County PIN: 570-20-4019, owned by the Town; a portion of the property identified as Loudoun County PIN: 570-20-6845-000, owned by Federal Towers, A Condominium; and a portion of the property identified as Loudoun County PIN: 570-20-5820, owned by Llewellyn Village LP. The new location of the boundary line between the County and the Town would correspond generally to the western and southern, and a portion of the eastern, property lines of the above mentioned PIN: 570-20-2754; and a portion of the western property line of the above-mentioned PIN: 570-20-5820. The property to be incorporated into the Town is located adjacent to the western municipal limits of the Town, north of West Washington Street (Route 50), northwestward of the northern terminus of Windy Hill Road (Town Route 1218), and east of Hunters Hill Place, in the Blue Ridge Election District, and is shown on the map provided below:



Full and complete copies of the above-referenced proposed Boundary Line Agreement, and a plat depicting, and metes and bounds description of, the new location of the boundary line between the County and the Town are on file in the Office of the County Administrator, who serves as the Clerk of the Board of Supervisors, County Government Center, 5th Floor, 1 Harrison Street, SE, from 9:00 a.m. through 4:30 p.m., Monday through Friday, or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

AMENDMENTS TO CHAPTER 1020 OF THE CODIFIED ORDINANCES OF LOUDOUN COUNTY

Naming of Streets

Pursuant to Virginia Code §§15.2-1427 and 15.2-2019, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 1020 of the Codified Ordinances of Loudoun County, Virginia. The proposed amendments include, without limitation, the following:

- > Update references.
- > Revise and clarify and/or delete certain existing, and establish new, definitions.
- > Revise and clarify existing, and establish new, requirements and procedures for the approval of proposed street names and general naming standards, to include, without limitation, requirements in regard to the naming of certain rights of way continuing through an intersection, requirements and procedures in regard to the naming of all rights of way and single owner private access driveways accessing 5 or more properties or addressable structures, and requirements and procedures in regard to removing a previously approved street name from a single owner private access driveway serving less than 5 properties or addressable structures.
- > Revise and clarify existing street-type designations, definitions, and standard abbreviations, and establish a new street-type designation, definition, and standard abbreviation for "Alley".
- > Revise and clarify existing, and establish new, requirements for public initiated street naming and renaming, to include, without limitation, participation in public initiated street naming and renaming, procedures for public initiated street naming and renaming, the street name reservation process, the street naming in the land subdivision and development review process, and changing street names after construction.
- > Establish new requirements, procedures, and authorization for the Director of the Office of Mapping and Geographic Information to initiate street naming or renaming and select a street name under circumstances, to include, without limitation, for previously unnamed public or private rights of way or single owner private access driveways where the lack of a street name has caused or would create an adverse impact to public safety, and for named public or private rights of way or single owner private access driveways, or portion(s) thereof, if the street name has caused or would create an adverse impact to public safety or if a right of way construction project causes such name to no longer be in conformance with Chapter 1020.
- > Revise Appendix I to revise and clarify existing, and establish new, examples of street-type designations, and to replace existing hand drawn illustrations of street-type designations with new examples generated from aerial imagery.
- > Establish new Appendix II to provide examples of continuity standards for proposed street naming.
- > Revise and clarify such other sections and subsections of Chapter 1020 as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors, update references, and standardize terminology.

A complete copy of the full text of the above-referenced proposed amendments is on file and available

for public inspection in the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, between 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

SPMI-2016-0006 CHILDREN'S PARADISE HOME DAY CARE (Minor Special Exception)

Maria Sanchez-Cerro of Ashburn, Virginia, has submitted an application for a Minor Special Exception to modify the Additional Regulations of Section 5-609 of the Revised 1993 Zoning Ordinance in regard to a proposed child care home in the R-16 (Townhouse/Multifamily Residential) zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 3-603, pursuant to Section 5-609. 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 the following modifications:

Zoning Ordinance Section	Proposed Modification
§5-609(A)(3), Child Care Facilities, Child Care Home	Permit a maximum of 12 children, in addition to the provider's own children and children residing on the premises.
§5-609(A)(8), Child Care Facilities, Child Care Home	Reduce the minimum size of the required outdoor play area from 900 square feet to 600 square feet.
§5-609(A)(14), Child Care Facilities, Child Care Home	Permit the Child Care Home in a single family attached dwelling that is located on a lot less than 5,000 square feet in size.

The subject property is approximately 0.05 acre in size and is located south of Loudoun County Parkway (Route 607) and west of Westwind Drive (Route 2988), at 43786 Maison Blanc Square, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /93/II/4/21/ (PIN: 090-36-8952). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for Business uses.

ZCPA-2015-0010 & SPEX-2015-0014 BROADLANDS SOUTH SECTIONS 204, 206, 208 & 94 (Zoning Concept Plan Amendment and Special Exception)

Broadlands Associates, LLP, of Fairfax, Virginia, has submitted applications for the following: 1) To amend the concept development plan and proffers approved with ZCPA-1994-0005, Broadlands and Broadlands South; ZMAP-1995-0003, Broadlands and Broadlands South; and ZCPA-2011-0004, Broadlands Section 108 and Broadlands South Section 208, in order to: a) amend the Parking Lot License Agreement and provide improvements to the 150-space commuter parking lot in Section 204; b) eliminate 75 commuter parking spaces in Section 206; and c) permit a portion of Section 208 to be administered as R-24 (Multifamily Residential) in order to replace a previously approved day care use with 45 active adult/age-restricted multifamily dwelling units that were previously approved for Section 94, with no resulting change in density in the PD-H4 (Planned Development-Housing) zoning district; and 2) A Special Exception to permit gas pumps accessory to a convenience food store in the PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district (Section 206). These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Section 4-204(B), pursuant to Section 5-617. The subject property is located within the PD-H4 (Planned Development-Housing), administered as PD-OP (Planned Development-Office Park) (Sections 204 and 208), as PD-CC-CC (Planned Development-Commercial Center-Community Center) (Section 206), and as R-24 (Section 94), zoning district, and is located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 34.5 acres in size and is located generally on the west side, and west, of the Dulles Greenway (Route 267), along the north and south sides of Mooreview Parkway (Route 2298), along the north and south sides of Wynridge Drive (Route 2394), and east of Claiborne Parkway (Route 901), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ADDRESS
119-19-7523	/78/B20/II/B/	N/A
119-17-0187	/78/A46/II/BK1B/	43170, 431801, 43210, 43230, and 43250 Southern Walk Plaza Ashburn, Virginia
119-18-1184	/78/A45/II/BK1A/	43300 and 43315 Southern Walk Plaza, Ashburn, Virginia
120-45-9550	/78/A47/II/A/	43095 Wynridge Drive, Ashburn, Virginia
120-46-6436-001 through 027 (inclusive)	/78/A/1P1C-102 through 407 (inclusive)	43138 Sunderland Terrace, Units 102, 104, 200, 201, 202, 203, 204, 205, 206, 207, 300, 301, 302, 303, 304, 305, 306, 307, 400, 401, 402, 403, 404, 405, 406, and 407, Ashburn, Virginia
120-46-3033-001 through 027 (inclusive)	/78/A/1P2B-102 through 407 (inclusive)	43145 Sunderland Terrace, Units 102, 104, 200, 201, 202, 203, 204, 205, 206, 207, 300, 301, 302, 303, 304, 305, 306, 307, 400, 401, 402, 403, 404, 405, 406, and 407, Ashburn, Virginia
120-46-4826-001 through 027 (inclusive)	/78/A/1P3A-102 through 407 (inclusive)	43144 Sunderland Terrace, Units 102, 104, 200, 201, 202, 203, 204, 205, 206, 207, 300, 301, 302, 303, 304, 305, 306, 307, 400, 401, 402, 403, 404, 405, 406, and 407, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area)) which designate this area for Residential uses with Affordable Dwelling Units at a recommended density of up to 4.8 units per acre, and Business uses at a recommended non-residential Floor Area Ratio (FAR) of up to 0.40.

ZMAP-2015-0012, SPEX-2015-0022, SPEX-2015-0023, SPIM-2015-0006 & ZMOD-2016-0007 CORPUS CHRISTI CATHOLIC CHURCH

(Zoning Map Amendment Petition, Special Exceptions, Minor Special Exception & Zoning Modification)

The Catholic Diocese of Arlington, of Arlington, Virginia, has submitted applications for the following: 1) To rezone approximately 17.9 acres from the TR-1UBF (Transitional Residential-1) zoning district under the Revised 1993 Zoning Ordinance to the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance in order to permit a modification for a height increase, with no resulting change in density; 2) A Special Exception to permit a church with seating capacity of more than 300 seats in the R-1 zoning district; 3) A Special Exception to permit a child day care center in the R-1 zoning district; and 4) A Minor Special Exception to permit a private school for more than 15 pupils

PUBLIC HEARING *(Continued)*

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 **6:00 p.m.** on **WEDNESDAY, September 14, 2016**, in order to consider:

in the R-1 zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed church is listed as a Special Exception use under Section 3-103; the proposed child day care center is listed as a Special Exception use under Section 3-103, pursuant to Section 5-609; and the proposed private school is listed as a Minor Special Exception use under Section 3-103. The Applicant also requests a modification of Section 3-107(B), Building Requirements, Building Height, to increase the maximum building height from 40 feet to 60 feet. The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The subject property is located south of John Mosby Highway (Route 50), on the northeast side of Marwood Drive (Route 3377), and west of Moon Glade Court, in the Dulles Election District. The subject property is more particularly described as Tax Map Number 100//1111/57/ (PIN #247-49-1020). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Upper Broad Run)) which designate this area for non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west without specifying a recommended non-residential Floor Area Ratio (FAR).

SPEX-2016-0001 & ZMOD-2016-0001 **CROSSTAIL INDUSTRIAL PARK** *(Special Exception and Zoning Modification)*

Statewide Enterprises, LLC, of Sterling, Virginia has submitted an application for a Special Exception to allow outdoor storage of vehicles in the PD-GI (Planned Development-General Industry) 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 4-604. The modification of the zoning, subdivision, or other requirements of a PD-GI zoning district may be approved by the Board of Supervisors under Section 6-1217(A), and the modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approved action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§5-900(A)(10)(a) and (b), Building and Parking Setbacks From Roads, Other Major Collector Roads.	Reduce the minimum building setback from 75 feet to 25 feet, and parking setback from 35 feet to 25 feet, along Trailview Boulevard.
§5-1413(C)(2)(e), Parking Lot Landscaping, Peripheral Parking Lot Landscaping, Where the property line abuts the street right-of-way.	Reduce and modify the required minimum plantings per 25 lineal feet along the southern boundary of the subject property.
Table 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix.	Reduce and modify the minimum required plantings per 100 lineal feet along the southern boundary of the subject property.

The subject property is located within the Quarry Notification (QN) Overlay District – Luck Note Area. The subject property is approximately 2.86 acres in size and is located on the north side of Samuels Mills Court, north of Cochran Mill Road (Route 653), and east of the Washington & Old Dominion Trail, in the Catoclin Election District. The subject property is more particularly described as Tax Map Number /61/E/1CM/PH4/ (PIN# 150-26-8040). The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Area), the 2010 Countywide Transportation Plan, which designate this area for Business uses.

ZRTD-2016-0003 **DULLES WESTPORT** *(Zoning Conversion in the Route 28 Taxing District)*

Stephen V. Mullaney of Madison, Maryland, has submitted an application to rezone approximately 6.10 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception). The subject property is located within the Route 28 Taxing District and 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. The subject property is approximately 6.10 acres in size and is located on the west side of Sully Road (Route 28), and east of the intersection of Pacific Boulevard (Route 1036) and Relocation Drive (Route 775), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /94//1111/40A (PIN# 045-39-9554). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Core uses at a recommended FAR of 0.6 to 1.0.

ZMAP-2015-0013 & SPMI-2015-0016 **JSF EAST GATE** *(Zoning Map Amendment & Minor Special Exception)*

Johnson Development Associates, Inc., of Spartanburg, South Carolina, has submitted applications for the following: 1) To rezone approximately 4.06 acres from the CLI (Commercial Light Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to develop a Storage Mini-Warehouse use at a maximum Floor Area Ratio (FAR) of 0.6; and 2) A Minor Special Exception to permit a Storage, Mini-Warehouse, in the PD-IP 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 Section 4-504, pursuant to Section 4-507(K) and Section 5-665. The Applicant also requests a modification of Section 4-502, Size and Location, to reduce the minimum size of a PD-IP zoning district from 20 acres to 4 acres. The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour, and within the QN (Quarry Notification) Overlay District-Chantilly Crush Stone Note Area. The subject property is located in the southwest quadrant of the intersection of Tall Cedars Parkway (Route 2200) and East Gate View Drive (Route 3010), in the Dulles Election District. The subject property is more particularly described as Tax Map Number 107//13//11/2/ (PIN #097-26-3602). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for Business uses at a recommended FAR of up to 0.6.

ZMAP-2015-0007, ZCPA-2015-0013, **SPMI-2015-0008 & ZMOD-2015-0011** **ONE LOUDOUN** *(Zoning Map Amendment Plan, Zoning Concept Plan Amendment, Minor Special Exception & Zoning Modifications)*

One Loudoun Holdings, LLC, One Loudoun Downtown, LLC, and One Loudoun Neighborhood Association, Inc., of McLean, Virginia, have submitted applications for the following: 1) To rezone approximately 4.66 acres from the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance to the R-16 (Townhouse/Multifamily Residential) zoning district under the Revised 1993 Zoning Ordinance in order to develop 40 single-family attached dwelling units at a

density of 8.5 units per acre; 2) To rezone approximately 7 acres from the PD-OP zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory commercial uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.49; 3) To amend the concept development plan and amend the proffers approved with ZMAP 2005-0008, One Loudoun; ZMAP 2012-0016, One Loudoun; ZMAP 2013-0009, One Loudoun; ZCPA 2008-0003, One Loudoun; ZCPA 2012-0012, One Loudoun; ZCPA 2013-0006, One Loudoun, in order to: a) develop an additional 685 multifamily dwelling units in the PD-TC (Planned Development-Town Center) district at a density of 13 units per acre and 40 single-family attached dwelling units in the R-16 district at a density of 8.5 units per acre, b) eliminate the restriction on non-office uses being visible along Atwater Drive in Land Bay A-1 and A-2, c) eliminate and remove the designation of open space from Land Bay O-8, d) eliminate the PD-TC Office Land Use Category in Land Bay A-1, e) eliminate the requirement to locate a full service hotel in the PD-SA or PD-TC zoning districts, f) eliminate the restriction on residential units within 100 feet of the proposed stadium, g) permit an indoor recreation establishment with a minimum of 80,000 square feet, and h) eliminate the conceptual stadium design elevations; and 4) A Minor Special Exception to permit a storage, mini-warehouse use in the PD-IP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Minor Special Exception use under Section 4-504, pursuant to Section 4-507(K) and Section 5-665. The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§3-606(C)(3)(a), Yards, Traditional Design Option for Single Family Attached, Front.	Reduce the minimum front yard to 10 feet in the R-16 zoning district.
§3-606(C)(3)(b), Yards, Traditional Design Option for Single Family Attached, Side.	Reduce the minimum side yard to 5 feet in the R-16 zoning district.
§3-606(C)(3)(c), Yards, Traditional Design Option for Single Family Attached, Rear.	Reduce the minimum rear yard to 15 feet in the R-16 zoning district.
§3-607(A), Building Requirements, Lot Coverage.	Increase the maximum lot coverage from 60% to 75% in the R-16 zoning district.
§3-607(B)(1), Building Requirements Building Height, Single Family Attached.	Increase the maximum height for single family attached dwelling units from 45 feet to 50 feet in the R-16 zoning district.
§3-608(C), Additional Development Standards, Minimum Buffer.	Eliminate the permanent common open space buffer between the R-16 zoning district and adjacent residential districts
§3-610, Development Setback and Access from Major Roads.	Reduce the minimum setback from Russell Branch Parkway from 75 feet to 50 feet in the R-16 zoning district.
§ 4-505(B)(1), Lot Requirements, Yards, Adjacent to roads	Reduce both the minimum 35-foot yard for any buildings, and 25-foot yard for parking, along any road right-of-way to 10 feet in the PD-IP zoning district.
§ 4-505(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	Reduce the minimum yard from any agricultural district, existing or planned residential district, or land bay allowing residential uses for buildings, outdoor storage, areas for collection of refuse, and loading areas from 75 feet to 5 feet, and for parking from 35 feet to 5 feet, along the subject property's boundary with the PD-TC zoning district.
§ 4-505(B)(3), Lot Requirements, Yards, Adjacent to other Nonresidential Districts.	Reduce the minimum yard for buildings, parking, outdoor storage, and loading areas from 15 feet to 10 feet in the PD-IP zoning district.
§ 4-505(B)(4)(a) and 4-505(B)(4)(b), Lot Requirements, Yards, Yards Between Buildings.	Eliminate the required the minimum yards between buildings on adjacent lots or building sites and when there is more than one building on an individual lot or building site in the PD-IP zoning district.
§ 4-507(B), Use Limitations, Landscaped Open Space.	Reduce the minimum landscaped open space required on any individual lot from .20 to .10 times the buildable area of the lot in the PD-IP zoning district.
§ 4-507(C), Use Limitations, Screening and Buffering.	Eliminate the required landscaping, buffering, and screening for outdoor storage, areas for collection of refuse, loading area, and parking from streets and agricultural and residential uses in the PD-IP zoning district.
§ 4-705(A), Lot Requirements, Size.	Reduce the minimum PD-SA zoning district size from 10 acres to 2 acres.
§4-808(H), Building Requirements, Land Use Arrangements and Use Limitations.	Eliminate the minimum requirement for civic uses in the Town Center Core in the PD-TC zoning district.
§4-808(D), Building Requirements, Land Use Arrangements and Use Limitations.	Reduce the minimum size of the town green from 40,000 square feet to 26,000 square feet in the Town Center Core in the PD-TC zoning district.
§5-900(A)(1)(b)(i), Building and Parking Setbacks from Roads, Route 7, Broad Run west to east corporate limit of Leesburg, Building.	Reduce the building setback along Harry Byrd Highway from 300 feet to 200 feet.
§5-900(A)(10)(a), Building and Parking Setbacks from Roads, Other Major Collector Roads, Building.	Reduce the minimum setback from Russell Branch Parkway from 75 feet to 50 feet in the R-16 zoning district.
§5-1303(A)(1), Canopy Requirements, Site Planning.	Permit the required 10% minimum tree canopy to be provided across the net area of the PD-IP, PD-OP, PD-CC, PD-SA, and PD-TC zoning districts.
§5-1403(E), Buffers Yards and Screening.	Eliminate the required Type 3 Buffer along Lexington Drive.

The subject property is 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 is also located partially within the FOD (Floodplain Overlay District). The subject property is located in the southwest quadrant of the Harry Byrd Highway (Route 7) and Loudoun County Parkway (Route 607) interchange, and north of Gloucester Parkway (Route 2150), in the Broad Run Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/63//1111/4/	057-10-2844	N/A
/63//1111/1/	057-18-0288	N/A
/63//N1111/7D/	057-10-2418	N/A
/63//N1111/11/	057-10-2643	N/A

PUBLIC HEARING *(Continued)*

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 6:00 p.m. on WEDNESDAY, September 14, 2016, in order to consider:

TAX MAP NUMBER	PIN	ADDRESS
/63/13/1/O-2/	057-10-5711	N/A
/63/N/1/1/12/	057-19-4669	N/A
/63/O/1/1/9A8/	057-19-5835	N/A
/63/1/9/1/9A1/	057-19-7678	20605, 20609, and 20613 Easthampton Plaza, Ashburn, Virginia
/63/O/1/1/9A7/	057-19-7837	N/A
/63/1/9/1/9A4/	05719-8211	20522, 20528, 20544, 20548, 20552, 20556, and 20560 Easthampton Plaza, Ashburn, Virginia 20357, 20361, 20365, and 20369 Exchange Street, Ashburn, Virginia
/63/1/9/1/9A3/	057-19-8588	N/A
/63/1/9/1/1/6/	057-19-9739	N/A
/63/1/10/1/1/8/	057-28-9607	N/A
/63/N/1/1/1/13/	057-29-2150	N/A
/63/1/13/1/A-2/	057-29-5356	N/A
/63/1/13/1/A-3/	057-29-6579	N/A
/63/1/13/1/A-1/	057-38-6693	N/A
/63/1/1872/1/1/	058-20-6677	N/A
/63/1/1872/1/2/	058-20-9286	N/A
/63/L/5/1/1/1/1/	058-30-7898	N/A
/63/1/1/1/1/1/3/	058-39-7776	N/A
/63/N/1/1/1/7B2/	058-40-2526	44715, 44719, 44723, 44727, 44731, 44743, and 44747 Brimfield Drive, Ashburn, Virginia 20436, 20440, 20444, 20448, 20454, 20462, and 20470 Exchange Street, Ashburn, Virginia
/63/N/1/1/1/7C/	058-40-3555	44786, 44790, 44798, 44806, 44814, and 44818 Brimfield Drive, Ashburn, Virginia, 44743, 44745, 44749, and 44753 Thorndike Street, Ashburn, Virginia 20400, 20404, 20408, 20412, and 20416 Basha Drive, Ashburn, Virginia
/63/1/9/1/1/1/8/	058-49-5342	N/A
/63/1/9/1/1/9A2/	058-49-8866	20586, 20590, 20594, 20598, 20602, 20618, and 20626 Easthampton Plaza, Ashburn, Virginia 20401, 20405, 20409, and 20413 Exchange Street, Ashburn, Virginia
/63/1/12/1/1/1/10/	057-20-1127	20280 Exchange Street, Ashburn, Virginia
/63/1/9/1/1/1/3/	057-10-0299	20376 Exchange Street, Ashburn, Virginia
/63/O/1/1/1/9A6/	058-49-9345	20427 Exchange Street, Ashburn, Virginia
/63/1/10/1/1/1/7/	057-18-9133	20450 Savin Hill Drive, Ashburn, Virginia
/63/O/1/1/1/9A5/	058-49-9721	44693 and 44699 Brimfield Drive, Ashburn, Virginia 20435, 20439, 20443, 20447, 20453, 20459, 20465, and 20473 Exchange Street, Ashburn, Virginia
/63/1/9/1/1/1/1/1/	057-19-6686	20575 Easthampton Plaza, Ashburn, Virginia
/63/1/1871/1/1/1/A	058-10-9012	20755 Williamsport Place, Ashburn, Virginia
/63/1/9/1/1/1/2/	057-10-0483	44703 Thorndike Street, Ashburn, Virginia
/63/1/9/1/1/1/4/	057-10-1684	44715 Thorndike Street, Ashburn, Virginia
/63/1/9/1/1/1/5/	057-10-1401	44720 Thorndike Street, Ashburn, Virginia
/63/N/2/1/1/9A9/	058-49-8130	44679 Provincetown Drive, Ashburn, Virginia
/63/N/2/1/1/7E/	058-40-0867	20394, 20396, 20400, 20404, 20408, 20412, and 20416 Exchange Street, Ashburn, Virginia 44714, 44718, 44722, and 44726 Brimfield Drive, Ashburn, Virginia
/63/N/2/1/1/7E/	058-40-1649	20420, 20426, 20428, and 20432 Exchange Street, Ashburn, Virginia
/63/N/2/1/1/7G/	057-10-3486	44727, 44731, and 44735 Thorndike Street, Ashburn, Virginia
/63/N/2/1/1/7H/	057-10-4315	N/A
/63/N/2/1/1/7I/	057-10-0115	20352, 20356, 20360, 20364, 20366, 20368, and 20370 Exchange Street, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the 2010 Countywide Transportation Plan, which designate this area for Keynote Employment uses and Business uses and which recommend a FAR of up to 1.0.

ZCPA-2015-0015, ZMOD-2015-0015, SPEX-2015-0039, SPEX-2015-0040, SPEX-2015-0041, SPEX-2015-0042, SPEX-2015-0043, SPEX-2015-0044 & SPEX-2015-0045
STONEWALL CREEK BUSINESS PARK

(Zoning Concept Plan Amendment, Special Exceptions & Zoning Modifications)

Stonewall Creek, LLC, of Hamilton, Virginia, has submitted applications for the following: 1) to amend the concept development plan and proffers approved with ZMAP-2008-0017, Stonewall Secure Business Park, in order to permit the separation of the subject property from ZMAP-2008-0017 and to permit the development of up to 2.2 million square feet of non-residential uses at a maximum Floor Area Ratio (FAR) of 0.51 within the PD-IP (Planned Development-Industrial Park) zoning district on the subject property; 2) A Special Exception to permit the following uses in the PD-IP zoning district: a) Utility substation, transmission; b) Water treatment plant; c) Motor vehicle service and repair, heavy; d) Water storage tank; e) Firearm range, archery range, indoor; f) Outdoor storage, accessory, in excess of 10% of the lot area; and g) Contractor service establishment, with outdoor storage in excess of 20% of the lot area. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as Special Exception uses under Section 4-404. The applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§1-205(A) Limitations on Methods for Measurements of Lots and Related Terms, Lot Access Requirements.	To allow lots to have frontage on private roads in lieu of a Class I, Class II, or Class III road or private access easements within the PD-IP zoning district.
§4-506(B), Building Requirements, Building Height.	Increase the maximum building height from 60 feet to 100 feet without any additional building setbacks from private roads within Stonewall Creek Business Park, from future lot lines, and from the MR-HI and PD-GI zoning districts.

The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and located partially within the Quarry Notification (QN) Overlay District-Luck Note Area. The subject property consists of approximately 108.08 acres and is located on the north and south sides of the Dulles Greenway (Route 267), on the east side of Sycolin Road (Route 625), and west of Goose Creek, in the Catocin Election District. The subject property is more particularly described as Tax Map Numbers /60/1/1/1/39/ and /61/1/1/1/1/13/ (PIN#s 194-48-6020 and 194-49-8227). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Community)) and the 2010 Countywide Transportation Plan, designate this area for General Industrial uses without specifying a recommended non-residential Floor Area Ratio (FAR).

ZRTD-2015-0007 & ZMOD-2015-0024
STORAGE DEVELOPMENT PARTNERS

(Zoning Conversion in the Route 28 Taxing District & Zoning Modification)

Storage Development Partners, LLC, of Farmington Hills, Michigan, has submitted an application to rezone approximately 7.58 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-GI zoning district under the Revised 1993 Zoning Ordinance at maximum Floor Area Ratio (FAR) of 0.40 (up to 0.60 by Special Exception). The applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§5-900(A)(8)(a), Building and Parking Setbacks from Roads, Route 606, Building.	Reduce the minimum building setback from 100 feet to 35 feet along Old Ox Road.
§5-900(A)(10)(a), Building and Parking Setbacks from Roads, Other Major Collector Roads, Building.	Reduce the minimum building setback from 100 feet to 35 feet along Relocation Drive.

The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and located partially within the FOD (Floodplain Overlay District). The subject property is located in the northwest corner of the intersection of Old Ox Road (Route 606) and Relocation Drive (Route 775), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /94/47/1/1/1B/ (PIN #046-46-5087). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan), which designate this area for Route 28 Industrial uses that support up to 100% Heavy Industrial uses and Light Industrial and Flex uses with supportive Commercial and Retail Services limited to 10% of the floor area at a recommended FAR of 0.2 to 0.4.

ZOAM-2016-0002

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TO DATA CENTERS IN THE COMMERCIAL LIGHT INDUSTRY ZONING DISTRICT

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Board of Supervisors hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish new and clarify, revise, and/or delete existing regulations and definitions in regard to the use "Data Centers" in the CLI (Commercial Light Industry) zoning district. The amendments propose revisions to Section 3-900 et seq., CLI Commercial Light Industry, and Section 5-664, Additional Regulations for Specific Uses, Data Center, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Proposed Amendments to Section 3-903 and 3-904, CLI – Commercial Light Industry, Permitted Uses and Special Exception Uses:

- Reclassify the existing Permitted use "Data Center" to a Minor Special Exception or Special Exception use, which may be subject to Additional Regulations.

Proposed Amendments to Section 5-664, Additional Regulations for Specific Uses, Data Center:

- Establish new, and clarify, revise, and/or delete existing, Additional Regulations for the use "Data Center".

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM-2016-0004

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TO MUNICIPAL WELLS

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Board of Supervisors hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish "Water Well, Municipal" as a new use, establish a new definition and regulations for this use, and add this use as a Permitted, Minor Special Exception, or Special Exception use in certain zoning districts. The amendments propose revisions to Table 2-102 of Section 2-102., AR-1 Agricultural Rural-1 District Use Table, Table 2-202 of Section 2-202, AR-2 Agricultural Rural-2 District Use Table, Table 2-1003 of Section 2-1003, JLMA-1 Joint Land Management Area-1 District Use Table, Table 2-1103 of Section 2-1103, JLMA-2 Joint Land Management Area-2 District Use Table, Table 2-1203 of Section 2-1203, JLMA-3 Joint Land Management Area-3 District Use Table, Section 5-621, Additional Regulations for Specific Uses, Public Utilities, Article 8, Definitions, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Proposed Amendments to Table 2-102 of Section 2-102., AR-1 Agricultural Rural-1 District Use Table, Table 2-202 of Section 2-202, AR-2 Agricultural Rural-2 District Use Table, Table 2-1003 of Section 2-1003, JLMA-1 Joint Land Management Area-1 District Use Table, Table 2-1103 of Section

PUBLIC HEARING *(Continued)*

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 6:00 p.m. on WEDNESDAY, September 14, 2016, in order to consider:

2-1103, JLMA-2 Joint Land Management Area-2 District Use Table, Table 2-1203 of Section 2-1203, JLMA-3 Joint Land Management Area-3 District Use Table:

- Establish "Water Well, Municipal" as a new use
- Add the new use "Water Well, Municipal" as a Permitted, Minor Special Exception, or Special Exception use, which may be subject to Additional Regulations, in the AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2) zoning districts JLMA-1 (Joint Land Management Area-1), JLMA-2 (Joint Land Management Area-2), and JLMA-3 (Joint Land Management Area-3) zoning district.

Proposed Amendments to Section 5-621, Additional Regulations for Specific Uses, Public Utilities:

- Establish new additional regulations for the use "Water Well, Municipal", to include without limitation, buffer yard and hydrogeological testing requirements.

Proposed Amendments to Article 8, DEFINITIONS:

- Establish a definition for the new use "Water Well, Municipal".

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§ 15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM-2016-0005
(Zoning Ordinance Amendment)

**PROPOSED ZONING ORDINANCE AMENDMENT
TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING
ORDINANCE TO REVISE REGULATIONS IN REGARD TO
TEMPORARY/POLITICAL SIGNS**

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Board of Supervisors hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish new, and clarify, revise, and/or delete existing regulations and definitions in regard to the various categories of temporary signs, to include, without limitation, political signs. The amendments propose revisions to Table 5-1204(D) of Section 5-1204(D), *Sign Requirements Matrix*, and Article 8, *Definitions*, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Proposed Amendments to Table 5-1204(D) of Section 5-1204(D), Sign Requirements Matrix:

- Relocate all existing regulations for Directional Signs, Off-Site, from the Miscellaneous Signs category to the Temporary Signs category.
- Establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for Temporary Signs – On-site, Temporary Signs – Off-site, Real Estate - Temporary Open House - Off-Site, and Directional Signs, Off-Site, so that all such temporary signs are subject to the same regulations.
- Establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for political signs so that political signs are subject to the same regulations as other temporary signs; or exempt political signs from regulation under the Zoning Ordinance.
- Establish a new sign category for Construction Signs; relocate all existing regulations for Temporary Construction Signs into this new sign category; and establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for Construction Signs (previously, "Temporary Construction Signs").

Proposed Amendments to Article 8, Definitions:

- Clarify, revise, and/or delete existing definitions for "Sign, Temporary Construction".
- Establish a new definition for "Sign, Political".
- Update the existing definition for "Sign, Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and other such sign" to correct a reference to the Virginia Code.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

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 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. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

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 1, 2016, and no later than 12:00 p.m. on September 14, 2016. If you wish to sign-up in advance, call the Office of the County Administrator at (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 Supervisors' 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 the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

BY ORDER OF: PHYLLIS RANDALL, CHAIRMAN
LOUDOUN COUNTY BOARD OF SUPERVISORS