

**LOUDOUN COUNTY PLANNING COMMISSION
SUMMARY AGENDA
September 26, 2017**

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, September 26, 2017, at 6:00 p.m.** to consider the following:

WORKSESSION ITEMS PRIOR TO PUBLIC HEARING ITEMS:

1. ZMAP-2016-0017, SPEX-2016-0053, SPEX-2016-0054, ZMOD-2017-0015, Commonwealth Center
2. ZCPA-2016-0015, ZMOD-2017-0009, SIDP-2017-0001, Lansdowne Town Center Fringe

PUBLIC HEARING ITEMS:

INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been received by the Loudoun County Department of Planning and Zoning and referred to the Agricultural District Advisory Committee (ADAC) and the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to amend the ordinances for the following Agricultural and Forestal Districts to add the following parcels:

DISTRICT	PIN	TAX MAP NUMBER
New Lovettsville	216-19-6995	/11//6////B/
New Catoctin South	269-17-3982	/38//23////8F
New Lovettsville	439-19-4182	//8//24////3
New Lovettsville	439-29-3368	//8//17////2/
Beaverdam Valley	563-35-0781	/55//19////2/
Beaverdam Valley	592-40-6504	/55//19////1/
New Upperville	665-36-1347	/53////////4/

Any owner of additional qualifying land may join the applications with consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold on the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Virginia Code Section 15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for addition are as follows:

District	Period	Subdivision Minimum Lot Size	Period Start Date
New Lovettsville	4 years	20 acres	January 3, 2017
New Catoctin South	4 years	20 acres	June 2, 2016
Beaverdam Valley	10 years	50 acres	June 20, 2008
New Upperville	10 years	40 acres	December 7, 2007

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Received applications were referred to the ADAC for review and recommendation. The ADAC held a public meeting on August 10, 2017, to consider the applications, and will make its recommendations concerning the applications to the Planning Commission prior to the public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the application(s) will be on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, and Department of Planning and Zoning, County Government Center, 3rd Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 8:30 am until 4:30 pm or call (703) 777-0246.

**REQUEST FOR WITHDRAWAL OF LAND BELONGING TO
TRAVELLERS REST LLC FROM THE NEW MOUNTVILLE
AGRICULTURAL AND FORESTAL DISTRICT**

Pursuant to Virginia Code §15.2-4314 and the New Mountville Agricultural and Forestal District Ordinance, Travellers Rest LLC, of Middleburg, Virginia, has submitted an application to withdraw a 50.0 acre parcel from the New Mountville Agricultural and Forestal District. The parcel is located on the east side of Sam Fred Road (Route 748), south of Featherbed Farm Road, west of Carters Farm Lane (Route 627), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /87////////56A (PIN: 501-19-7155). The New Mountville Agricultural and Forestal District currently has a 4-year period that will expire on January 2, 2021, and is subject to a lot subdivision minimum of 50 acres.

In accordance with Section 15.2-4307 of the Code of Virginia, the application(s) will be on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, and Department of Planning and Zoning, County Government Center, 3rd Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 8:30 am until 4:30 pm or call (703) 777-0246.

ZMOD-2017-0004
CHICK-FIL-A DULLES 28 CENTRE COMPREHENSIVE SIGN PACKAGE
(Zoning Ordinance Modification)

Chick-fil-A, Inc. of Atlanta, Georgia, has submitted an application pursuant to Section 700.2 of the 1972 Zoning Ordinance to modify the applicable provisions of Section 523 of the 1972 Zoning Ordinance to implement a Comprehensive Sign Package in order to modify the maximum number of signs, maximum area of any one sign, and total aggregate sign area for business signs. The subject property is being developed pursuant to ZMAP-1986-0010, Dulles 28 Center, ZMAP-1989-0021, Dulles 28 Centre, and ZMOD-1998-0002, Dulles 28 Centre Sign Plan, in the PD-CH (Planned Development-Commercial Highway) zoning district under the 1972 Zoning Ordinance. This application is subject to the 1972 Zoning Ordinance. The subject property is located within the Route 28 Taxing District, and 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 1.04 acres in size and is located on the east side of Pacific Boulevard (Route 1036), north of Waxpool Road (Route 625), and west of Sully Road (Route 28), at 22015 Dulles Retail Plaza, Sterling, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /80//18////37/ (PIN: 044-49-0836). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and the Route 28 Corridor Plan, which designates this area for Route 28 Core uses at a recommended Floor Area Ratio (FAR) of 0.6 to 1.0, with an optional Mixed Use Office Center at a recommended residential and non-residential FAR of 1.0 to 1.5.

ZMAP-2016-0020 & ZMOD-2016-0018
EVERGREEN COMMERCE CENTER
(Zoning Map Amendment Petition, Zoning Modification)

Evergreen South Development, LP c/o Buchanan Partners, LLC of Gaithersburg, Maryland has submitted an application to rezone approximately 9.9 acres from the PD-GI (Planned Development – General Industry) zoning district and the PD-CC-RC (Planned Development – Commercial Center – Regional Center) zoning district under the Revised 1993 Zoning Ordinance to the PD-CC- zoning district under the Revised 1993 Zoning Ordinance in order to develop commercial uses at a Floor Area Ratio (FAR) of 0.4 (up to 0.6 if parking structures are provided). This application is subject to the Revised 1993 Zoning Ordinance. The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§4-205(C)(1)(d), the PD-CC Planned Development – Commercial Center, Lot Requirements, Yards, Adjacent to Roads, Regional Center (RC).	Reduce the minimum required yard for buildings and parking from 50 feet to 35 feet for buildings and 25 feet for parking along Evergreen Mills Road (Route 621), and to 25 feet for buildings and 10 feet for parking along the proposed, Liberty Harvest Court.
§4-205(C)(3), the PD-CC Planned Development – Commercial Center,	Reduce the minimum required yard for buildings, parking, outdoor storage, and loading areas from 35 feet to 10 feet along the subject property’s northern

Lot Requirements, Yards, Adjacent to Other Nonresidential Districts.	boundary (boundary with PIN:162-29-0584 and PIN: 162-29-2799).
§5-900(A)(10), (a) and (b), Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Other Major Collector Roads.	Reduce the minimum required building setback from 75 feet to 35 and the parking setback from 35 feet to 25 feet, along Evergreen Mills Road (Route 621).
§5-1406(E)(2), Buffering and Screening, Determination of Buffer Yard Requirements, Special Situations. and Table 5-1414(B) of §5-1414(B) Buffering and Screening, Buffer Yard and Screening Matrix, Buffer Yard.	Permit fewer canopy trees to be substituted with additional understory trees, as depicted on Sheet 4 of the proposed concept development plan, for the required Type 3 Buffer Yard between the subject property and Loudoun County Parkway (Route 606).

The subject property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. The subject property is approximately 9.9 acres in size and is located in the northwest corner of the intersection of Evergreen Mills Road (Route 621) and Loudoun County Parkway (Route 606), in the Blue Ridge Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ADDRESS
162-29-0584 (portion)	101/M/1////9/	24263 Liberty Harvest Court, Sterling, Virginia
162-29-6106	101/M/1////11/	N/A
162-19-6872	101/M/1////12/	N/A
162-19-3463	101/M/1////13/	N/A
162-19-7230 (portion)	101/M/1////14/	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the 2010 Countywide Transportation Plan, which designates this area for Industrial uses at a recommended FAR of between 0.30 and 0.40.

ZMAP-2017-0003 & ZMOD-2017-0011
TRUE NORTH DATA
(Zoning Map Amendment & Zoning Modifications)

H&H Capital Acquisitions, LLC, of Dallas, Texas, has submitted an application to rezone approximately 105.64 acres from the TR-10 (Transitional Residential - 10) zoning district under

the Revised 1993 Zoning Ordinance to the PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance in order to develop data center uses that may include a distribution and/or dedicated utility substation, at a floor area ratio (FAR) of up to 0.6 (up to 2.0 by Special Exception). This application is subject to the Revised 1993 Zoning Ordinance. The Applicant also requests the following Zoning Ordinance modification:

Zoning Ordinance Section	Proposed Modification
§5-1303(A)(1), Tree Planting and Replacement, Canopy Requirements, Site Planning	Permit the minimum required percentage of tree canopy to be provided based on the entire combined application area rather than the area subject to an individual land development application.

The subject property is partially 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, partially within the QN (Quarry Notification) Overlay District - Luck Note Area, and partially within the FOD (Floodplain Overlay District). The subject property is located on the north side of Sycolin Road (Route 625), on the south side of the Dulles Greenway (Route 267), and on the west side of the Goose Creek, in the Catoctin Election District. The subject property is more particularly described as Tax Map Number /61////////16/ (PIN: 194-19-9296). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)) and the 2010 Countywide Transportation Plan, which designates this area for residential uses at a density of up to 1 dwelling unit per 10 acres.

CMPT-2017-0004
WB EXPRESS PROJECT
(Commission Permit)

Columbia Pipeline Group, LLC, of Charleston, West Virginia, has submitted an application for Commission approval to permit expansion to an existing natural gas compressor station, a Utility Substation, Transmission use, located in the AR-1 (Agricultural Rural-1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 22.79 acres in size and is located on the east side of Watson Road (Route 860), south of Waxwing Drive (Route 3221), and north of Red Hill Road (Route 617), at 40800 and 40820 Compressor Lane, Leesburg, Virginia, in the Blue Ridge Election District. The subject property is more particularly described as Tax Map Number /90////////45/ (PIN: 282-36-5017). The area is governed by the policies of the Revised General Plan (Rural Policy Area, (Northern Tier)) which designate this area for rural economy uses and limited residential development.

CMPT-2017-0003
LOUDOUN COMPRESSOR STATION
(Commission Permit)

Dominion Cove Point LNG, LP, of Richmond, Virginia, has submitted an application for Planning Commission approval to permit supplemental compression and upgraded facilities at an existing

natural gas compression station, a Utility Substation, Transmission use, located in the AR-1 (Agricultural Rural - 1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 36.69 acres in size and is located on the east side of Watson Road (Route 860), south of Waxwing Drive (Route 3221), and north of Red Hill Road, at 40830 and 40836 Cove Point Lane, in Leesburg, Virginia, in the Blue Ridge Election District. The subject property is more particularly described as Tax Map Number /90////////46A (PIN: 282-46-9233). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)) which designate this area for rural economy uses and limited residential development.

ZCPA-2016-0016 & ZMOD-2016-0021
WOODLAND ROAD INDUSTRIAL PARK, SECTION 1, LOT 8
(Zoning Concept Plan Amendment & Zoning Ordinance Modification)

Ahmet Halac, of Sterling, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP-1986-0022, Loudoun Woodland Road Joint Venture, in order to modify a 50-foot perimeter buffer yard, with no resulting change in the previously approved density or Floor Area Ratio (FAR), in the PD-GI (Planned Development – General Industry) zoning district. This application is subject to the 1972 Zoning Ordinance. The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§560.05, Buffering and Screening, Buffer Yards and Screening, General Provisions; and §560.07, Buffering and Screening, Buffer Yard and Screening Requirements	Modify the proffered front buffer yard along Blackwood Court from a 20 foot wide Type 4 Front Buffer Yard to a 20 foot wide Type 1 Front Buffer Yard. and Modify the proffered side and rear buffer yards from a 30 foot wide Type 4 Rear Buffer Yard to a 10 foot wide Type 1 Rear Buffer Yard, and a 20 foot wide Type 4 Side Buffer Yard to a 10 foot wide Type 1 Side Buffer Yard.

The subject property is located within the Route 28 Taxing District. The property is approximately 1.06 acres in size and is located on the east side of Blackwood Court, north of Woodland Road (Route 679) and south of Maries Road (Route 638) at 21554 Blackwood Court, Sterling, Virginia in the Sterling Election District. The property is more particularly described as Tax Map Number /81/B/4////8/ (PIN: 030-19-0048). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) which designates this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0

Unless otherwise noted above, 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, 1 Harrison Street,

S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, 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. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loundounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified. No new items shall be taken up at Planning Commission Public Hearings after 11:30 p.m., and the Commission shall adjourn promptly at 12:00 a.m., except as modified by the Commission. In the event that the fourth Tuesday is a holiday or in the event the public hearing may not be held due to inclement weather or other conditions that make it hazardous to attend, the public hearing will be moved to the next day (Wednesday). In the event that Wednesday is a holiday or the Wednesday hearing may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the public hearing will be held on the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. **Please provide three days' notice.**