County of Loudoun

Department of Planning

MEMORANDUM

DATE: June 16, 2009

TO: Jane McCarter, Project Manager, Land Use Review

FROM: Pat Giglio, Planner, Community Planning

SUBJECT: ZCPA 2009-0005 & ZMOD 2009-0001, Greene Mill Preserve

BACKGROUND

Woodland Neighborhoods, LLC has requested a Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) to reduce the minimum perimeter depth of the Village Conservancy Subdistrict boundary for Greene Mill Preserve from 800 feet to 740 feet to eliminate a portion of an open space easement which exists on the rear of the village lots that border the conservancy lots. The proposed modification will result in a loss of 4.17 acres of open space and will roughly realign the boundaries of the open space easement with the existing property boundaries.

Greene Mill Preserve is a 425-acre planned Rural Village located east of Watson Road (Route 860), west of Evergreen Mills Road (Route 621) and north of Red Hill Road (Route 617). The development is accessed from both Watson Road and Evergreen Mills Road. The Loudoun County Board of Supervisors approved Greene Mill Preserve, formerly known as Woodland Rural Village (ZMAP 1997-0001) in 1998 for the development of 229 single-family detached and single-family attached homes. The rural village is surrounded by a 330-acre conservancy area and adopts a neo-traditional design with curvilinear streets and homes clustered around community greens.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is governed under the policies of the Revised General Plan. The Revised General Plan places the property within the northern tier of the Rural Policy Area. The area is planned for rural economy uses and limited residential development (*Revised General Plan, Chapter 7, Rural Residential Policies, Policy 3*). The Revised General Plan does not have any policies for the creation of new rural villages within the "Rural Policy Area", though new rural villages are permitted in the Transition Policy Area. Therefore, the General Policies, Community Design Policies and Design

Guidelines for Villages in the Transition Policy Area (Chapters 8 and 11) where applied in the evaluation of the application.

ANALYSIS

Greene Mill Preserve, formerly known as Woodland Rural Village (ZMAP 1997-0001), was approved under the 1991 General Plan, which supported the development of new rural villages in the Rural Policy Area. Staff has consequently reviewed the proposed Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) for the rural village using the Policies and Design Guidelines from the Revised General Plan for Villages in the Transition Policy Area.

The Revised General Plan envisions Rural Villages as self-sustaining communities, consisting of a variety of housing types (single-family detached, townhouses, etc.) complemented by business, commercial and civic uses within a compact pedestrian-friendly development centered around a village core, with the majority of the surrounding rural landscape being preserved as open space (*Revised General Plan, Chapter 8, Community Design Policies, Policies 19 & 24*). The open space that is associated with new Rural Villages should be designed to integrate the development with the existing natural landscape and serve as a transition between the private and public realm. A minimum of 50 percent of the total development area should be designated as open space, with the majority of the open space being located on the periphery of the development to establish a network of green spaces consistent with the Countywide Green Infrastructure objectives (*Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, Villages, Policy 2e*).

The proposed Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) to reduce the minimum perimeter depth of the Village Conservancy Subdistrict boundary for Greene Mill Preserve from 800 feet to 740 feet will eliminate a portion of an open space easement which exists on the rear of the village lots that border the conservancy lots. The new proposed boundary of the open space easement will roughly correspond with the recorded property boundaries of the existing lots and will not significantly impact the open space provided in the development or the overall function and design of the rural village as envisioned by the Plan. The proposed modification will result in the loss of 4.17 acres of open space, but does not effect the developments overall ability to comply with Plan policy or the Planned Development-Rural Village (PD-RV) zoning district regulations which require 80% open space.

Staff finds that the Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) requests, as proposed, will not significantly alter the function or design of Greene Mill Preserve and is compatible with the Plan's vision for the provision of open space on the periphery of rural villages.

RECOMMENDATIONS

Staff recommends approval of the proposed Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) to reduce the minimum perimeter depth of the Village Conservancy Subdistrict boundary for Greene Mill Preserve from 800 feet to 740 feet to eliminate a portion of an open space easement which exists on the rear of the village lots that border the conservancy lots to roughly correspond with the recorded property boundaries. Staff finds the proposed modification is compatible with the Plan vision for rural villages and the provision of open space.

cc: Julie Pastor, AICP, Planning Director
Cynthia Keegan, AICP, Community Planning Program Manager-via email

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: June 17, 2009

RECEIVED
JUN 17 2009
PLANNING DEPARTMENT

TO: Jane McCarter, Project Manager, Department of Planning

THROUGH: Mark Stultz, Deputy Zoning Administrator MS

FROM: Val Thomas, Planner, Zoning Administration

CASE NUMBER AND NAME: ZCPA 2009-0005; ZMOD 2009-0001; Greene Mill Preserve; First Referral

TAX MAP/PARCEL NUMBER: 242-47-0784, 282-30-7065.....

I. APPLICATION SUMMARY:

Building and Development Staff has reviewed the above referenced **Zoning Concept Plan Amendment** and **Zoning Modification** application for conformance with the applicable requirements of the Zoning Ordinance ("the Ordinance"). The application consists of: 1) Statement of Justification dated February 27, 2009; 2) Draft Proffer Statement and Redline Version of Draft Proffer Statement dated April 27, 2009; 3) Zoning Concept Plan Amendment (Sheets 1 through 5) dated February 2009; and Cover Memo dated May 22, 2009.

The proposed site is located between Route 621 (Evergreen Mill Road), Route 860 (Watson Road) and Red Hill Road. The property is zoned PD-RV (Planned Development-Rural Village) under the Revised 1993 Loudoun County Zoning Ordinance. With this application, the applicant is proposing to amend the Concept Development Plan for Greene Mill Preserve Rural Village, formerly known as Woodland Rural Village approved with ZMAP 1997-0001.

Specifically, the Applicant, Woodlands Neighborhood, LLC, of Reston, Virginia, is requesting a zoning modification of Section 4-1206(A)(4) of the Revised 1993 Loudoun County Zoning Ordinance to revise the minimum perimeter depth for the Village Conservancy Subdistrict in the Greene Mill Preserve Rural Village.

Based upon a review of the above proposed application, Zoning Staff offers the following comments:

II. ZCPA 2009-0005:

1. The application proposes a zoning concept plan amendment (ZCPA) to reflect the proposed reduction of the open space perimeter depth to 740 feet. Further, it appears that with this ZCPA application changes are proposed to the approved *Land Use Summary* and *Zoning Summary* (Exhibit A approved with ZMAP 1997-0001) which are replaced by *Lot Requirements* and *Site Data (Phase 1 and 2)* in this application. Staff asks the Applicant to include this change in the statement of justification.

2. Staff notes that deeds of open space easement have been approved and recorded for the lots associated with this development (Instruments: 20041220-0136279, 20071107-0079466, 20040830-0092039). With this ZCPA/ZMOD application, the Applicant proposes that permanent open space easements be removed from individual lots, such that the boundary of the open space easements is out of the building lots in the Village Center. The Applicant should note that an easement application (ESMT) to vacate the easements from individual lots must be submitted and approved by the Board of Supervisors. Further, the easements are subject to the Open Space Land Act, Title 10.1, Chapter 17 (§10.1-1704) of the Virginia State Code which states: *A. No open-space land, the title to or interest or right in which has been acquired under this chapter and which has been designated as open-space land under the authority of this chapter, shall be converted or diverted from open-space land use unless (i) the conversion or diversion is determined by the public body to be (a) essential to the orderly development and growth of the locality and (b) in accordance with the official comprehensive plan for the locality in effect at the time of conversion or diversion and (ii) there is substituted other real property which is (a) of at least equal fair market value, (b) of greater value as permanent open-space land than the land converted or diverted and (c) of as nearly as feasible equivalent usefulness and location for use as permanent open-space land as is the land converted or diverted. The public body shall assure that the property substituted will be subject to the provisions of this chapter.*

   Therefore, the Applicant is required to substitute other real property in accordance with the above, to include a substitution of property of greater value as permanent open-space land, equivalent to 4.17 acres (the area of open space easement reduced by removing the open space easements from individual lots in the Village Center). The Applicant must include such acreage as part of this ZCPA application and note this on the Statement of Justification as well as depict on the ZCPA plat.

III. CONFORMANCE WITH SECTION 6-1504, MODIFICATIONS:

The Board of Supervisors may grant modifications permitted pursuant to Section 6-1504. This section of the Ordinance states as follows:

Modifications. The regulations of the PD district sought shall apply after rezoning is approved unless the Board of Supervisors approves a modification to the zoning, subdivision or other requirements that would otherwise apply. No modifications shall be permitted which affect uses, density, or floor area of the district. Modifications to an approved Concept Development Plan may be approved as set forth in Section 6-1511. No

modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulations. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.

Zoning Ordinance Section Proposed to be Modified

PD-RV (Planned Development-Rural Village) Zoning District, § 4-1206 *Size and Location of Subdistricts*, subparagraph (A)(4) – *Village Conservancy Subdistrict* – No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 4-1218(B)).

Proposed Modification - Request modification to permit a minimum depth of 740 feet along the perimeter of the Village Center

Applicant's Justification – The Applicant notes that the Greene Mill Preserve rural village was platted with all of the lots created, pursuant to ZMAP 1997-0001 and with the 800 foot perimeter open space buffer encroaching onto the rear of many of the lots within the village center. This resulted in residential lots having a recorded open space easement on the rear portions of the lots. While the easement does not affect the ability to construct the primary dwellings on each parcel, it does restrict the homeowner's use of their entire property. According to the Applicant, the easement being placed on individual village parcels has the potential to create an administrative burden for the County, which is the entity holding the open space easement. This burden includes either making rulings on each homeowner request for a determination whether a particular activity is consistent with the easement, or involves enforcing the easement provisions after the fact, if a homeowner were to establish a use on the property that was inconsistent with the terms of the easement.

The proposed modification moves the Village Conservancy Subdistrict boundary to the rear property line of each of the village lots that borders the conservancy lots. This boundary will enable homeowners to enjoy their property and does not reduce the conservancy lot area, either. Rather, it reflects the current boundary between the village lots and the conservancy lots.

The proposed modification does not reduce the open space calculations for the village, since the eased area on the village lots was never included in the open space calculations for the rural village. The only real effect of the proposed modification is that the area included in the open space easement will be reduced by 4.17 acres.

Staff comment- The purpose and intent of the Village Conservancy Subdistrict is to surround the Village Center Subdistrict with open land affording rural views, to provide significant buffering of neighboring properties and to provide a land base for agriculture, forestal and open space. It is noted that the buffer reduction ranges between 0 and 60 feet with only a small area reduced to the proposed minimum width of 740 feet. The proposed modification does not reduce the open space calculations for the village, since the eased area on the

village lots was never included in the open space calculations for the rural village. However, the proposed modification does reduce the area of the permanent open space easement by moving the boundary of the Village Conservancy Subdistrict outside of individual lots. As noted earlier (in Section ***II*** above), the reduced acreage of 4.17 acres must be substituted elsewhere, and such substitution must be included in this application. The tree save areas as depicted on Exhibit C, the Landscape Master Plan approved with ZMAP 1997-0001, dated January 3, 1997, revised through July 14, 1997, must be complied and maintained, and the proposed modification should not alter or remove any tree save easements. Further, the Board of Supervisors may wish to require landscape screening where the perimeter width is less than 800 feet. Staff cannot support the modification request at this time until these comments are addressed.

IV. PROFFER STATEMENT:

1. Ensure that all owners involved in this ZCPA application (all lots that will have open space easement vacated, including Conservancy lots) are included for signatures on the Proffer Statement and plats, since the development is owned by more than one entity.

2. The approved Proffer (Proffer 1) for Woodland ZMAP 1997-0001 depicts a maximum total of 223 (21 town homes and 202 single family homes) residential units in the Village Center, The Cover Sheet associated with this proposed zoning concept plan amendment ZCPA 2009-0005 depicts 223 units in the Lot Requirements, while on the same sheet under Site Data (Phase 1 and 2) and in the proposed Proffer Statement a total of 218 residential units is depicted. Please correct/clarify this inconsistency.

V. OTHERS:

1. On Sheet 1, correct the maximum length/width ratio to 9:1 for the Village Conservancy Subdistrict (§ 4-1213(A)(4)).

2. On the Cover Sheet, in the *Lot Requirements*, spell out the word "zoning" in zoning concept development plan.

3. In the *Lot Requirements* (Cover Sheet), add the Zoning Ordinance requirements for Commercial/Workplace Lots for front and side yards (§ 4-1213(B)(4)(d) & (e)).

4. On the Cover Sheet, include the Land Development Application number, ZCPA 2009-0005 & ZMOD 2009-0001.

County of Loudoun

Office of Transportation Services

MEMORANDUM

DATE: June 18, 2009

TO: Jane McCarter, Project Manager, Department of Planning

FROM: Shaheer Assad, Senior Transportation Planner/Engineer

SUBJECT: ZCPA 2009-0005 & ZMOD 2009-0001 Green Mill Preserve First Referral

Background

The applicant, Woodlands Neighborhood, LLC, is requesting a Zoning Concept Plan Amendment to revise the minimum perimeter buffer for the Village Conservancy sub-district in the Green Mills Preserve Rural Village and is requesting a zoning concept plan amendment to be revised accordingly. Since the requested changes do not affect the amount of traffic on the regional road network, OTS did not require a traffic study for this application.

Green Mill Preserve is located in the Dulles Election District bounded by Evergreen Mills Road to the east, Watson Road (Route 860) to the west and Red Hill Road (Route 617) to the south. Green Mills Preserve is approved for 229 residential units and is currently under construction.

Comments

This application will not create additional vehicle trips. OTS does not object to the approval of this application.

Conclusion

There are no transportation issues which would preclude approval of this application.

CC: Andrew Beacher, Assistant Director

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

June 22, 2009

Ms. Jane McCarter, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

RECEIVED
JUN 26 2009
PLANNING DEPARTMENT

Re: Greene Mill Preserve (Previously Woodland Rural Village)
Loudoun County Application Number: ZCPA 2009-0005 & ZMOD 2009-0001

Dear Ms. McCarter:

We have reviewed the above application as requested and have no objection to the approval.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(App.06-22-09)

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS

A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. *See* 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.

2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, must include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.

3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm

5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.

1. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, David W. Duggar, Agent, do hereby state that I am an

___ Applicant

✓ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZCPA 2009-

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS**, **and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
	Woodlands Neighborhoods, LLC	11111 Sunset Hills Drive, Ste 200 Reston, VA 20190	Applicant/Title Owner
	Renaissance at Woodlands, LLC	c/o Stanley Martin Companies, Inc. 11111 Sunset Hills Drive, Ste 200 Reston, VA 20190	Title Owner
	WCI Mid-Atlantic U.S. Region, Inc.	4653 Autumn Glory Way Chantilly, VA 20151-2359	Title Owner
282-39-1981	Justin M. & Tasha D. Beall	41021 Indigo Place Leesburg, VA 20175	Title Owner
282-40-4817	Carlos A. & Meredith Bolado	41149 Black Branch Pkwy Leesburg, VA 20175	Title Owner
282-39-4355	David P. & Lizabeth Camire	41037 Indigo Place Leesburg, VA 20175	Title Owner
282-39-5136	John H. III & Lanay B. Coleman	41049 Indigo Place Leesburg, VA 20175	Title Owner

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

✓ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
281-19-4524	Christopher Frazier & H. Donahue	22388 Aging Oak Drive Leesburg, VA 20175	Title Owner
282-40-5920	Jason Garman & Elizabeth Bassotti	41153 Black Branch Pkwy Leesburg, VA 20175	Title Owner
281-19-7016	Patty Artrip Gels	22404 Aging Oak Drive Leesburg, VA 20175	Title Owner
282-30-2588	Robert A. & Diane M. Kayajian	22494 Wilderness Acres Circle Leesburg, VA 20175	Title Owner
282-39-1386	Geoffrey N. & Catharine C. Kirby	41017 Indigo Place Leesburg, VA 20175	Title Owner
282-40-9640	Donald & Cicely Reese	41169 Black Branch Pkwy Leesburg, VA 20175	Title Owner
281-19-5022	Daniel R. & Kari W. Schriever	22392 Aging Oak Drive Leesburg, VA 20175	Title Owner
282-39-4741	James F. Sherry & Roxanne Dobrynski	41045 Indigo Place Leesburg, VA 20175	Title Owner
282-40-9163	Mira & Kashyap Sheth & Vijay R. Patel	41172 Black Branch Pkwy Leesburg, VA 20175	Title Owner
282-30-2997	John T. & Mary Pat Simmons	22490 Wilderness Acres Circle Leesburg, VA 20175	Title Owner
282-39-0789	Bradley W. & Andria N. Smith	41013 Indigo Place Leesburg, VA 20175	Title Owner
282-40-8735	Sherman & Sharon Smith	41165 Black Branch Pkwy Leesburg, VA 20175	Title Owner
282-39-4549	John C.R. & Suzanne P. St. John	41041 Indigo Place Leesburg, VA 20175	Title Owner
282-45-0648	Kent & Trang Watsen	41173 Black Branch Pkwy Leesburg, VA 20175	Title Owner
282-30-2077	Erich & Rachel Weber	22498 Wilderness Acres Circle Leesburg, VA 20175	Title Owner
	Urban Engineering 7 Associates, Inc. t/a Urban Ltd.	7712 Little River Turnpike Annandale, VA 22003	Engineers/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	One East Market Street, 3rd Floor Leesburg, VA 20176	Attorneys/Planners/ Agent

LISTING OF INDIVIDUAL AGENTS

1. **Woodlands Neighborhoods, LLC**
   David W. Duggar, VP
   Randy Brown

2. **Renaissance at Woodlands, LLC**
   David W. Duggar, VP

3. **WCI Mid-Atlantic U.S. Region, Inc.**
   David L. Fry, President

4. **Urban Engineering & Associates, Inc. t/a Urban Ltd.**
   Matthew Trout, P.E.

5. **Walsh, Colucci, Lubeley, Emrich & Walsh, PC**
   J. Randall Minchew, Esq.
   Kimberlee Welsh Cummings
   Christine E. Gleckner
   William J. Keefe
   Andrew Painter
   Michael G. Romeo

If multiple copies of this page are provided please indicate Page 3 of 3 pages.

Revised October 21, 2008

A-14

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Woodland Neighborhoods, LLC
11111 Sunset Hills Drive, Suite 200, Reston, VA 20190

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Martin K. Alloy, Manager	
Steven B. Alloy, Manager	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Martin K. Alloy, Chairman, Treasurer	Steven B. Alloy, President
Gordon G. Thomas, VP, Southern MD Division	David W. Duggar, VP, No. VA Division
Stuart M. Ginsberg, VP, GC & Secretary	Sharon L. DeFalco, Asst. Secretary

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Renaissance at Woodlands, LLC
11111 Sunset Hills Drive, Suite 200, Reston, VA 20190

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Stanley-Martin Woodlands, LLC, Member	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

A-16

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Stanley-Martin Woodlands, LLC
11111 Sunset Hills Drive, Suite 200, Reston, VA 20190

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Martin K. Alloy, Manager	
Steven B. Alloy, Manager	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Martin K. Alloy, Chairman, Treasurer	Steven B. Alloy, President
Gordon G. Thomas, VP, Southern MD Division	David W. Duggar, VP, No. VA Division
Stuart M. Ginsberg, VP, GC & Secretary	Sharon L. DeFalco, Asst. Secretary

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

WCI Mid-Atlantic U.S. Region, Inc.
4653 Autumn Glory Way, Chantilly, VA 20151-2359

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
WCI Communities, Inc.	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
David L. Fry, President	

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

WCI Communities, Inc.
24301 Walden Center Drive, Bonita Springs, Fl 34134

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

✓ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Formerly traded on NYSE – delisted in	
bankruptcy	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
David L. Fry, Interim President & CEO	Jonathan M. Pertchik, Chief Restructuring Officer
Russell Devendorf, SVP & CFO	

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

A-19

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Urban Engineering & Associates, Incl. t/a Urban Ltd.
7712 Little River Turnpike, Annandale, VA 22003

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Barry B. Smith	
J. Edgar Sears, Jr.	
Brian A. Sears	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

A-20

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street, 3rd Floor, Leesburg, VA 20176

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*

Check if applicable:

✓ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

3. *PARTNERSHIP INFORMATION*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____

___ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

NAME (First, M.I., Last)	*Title (e.g. General Partner, Limited Partner, etc)*

Check if applicable:
___ Additional Partnership information attached. *See* Attachment to Paragraph C-3.

4. *ADDITIONAL INFORMATION*

a. One of the following options **must** be checked:

___ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

_✓_ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).
None

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of $100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).
None

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

_____

check one: [ ] Applicant or [✓] Applicant's Authorized Agent

DAVID W. DUGGAR, VICE PRESIDENT

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 26th day of February 2009, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Marla DeCriscio

Notary Public

My Commission Expires: May 31, 2010

MARLA DECRISCIO
Notary Public
Commonwealth of Virginia
242679
My Commission Expires May 31, 2010

Revised October 21, 2008

A-24

STATEMENT OF JUSTIFICATION

Zoning Concept Plan Amendment/Zoning Modification
Greene Mill Preserve
Planned Development – Rural Village
Section 4-1206 (A) (4)

RECEIVED
SEP 04 2009
PLANNING DEPARTMENT

February 27, 2009
Revised September 4, 2009

I. Introduction

The applicant, **Woodlands Neighborhoods, LLC**, of Reston, Virginia, is requesting a zoning modification of Section 4-1206(A)(4) of the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance) to revise the minimum perimeter depth for the Village Conservancy Subdistrict in the Greene Mill Preserve rural village. Section 4-1206(A)(4) of the Planned Development – Rural Village (PD-RV) district requires "No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 4-1218(B))." A minimum perimeter depth of 740 feet is proposed at the closest point between the Village Center Subdistrict and the outer boundary of the Village Conservancy Subdistrict. Since there is an approved concept plan governing the rural village, the concept plan is also proposed to be amended to reflect the revised perimeter depth as modified. ~~Additionally, the *Land Use Summary and Zoning Summary*, approved as Exhibit A with ZMAP 1997-001 is being replaced by the *Lot Requirements and Site Data (Phase 1 and 2)* in this application~~Additionally, Sheet 1 of the concept plan has been revised to provide General Notes, the PD-RV zoning district Lot Requirements and Site Data for Phases 1 and 2 in place of the Zoning Summary and Land Use Summary on Sheet 1 of the approved concept plan.~~.~~ These~~at~~ changes are~~is~~ the only amendments proposed to the concept plan.

Greene Mill Preserve, formerly known as Woodland Rural Village (ZMAP 1997-0001), was zoned PD-RV in 1998 and is located in the Dulles Election District, bounded by Evergreen Mills Road (Route 621) to the east, Watson Road (Route 860) to the west, and Red Hill Road (Route 617) to the south. Greene Mill Preserve is approved for 229 approved dwelling units and is presently under construction, with many of the units occupied.

II. Zoning Modification

The applicant is requesting a zoning modification of Section 4-1206(A) (4). This section specifically anticipates that modification of its requirements may be appropriate by referencing Section 4-1218(B), which states that for locational requirements "The

Board of Supervisors may grant modifications permitted pursuant to Section 6-1504." Section 6-1504 of the Zoning Ordinance states as follows:

> ***Modifications***. *The regulations of the PD district sought shall apply after rezoning is approved unless the Board of Supervisors approves a modification to the zoning, subdivision or other requirements that would otherwise apply. No modifications shall be permitted which affect uses, density, or floor area ratio of the district. Modifications to an approved Concept Development Plan may be approved as set forth in Section 6-1511. No modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.*

A. Zoning Ordinance Section Proposed to Modified

Section 4-1206 Size and Location of Subdistricts.
(A) Village Conservancy Subdistrict.
(4) No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 4-1218(B)).

B. Proposed Modification

The applicant proposes a minimum depth of 740 feet along the perimeter of the Village Center.

C. Justification for Modification

The Greene Mill Preserve rural village has been platted, with all of the lots created, pursuant to ZMAP 1997-0001, approved January 21, 1998. It was platted with the 800 foot perimeter open space buffer encroaching onto the rear of many of the lots within the village center. This resulted in residential lots having a recorded open space easement on the rear portions of the lots. While this easement does not affect the ability to construct the primary dwellings on each parcel, it does restrict individual homeowner's use of their entire property. More importantly, however, the easement being placed on individual village parcels has the potential to create an administrative burden for the County, which is the entity holding the open space easement. This burden includes either making rulings on each homeowner request for a determination whether a particular activity is consistent with the easement, or involves enforcing the easement provisions after the fact, if a homeowner were to establish a use on the property that was inconsistent with the terms of the easement. The bottom line is that this situation is benefiting neither the homeowner nor the County.

The proposed modification moves the Village Conservancy Subdistrict boundary to the rear property line of each of the village lots that borders the conservancy lots. This boundary will enable homeowners to enjoy their property and does not reduce the conservancy lot area, either. Rather, it reflects the current boundary between the village lots and the conservancy lots. While the requested minimum is 740 feet, the buffer ranges between 740 and 800 feet. There is only one area on the property that is reduced to the proposed minimum buffer.

Additionally, the proposed modification does not reduce the open space calculations for the village, since the eased area on the village lots was never included in the open space calculations for the rural village. The site data on the concept plan tabulates the open space as ten acres as parks and village green and the conservancy lots as 330.5 acres for a total of 340.5 acres. Proffer 20 for ZMAP 1997-0001 states that there will be 340 acres as "parks, village greens and conservancy lots, ("open space")" with "a minimum of 300 acres of said open space subdivided into lots not less than 100 acres in size." The 300 acre number in the proffers is not affected by the proposed amendment, and, in fact, the project exceeds that number by 30 acres. The 340 acres of open space also complies with the zoning requirement that 80% of the land area be preserved as open space.

Therefore, the only real effect of the proposed modification is that the area included in the open space easement will be reduced by 4.17 acres. In all other respects, the rural village remains unchanged. Additionally, any tree save easements located on Village Center lots will remain unaffected. The proposed amendment will not alter or remove any tree save easements. Since the rural village regulations specifically anticipated the modification of this particular locational requirement, the resulting relief of administrative burden to both the property owners and the County warrants the modification.

III. Comprehensive Plan

The property is located in the Rural policy area as designated in the Revised General Plan. At the time the property was rezoned to the PD-RV district, this zoning district was consistent with the Rural designation policies. Subsequent to the property being rezoned, the Rural area policies have been revised. However, the proposed modification with accompanying concept plan amendment does not alter the density of the project nor expands the project, but merely makes internal adjustments to the project. The rural village is a clustered development providing 80% of the land area as open space, which is consistent with the comprehensive plan policies as well as the requirements of the PD-RV zoning district.

IV. Matters for Consideration Contained in Section 6-1211(E)

The following items are addressed in accordance with section 6-1211(E) of the Revised 1993 Zoning Ordinance:

(1) Conformance with the Comprehensive Plan

The property is located in the Rural policy area as designated in the Revised General Plan. At the time the property was rezoned to the PD-RV district, this zoning district was consistent with the Rural designation policies. Subsequent to the property being rezoned, the Rural area policies have been revised. However, the proposed modification with accompanying concept plan amendment does not alter the density of the project nor expands the project, but merely makes internal adjustments to the project. The rural village is a clustered development providing 80% of the land area as open space, which is consistent with the comprehensive plan policies as well as the requirements of the PD-RV zoning district.

(2) Changing conditions in the area

The proposed amendment will have no discernible affect on the surrounding area, since only an internal subdistrict boundary is proposed to be relocated. The proposed amendment is not due to changing conditions in the area.

(3) Compatibility of proposed uses

The proposed amendment will have no affect on the uses. All uses approved for the property will remain unchanged. The proposed amendment will result in a decreased area included in the open space easement, but does not decrease the 340 acres of designated open space included in the parks, greens and conservancy lots.

(4) Adequacy of services to support proposed uses

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the adequacy of services to support the proposed uses. The proposed uses will not change as a result of this amendment.

(5) Effect of proposed uses on ground water supply

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the ground water supply. The proposed uses will not change as a result of this amendment.

(6) Effect of proposed uses on the structural capacity of the soils

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the structural capacity of the soils. The proposed uses will not change as a result of this amendment.

(7) Traffic impacts

The proposed amendment to relocate an internal subdistrict boundary will have no affect on traffic impacts. The proposed uses and, therefore, the traffic impacts will not change as a result of this amendment. A traffic statement has been submitted stating that there will be no traffic impacts.

(8) Economic viability under the current zoning

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the economic viability under the current zoning. The proposed uses and, therefore, the economic viability of the project will not change as a result of this amendment.

(9) Environmental impacts

The proposed amendment to relocate an internal subdistrict boundary will have no environmental impacts. The proposed uses will not change as a result of this amendment.

(10) Tax base enlargement, economic development and employment growth

The proposed amendment to relocate an internal subdistrict boundary will have no affect on economic development and employment growth. The proposed uses will not change as a result of this amendment.

(11) Consideration of agriculture, industry and business needs

The proposed amendment to relocate an internal subdistrict boundary will have no affect on agriculture, industry and business needs. The proposed uses will not change as a result of this amendment. The conservancy lots are unchanged by the proposed amendment, and therefore have the same ability to provide agricultural uses as under the current concept plan.

(12) Consideration of land in regards to population and economic studies

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the use of the land. The proposed uses will not change as a result of this amendment.

(13) Conservation of property values and promotion of appropriate land use

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the use of the land. The proposed uses will not change as a result of this amendment. Additionally, the designated open space for the community remains unchanged.

(14) Growth trends, economic factors and public facility capacity

The proposed amendment to relocate an internal subdistrict boundary will have no affect on growth trends, economic factors and public facility capacity. The proposed uses will not change as a result of this amendment.

(15) Provision of moderate housing

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the provision of moderate housing. The proposed uses will not change as a result of this amendment.

(16) Natural, scenic, archaeological or historic effects

The proposed amendment to relocate an internal subdistrict boundary will have no affect on the natural, scenic, archaeological or historic features. The proposed uses will not change as a result of this amendment. The portions of the lots proposed to be removed from the open space easement contain no significant natural, scenic, archaeological or historic features.

V. Conclusion

The proposed zoning modification and zoning concept plan amendment application to reduce the depth of perimeter for the village conservancy subdistrict will have no effect on surrounding properties and will not reduce the designated open space of 340 acres for the rural village. It will, however, remove the burden on the County of the difficulty of enforcing the provisions of the open space easement on individual village lots. Additionally, these homeowners will be able to make full use of their lots consistent with the PD-RV district requirements. The PD-RV district regulations specifically anticipated modifications to the village conservancy subdistrict perimeter depth, and the perimeter as proposed will follow the property boundaries between the village lots and the conservancy lots, which is a more identifiable boundary for all of the involved parties to understand and to administer.

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Christine Gleckner, AICP
Land Use Planner
(571) 209-5776
cgleckner@ldn.thelandlawyers.com

September 4, 2009

RECEIVED
SEP 04 2009
PLANNING DEPARTMENT

Via Hand Delivery

Jane McCarter, Project Planner
Loudoun County Dept. of Planning
One Harrison Street, SE
Leesburg, VA 20177

Re: Greene Mill Preserve ZCPA 2009-0005 & ZMOD 2009-0001

Dear Ms. McCarter:

This letter addresses and provides you with a written response to the referral agency comments in the above referenced application. For your convenience, each of the staff comments are stated below and the Applicant's responses follow in bold italics.

LOUDOUN COUNTY DEPARTMENT OF PLANNING – COMMUNITY PLANNING (PAT GIGLIO, 6/16/2009)

The proposed Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) to reduce the minimum perimeter depth of the Village Conservancy Subdistrict boundary for Greene Mill Preserve from 800 feet to 740 feet will eliminate a portion of an open space easement which exists on the rear of the village lots that border the conservancy lots. The new proposed boundary of the open space easement will roughly correspond with the recorded property boundaries of the existing lots and will not significantly impact the open space provided in the development or the overall function and design of the rural village as envisioned by the Plan. The proposed modification will result in the loss of 4.17 acres of open space, but does not effect the developments overall ability to comply with Plan policy or the Planned Development-Rural Village (PD-RV) zoning district regulations which require 80% open space.

Staff finds that the Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) requests, as proposed, will not significantly alter the function or design of Greene Mill Preserve and is compatible with the Plan's vision for the provision of open space on the periphery of rural villages.

***Applicant Response*: The applicant concurs with Community Planning's assessment of our proposal to modify the perimeter depth of the Village Conservancy subdistrict boundary of the Greene Mill Preserve rural village.**

RECOMMENDATIONS

Staff recommends approval of the proposed Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) to reduce the minimum perimeter depth of the Village Conservancy Subdistrict boundary for Greene Mill Preserve from 800 feet to 740 feet to eliminate a portion of an open space easement which exists on the rear of the village lots that border the conservancy lots to roughly correspond with the recorded property boundaries. Staff finds the proposed modification is compatible with the Plan vision for rural villages and the provision of open space.

***Applicant Response*: The applicant concurs with Community Planning's assessment of our proposal to modify the perimeter depth of the Village Conservancy subdistrict boundary of the Greene Mill Preserve rural village.**

LOUDOUN COUNTY DEPARTMENT OF BUILDING & DEVELOPMENT – ZONING ADMINISTRATION (VAL THOMAS, 6/17/2009)

II. ZCPA 2009-0005

1. The application proposes a zoning concept plan amendment (ZCPA) to reflect the proposed reduction of the open space perimeter depth to 740 feet. Further, it appears that with this ZCPA application changes are proposed to the approved *Land Use Summary* and *Zoning Summary* (Exhibit A approved with ZMAP 1997-0001) which are replaced by *Lot Requirements* and *Site Data (Phase 1 and 2)* in this application. Staff asks the Applicant to include this change in the statement of justification.

***Applicant Response*: The statement of justification has been revised as recommended by staff.**

2. Staff notes that deeds of open space easement have been approved and recorded for the lots associated with this development (Instruments: 20041220-0136279, 20071107-0079466, 20040830-0092039). With this ZCPA/ZMOD application, the Applicant proposes that permanent open space easements be removed from individual lots, such that the boundary of the open space easements is out of the building lots in the Village Center. The Applicant should note that an easement application (ESMT) to vacate the easements from individual lots must be submitted and approved by the Board of Supervisors. Further, the easements are subject to the Open Space Land Act, Title 10.1, Chapter 17 (§10.1-1704) of the Virginia State Code which states: *A. No open-space land, the title to or interest or right in which has been acquired under this chapter and which has been designated as open-space land*

under the authority of this chapter, shall be converted or diverted from open-space land use unless (i) the conversion or diversion is determined by the public body to be (a) essential to the orderly development and growth of the locality and (b) in accordance with the official comprehensive plan for the locality in effect at the time of conversion or diversion and (ii) there is substituted other real property which is (a) of at least equal fair market value, (b) of greater value as permanent open-space land than the land converted or diverted and (c) of as nearly as feasible equivalent usefulness and location for use as permanent open-space land as is the land converted or diverted. The public body shall assure that the property substituted will be subject to the provisions of this chapter.

Therefore, the Applicant is required to substitute other real property in accordance with the above, to include a substitution of property of greater value as permanent open-space land, equivalent to 4.17 acres (the area of open space easement reduced by removing the open space easements from individual lots in the Village Center). The Applicant must include such acreage as part of this ZCPA application and note this on the Statement of Justification as well as depict on the ZCPA plat.

Applicant Response: ***The applicant proposes to place an open space easement pursuant to the Open Space Land Act on 4.17 acres of Parcels P1A, P3, P4, P5, P7 P8, P9 and P10, which comprise a total of 5.8 acres, in place of the 4.17 acres proposing to be removed from the open space easement. This substitution is of equal or greater value than the original easement, since the easement is being placed on land owned by the HOA, rather than on land in individual lots. Once the County confirms that this approach is acceptable, the applicant can include these parcels in the ZCPA application. However, the applicant questions whether this step is necessary. There is general agreement that the proposed amendment conforms to all of the zoning requirements, and that placing open space easements on additional land is only a requirement of the open space easement itself separate from the zoning documents. Therefore, the proffers indicate that an open space easement will be placed on up to 4.17 acres of these parcels as an off-site proffer.***

III. CONFORMANCE WITH SECTION 6-1504, MODIFICATIONS:

Zoning Ordinance Section Proposed to be Modified
PD-RV (Planned Development-Rural Village) Zoning District, § 4-1206 ***Size and Location of Subdistricts*****, subparagraph (A)(4)** – ***Village Conservancy Subdistrict*** – No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 4-1218(B)).

Proposed Modification - Request modification to permit a minimum depth of 740 feet along the perimeter of the Village Center

Applicant's Justification – The Applicant notes that the Greene Mill Preserve rural village was platted with all of the lots created, pursuant to ZMAP 1997-0001 and with the 800 foot perimeter open space buffer encroaching onto the rear of many of the lots within the village center. This resulted in residential lots having a recorded open space easement on the rear portions of the lots. While the easement does not affect the ability to construct the primary dwellings on each parcel, it does restrict the homeowner's use of their entire property. According to the Applicant, the easement being placed on individual village parcels has the potential to create an administrative burden for the County, which is the entity holding the open space easement. This burden includes either making rulings on each homeowner request for a determination whether a particular activity is consistent with the easement, or involves enforcing the easement provisions after the fact, if a homeowner were to establish a use on the property that was inconsistent with the terms of the easement.

The proposed modification moves the Village Conservancy Subdistrict boundary to the rear property line of each of the village lots that borders the conservancy lots. This boundary will enable homeowners to enjoy their property and does not reduce the conservancy lot area, either. Rather, it reflects the current boundary between the village lots and the conservancy lots.

The proposed modification does not reduce the open space calculations for the village, since the eased area on the village lots was never included in the open space calculations for the rural village. The only real effect of the proposed modification is that the area included in the open space easement will be reduced by 4.17 acres.

Staff comment- The purpose and intent of the Village Conservancy Subdistrict is to surround the Village Center Subdistrict with open land affording rural views, to provide significant buffering of neighboring properties and to provide a land base for agriculture, forestal and open space. It is noted that the buffer reduction ranges between 0 and 60 feet with only a small area reduced to the proposed minimum width of 740 feet. The proposed modification does not reduce the open space calculations for the village, since the eased area on the village lots was never included in the open space calculations for the rural village. However, the proposed modification does reduce the area of the permanent open space easement by moving the boundary of the Village Conservancy Subdistrict outside of individual lots. As noted earlier (in Section ***II*** above), the reduced acreage of 4.17 acres must be substituted elsewhere, and such substitution must be included in this application. The tree save areas as depicted on Exhibit C, the Landscape Master Plan approved with ZMAP 1997-0001, dated January 3, 1997, revised through July 14, 1997, must be complied and maintained, and the proposed modification should not alter or remove any tree save easements. Further, the Board of Supervisors may wish to require landscape screening where the perimeter width is less than 800 feet. Staff cannot support the modification request at this time until these comments are addressed.

Applicant Response: ***The applicant proposes to place an open space easement pursuant to the Open Space Land Act on 4.17 acres of Parcels P1A, P3, P4, P5, P7 P8, P9 and P10, which comprise a total of 5.8 acres, in place of the 4.17 acres proposing to be removed from the open space easement. This substitution is of equal or greater value than the original easement, since the easement is being placed on land owned by the HOA, rather than on land in individual lots. Once the County confirms that this approach is acceptable, the applicant can include these parcels in the ZCPA application. However, the applicant questions whether this step is necessary. Everyone is in agreement that the proposed amendment conforms with all of the zoning requirements, and that placing open space easements on additional land is only a requirement of the open space easement itself separate from the zoning documents. The concept plan and proffers could indicate that the open space easement will be placed on these parcels as an off-site proffer. The tree save areas remain unaffected by the proposed amendment. The Village Conservancy subdistrict 800 foot perimeter is not necessarily a landscaped perimeter, but rather a buffer providing an open space area surrounding the village core. The reduction of this open space buffer does not alter the Village Conservancy subdistrict, and certainly not in a fashion that can be off-set by additional landscaping. At worst, homeowners will be able to place accessory structures in the rear of their individual lots, adjacent to the Village Center subdistrict, in areas previously included in the buffer. The open space easements placed on the additional 5.8 acres is intended as the offset to the perimeter buffer meeting public purposes to a greater degree, rather than planting additional landscaping in the buffer.***

IV. PROFFER STATEMENT:

1. Ensure that all owners involved in this ZCPA application (all lots that will have open space easement vacated, including Conservancy lots) are included for signatures on the Proffer Statement and plats, since the development is owned by more than one entity.

Applicant Response: ***All owners involved in this ZCPA application have signed the land development application and will sign the proffers at the appropriate time. Sheets 4 and 5 of the concept plan list the parcels included in the ZCPA application.***

2. The approved Proffer (Proffer 1) for Woodland ZMAP 1997-0001 depicts a maximum total of 223 (21 town homes and 202 single family homes) residential units in the Village Center, The Cover Sheet associated with this proposed zoning concept plan amendment ZCPA 2009-0005 depicts 223 units in the Lot Requirements, while on the same sheet under Site Data (Phase 1 and 2) and in the proposed Proffer Statement a total of 218 residential units is depicted. Please correct/clarify this inconsistency.

Applicant Response: ***The proffer statement has been revised to be consistent with the cover sheet of the concept plan.***

V. OTHERS:

1. On Sheet 1, correct the maximum length/width ratio to 9:1 for the Village Conservancy Subdistrict (§ 4-1213(A)(4)).

Applicant Response: ***Sheet 1 of the concept plan has been revised as recommended by staff.***

2. On the Cover Sheet, in the *Lot Requirements*, spell out the word "zoning" in zoning concept development plan.

Applicant Response: ***The cover sheet of the concept plan has been revised as recommended by staff.***

3. In the *Lot Requirements* (Cover Sheet), add the Zoning Ordinance requirements for Commercial/Workplace Lots for front and side yards (§ 4-1213(B)(4)(d) & (e)).

Applicant Response: ***The cover sheet of the concept plan has been revised as recommended by staff.***

4. On the Cover Sheet, include the Land Development Application number, ZCPA 2009-0005 & ZMOD 2009-0001.

Applicant Response: ***The cover sheet of the concept plan has been revised as recommended by staff.***

LOUDOUN COUNTY DEPARTMENT OF BUILDING & DEVELOPMENT – ENVIRONMENTAL REVIEW (WILLIAM MARSH, 6/17/2009)

1. Since approval of the original rezoning application, the Revised General Plan has been amended to encourage green building design for homes. Staff recommends consideration of a green building standard for homes not yet constructed on approved lots. Guiding Principle Policy 12 of CPAM-2007-0001 "encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts." Several green building standards for residential development promote energy conservation and other green building goals, including but not limited to Energy Star, EarthCraft Virginia, LEED for Homes, and standards by the National Association of Home Builders.

Applicant Response: ***Stanley Martin voluntarily engages in many green building practices, considering it good business to do so. A few examples of Stanley Martin's commitment to green building practices include avoiding environmentally sensitive areas as identified***

through a site footprinting process or through existing third party data, using advanced framing techniques which reduce the amount of building material waste while maintaining the structural integrity of the home, controlling construction waste and implementing recycling efforts. Stanley Martin has also implemented an integrated approach to energy-efficient design of the building site, building envelope and mechanical space conditioning systems, and most appliances and lighting packages throughout Stanley Martin homes are energy star rated.

VIRGINIA DEPARTMENT OF TRANSPORATION (RASHID SIRAJ, 6/22/2009)

We have reviewed the above application as requested and have no objection to the approval.

Applicant Response: ***Comment noted.***

REVISIONS TO CONCEPT PLAN

The primary revision to the concept plan with this submission is to identify the potential locations where open space easements will be placed on 4.17 acres of these parcels to replace the 4.17 acres on which open space easements will be removed. Additionally, the applicant has made a revision to the concept plan described as follows.

The concept plan approved with the original rezoning contained an 800 foot open space buffer line measured from the perimeter of the PD-RV district boundary. This buffer line fell on Village Center subdistrict lots in some locations and on Village Conservancy subdistrict lots in some locations. The original submission of the concept plan revised this line to be removed from the Village Center subdistrict lots and relocated to the lot line dividing the Village Center subdistrict lots and the Village Conservancy subdistrict lots. With this submission of the concept plan, the 800 foot buffer line has also been removed from the Village Conservancy subdistrict lots and relocated to the lot line dividing the Village Center subdistrict lots and Village Conservancy subdistrict lots. The applicant believes this revision is consistent with Section 4-1206 (A)(4) of the PD-RV district regulations, which states that "The Village Conservancy subdistrict shall be:...No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County." In some locations, the Village Conservancy subdistrict lots intertwine with the Village Center subdistrict lots. In those locations, the applicant has retained the perimeter line across the Village Conservancy subdistrict lots to retain consistency. Sheets 2 and 3 of the concept plan, labeled the "Existing Conditions Plan," show the existing buffer line. Sheets 4 and 5 of the concept plan, labeled the "Concept Development Plan," show the proposed perimeter line. The alterations to the perimeter line's location results in no material difference, since the entirety of the Village Conservancy subdistrict lots have open space easements placed on them. The purpose of the perimeter line, therefore, is to demonstrate the depth of the perimeter and to show where the

perimeter depth is being modified and where it exceeds the 800 foot minimum. The applicant has made this revision to avoid some of the confusion created by the location of the former 800 foot buffer line where it did not follow the lot lines dividing the Village Center subdistrict lots and the Village Conservancy subdistrict lots.

Please contact me if you have any questions or further comments regarding these referral responses. The applicant respectfully requests being scheduled for the next available Planning Commission public hearing.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Christine Gleckner, AICP
Land Use Planner

Enclosure

cc: Randy Brown, Stanley Martin
Matt Trout, Urban Engineering

Greene Mill Preserve

ZCPA 2009-0005 and ZMOD 2009-0001

Proffer Statement

~~April 27~~~~July 31~~ September 4, 2009

RECEIVED
SEP 04 2009
PLANNING DEPARTMENT

Pursuant to Section 15.2-2303 of the Code of Virginia (1950 as amended), the Woodlands Neighborhoods, LLC (the Applicant), and as an owner of property within Greene Mill Preserve along with the owners of those properties listed in Exhibit A to these proffers, and their successors and assigns, voluntarily proffer that, if the Board of Supervisors approves ZCPA 2009-0005 and ZMOD 2009-0001 to revise the Concept Development Plan previously proffered in ZMAP 1997-0001, Woodland, dated May 2, 1997 and revised through December 3, 1997, the properties listed in Exhibit A to these proffers will be developed in substantial accordance with the proffers approved in ZMAP 1997-0001, except as amended as follows:

Paragraph 1 of the proffers for ZMAP 1997-0001 is replaced by the following:

LAND USE

1. The Applicant will develop the property substantially in conformance to Sheets 1, 4 and 5 of the Concept Development Plan prepared by Urban, Ltd. dated February 26, 2009 and revised through August 19, 2009 and attached to these proffers as Exhibit B (the Plan). Additionally, the Applicant will continue to develop the property substantially in conformance to the following exhibits to the proffers for ZMAP 1997-0001: Exhibit B, the Village Center Plan, dated January 3, 1997 revised through July 14, 1997; Exhibit C, the Landscape Master Plan, dated January 3, 1997 revised through July 14, 1997; and Exhibit D, Utility Locations, dated January 3, 1997 revised through July 14, 1997. The Plan sets forth the uses (residential, commercial, civic, eased open space, parks and greens), dwelling type, and civic and commercial acreage. More specifically, the Plan identifies a maximum development of 21 townhomes, ~~197~~ 202 single family homes, one half acres of commercial use and 3.04 acres of civic use, as allowed or required under the

Planned Development-Rural Village (PD-RV) zoning category, to be located in the Village Center. There will be an additional 6 conservancy lots located outside of the Village Center. Total development of the Village Center, including the town homes, single family, commercial and civic uses, will not exceed 84.1 acres, excluding parks, greens and permanently eased open space. Conservancy lots, parks, greens, which will be permanently eased open space, will comprise approximately 340 acres. The difference between the Plan proffered herein and the Plan proffered with ZMAP 1997-0001, is that the Village Conservancy Subdistrict boundary line has been moved from a uniform dimension of 800 feet from the PD-RV district perimeter boundary line to the property line dividing the Village Center Subdistrict lots and the Village Conservancy Subdistrict lots.

An additional proffer is added as follows:

OPEN SPACE EASEMENT

40. The Applicant shall record an open space easement pursuant to the Virginia Open Space Land Act comprising a minimum of 4.17 acres to replace the 4.17 acre portion of the already recorded open space easements which include land located on individual lots in the Village Center subdistrict and which will be removed from the Village Conservancy subdistrict as a result of this ZCPA and ZMOD application. The land on which open space easements shall be recorded will include a minimum of 4.17 acres located on any combination of Parcels P1A, P3, P4, P5, P7, P8, P9 and P10, which are highlighted as "Park Parcels" on Sheets 4 and 5 of the concept development plan. The Applicant shall submit the easement document removing open space eased land from the individual lots in the Village Center subdistrict included in this ZCPA and ZMOD application, while simultaneously placing open space easements on the pertinent Park Parcels to achieve a minimum of 4.17 acres of eased land, to the County for review and approval within sixty days of the approval of this ZCPA and ZMOD application. The Applicant shall then record the approved document within thirty days of receiving the signed document from the County.

BINDING EFFECT

The undersigned hereby warrant that all of the owners having a legal interest in the property subject to this zoning amendment application and listed in Exhibit A to these proffers have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.

Woodlands Neighborhoods LLC,

A Virginia Limited Liability Company

By: _____

Its: _____

STATE OF
CITY/COUNTY OF _____: to-wit:

The foregoing instrument was acknowledged before me, this ____ day of _____, 2009, by _____, respectively, of Woodlands Neighborhoods, LLC on behalf of the limited liability company.

My Commission Expires:

_____
Notary Public

_____

THE REMAINING SIGNATURE PAGES WILL BE ADDED TO FUTURE DRAFTS OF THE PROFFERS.

EXHIBIT A

Listing of parcel numbers and owners of property included in

ZCPA 2009-0005 & ZMOD 2009-0001

Exhibit A to the Proffer for
ZMAP 2009-0005 & ZMOD 2009-0001
Greene Mill Preserve
Listing of Parcels & Property Owners
April 23, 2009

PIN No.	Name	Acres	Zoning	Current Address
281-19-6319	Woodlands Neighborhoods, LLC	0.19	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-19-5620	Woodlands Neighborhoods, LLC	0.19	PD-RV	11111Sunset Hills Road, #310 Fairfax, VA 22030
282-39-2477	Woodlands Neighborhoods, LLC	0.25	PD-RV	11111Sunset Hills Road, #310 Fairfax, VA 22030
282-39-3071	Woodlands Neighborhoods, LLC	0.24	PD-RV	11111Sunset Hills Road, #310 Fairfax, VA 22030
281-19-3600	Woodlands Neighborhoods, LLC	0.30	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-19-2802	Woodlands Neighborhoods, LLC	0.32	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-19-2005	Woodlands Neighborhoods, LLC	0.26	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-19-1307	Woodlands Neighborhoods, LLC	0.26	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-19-0509	Woodlands Neighborhoods, LLC	0.26	PD-RV	11111 Sunset Hills Road, #310 Fairfax, VA 22030
281-17-9796	WCI Mid-Atlantic U.S. Region, Inc.	10.0	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
242-47-0784	WCI Mid-Atlantic U.S. Region, Inc.	100.02	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-30-7065	WCI Mid-Atlantic U.S. Region, Inc.	100.0	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-39-5271	WCI Mid-Atlantic U.S. Region, Inc.	0.36	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-30-1582	WCI Mid-Atlantic U.S. Region, Inc.	0.33	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-30-1492	WCI Mid-Atlantic U.S. Region, Inc.	0.33	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-30-1412	WCI Mid-Atlantic U.S. Region, Inc.	0.33	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-30-1402	WCI Mid-Atlantic U.S. Region, Inc.	0.33	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-29-4860	WCI Mid-Atlantic U.S. Region, Inc.	0.33	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
281-18-9712	WCI Mid-Atlantic U.S. Region, Inc.	0.34	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359

PIN No.	Name	Acres	Zoning	Current Address
281-18-8815	WCI Mid-Atlantic U.S. Region, Inc.	0.37	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
281-18-7818	WCI Mid-Atlantic U.S. Region, Inc.	0.37	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-40-7830	WCI Mid Atlantic US Region Inc.	0.34	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-40-7025	WCI Mid Atlantic US Region Inc.	0.36	PD-RV	4653 Autumn Glory Way Chantilly, VA 20151-2359
282-28-8844	Renaissance at Woodlands, LLC	100.51	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-7274	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-6577	Renaissance at Woodlands, LLC	0.26	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-6241	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-6034	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-5826	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-5519	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-5312	Renaissance at Woodlands, LLC	0.27	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-48-5300	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-39-0164	Renaissance at Woodlands, LLC	0.26	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373

PIN No.	Name	Acres	Zoning	Current Address
282-38-9466	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-38-8769	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-38-8071	Renaissance at Woodlands, LLC	0.25	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-9602	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-8996	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-7892	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-6591	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-5595	Renaissance at Woodlands, LLC	0.34	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-4540	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-4500	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-4331	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-4121	Renaissance at Woodlands, LLC	0.34	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-29-4110	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-20-0012	Renaissance at Woodlands, LLC	0.35	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373

PIN No.	Name	Acres	Zoning	Current Address
281-18-7021	Renaissance at Woodlands, LLC	0.38	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-6072	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-5824	Renaissance at Woodlands, LLC	0.43	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-5481	Renaissance at Woodlands, LLC	0.34	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-4989	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-4627	Renaissance at Woodlands, LLC	0.42	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
281-18-4397	Renaissance at Woodlands, LLC	0.33	PD-RV	Stanley Martin Companies, Inc. 11111 Sunset Hills Rd., #200 Reston, VA 20190-5373
282-30-2077	Weber, Erich & Rachel R/S	0.34	PD-RV	22498 Wilderness Acres Cir Leesburg, VA 20175
242-45-0648	Watsen, Kent & Trang R/S	0.38	PD-RV	41173 Black Branch Pkwy Leesburg, VA 20175-4807
282-39-4549	St John, John C R & Suzanne P R/S	0.26	PD-RV	41041 Indigo Place Leesburg, VA 20175
282-40-8735	Smith, Sherman & Sharon R/S	0.34	PD-RV	41165 Black Branch Pkwy Leesburg, VA 20175
282-39-0789	Smith, Bradley W & Andria N R/S	0.26	PD-RV	41013 Indigo Place Leesburg , VA 20175
282-30-2997	Simmons, John T & Mary Pat R/S	0.34	PD-RV	22490 Wilderness Acres Cir Leesburg, VA 20175
282-40-9163	Sheth, Mira & Kashyap & V Patel J/T	0.41	PD-RV	41172 Black Branch Pkwy Leesburg, VA 20175
282-39-4741	Sherry, James F & Roxanne Dobrynski	0.26	PD-RV	41045 Indigo Place Leesburg, VA 20175
281-19-5022	Schriever, Daniel R & Kari W R/S	0.19	PD-RV	22392 Aging Oak Drive Leesburg, VA 20175
282-40-9640	Reese, Donald & Cicely R/S	0.41	PD-RV	41169 Black Branch Pkwy Leesburg, VA 20175
282-39-1386	Kirby, Geoffrey N & Catharine C R/S	0.27	PD-RV	41017 Indigo Place Leesburg, VA 20175

PIN No.	Name	Acres	Zoning	Current Address
282-30-2588	Kayajian, Robert A & Diane M R/S	0.34	PD-RV	22494 Wilderness Acres Cir Leesburg, VA 20175
281-19-7016	Gels, Patty Artrip	0.29	PD-RV	22404 Aging Oak Drive Leesburg, VA 20175
282-40-5920	Garman, Jason & Elizabeth Bassotti	0.37	PD-RV	41153 Black Branch Pkwy Leesburg, VA 20175
281-19-4524	Frazier, Christopher & H Donahue R/S	0.19	PD-RV	22388 Aging Oak Drive Leesburg VA 20175
282-39-5136	Coleman, John H III & Lanay B R/S	0.26	PD-RV	41049 Indigo Place Leesburg, VA 20175
282-39-4355	Camire, David P & Lizabeth R/S	0.31	PD-RV	41037 Indigo Place Leesburg, VA 20175
282-40-4817	Bolado, Carlos A & Meredith R/S	0.37	PD-RV	41149 Black Branch Pkwy Leesburg, VA 20175
282-39-1981	Beall, Justin M & Tasha D R/S	0.29	PD-RV	41021 Indigo Place Leesburg, VA 20175