

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 22, 2018**, at **6:00 p.m.** to consider the following:

SPEX-2016-0049, SPEX-2016-0050 & SPMI-2016-0011 **NORTH SPRING BEHAVIORAL HEALTHCARE** *(Special Exception)*

North Spring Behavioral Healthcare of Leesburg, Virginia, has submitted applications for the following: 1) a Special Exception to modify the conditions of approval and special exception plat associated with SPEX-2013-0002, North Spring Behavioral Healthcare, which currently govern the subject property, to correct a discrepancy in the conditions governing the removal of the previous nonconforming status of a Hospital use; 2) a Special Exception to permit the expansion of an existing Hospital use from 61,500 square feet to 75,500 square feet in the AR-1 (Agricultural Rural-1) zoning district; and 3) a Minor Special Exception to modify the Additional Regulations of Section 5-610(B) of the Revised 1993 Zoning Ordinance regarding Hospital uses to allow a Hospital serving over one hundred (100) inpatients to be served by private on-site water and sewer systems. These applications are subject to the Revised 1993 Zoning Ordinance and previously non-conforming uses may be allowed to expand as lawfully existing uses and structures through the issuance of Special Exception approval in accordance with Section 1-405, and the modification of additional regulations applicable to the proposed use is authorized by Special Exception under Section 5-600. The property is approximately 45.63 acres in size and is located on the west side of James Monroe Highway (Route 15), and on the north side of Tutt Lane (Route 740), at 41984, 41992, 41994, 41996, 42008, 42009, and 42045 Victory Lane, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /39/////////10/ (PIN: 185-27-3670). 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.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE HILLBROOK AGRICULTURAL AND FORESTAL DISTRICT

The current period of the Hillbrook Agricultural and Forestal District ("District") will expire on December 18, 2018. The District has a 10-year period and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify or terminate the District. Parcels currently enrolled in the District are located within an area generally south of the Town of Hamilton and E Colonial Highway (Route 7), east of Lincoln Road (Route 722), and northwest of Mount Gilead Road (Route 797), in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a Management Plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the Hillbrook Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listing

| PIN# | Tax Map Number | Acres Enrolled | PIN# | Tax Map Number | Acres Enrolled |
|-----------------|----------------|----------------|-----------------|----------------|----------------|
| 311-35-3202-000 | /47///3////1/ | 10 | 386-18-6519-000 | /46///5////1/ | 5 |
| 347-27-9770-000 | /46/B/1////6/ | 3 | 386-20-7289-000 | /46///1////1A | 10 |
| 347-28-1088-000 | /46/B/1////7/ | 3 | 387-49-7678-000 | /46//16////1/ | 33.3 |
| 348-39-7542-000 | /47////////5A | 3 | 418-19-7302-000 | /37/C/1////3/ | 0.56 |
| 348-46-3955-000 | /46////////8B | 16.6 | 420-10-6596-000 | /46////////21A | 66.75 |
| 348-48-3672-000 | /46/A/1////B/ | 32.02 | 420-16-4430-000 | /45////////87C | 23.2 |
| 348-49-4012-000 | /46////////14D | 11.45 | 420-17-7513-000 | /45////////65A | 10.03 |
| 349-20-7633-000 | /47////////10B | 20 | 420-26-4793-000 | /45////////87D | 22.21 |
| 349-25-1308-000 | /46////////50E | 11.73 | 420-28-4351-000 | /45////////88/ | 246.5 |
| 349-25-3193-000 | /46//13////2/ | 13.1 | 420-40-7144-000 | /46////////2A | 64 |
| 349-25-9862-000 | /46//13////1/ | 5.85 | 421-28-8243-000 | /45////////63/ | 103.25 |
| 350-37-0285-000 | /46////////55A | 7 | 421-48-7079-000 | /45////////64/ | 20.43 |
| 383-15-7096-000 | /46////////1/ | 90.25 | 422-30-3507-000 | /46////////36A | 72.17 |
| 383-26-2181-000 | /46////////4C | 3 | 422-49-1222-000 | /45////////60/ | 114.71 |
| 383-35-5024-000 | /37////////37/ | 147 | 348-26-1506-000 | /46/A/2////3A | 1.39 |
| 383-36-2307-000 | /46////////4A | 4.39 | 348-26-5830-000 | /46/A/2////4/ | 5 |
| 384-35-4504-000 | /46////////2/ | 26.3 | 421-35-1997-000 | /45////////65B | 15 |
| 384-35-5168-000 | /46////////6A | 5.26 | 421-15-6494-000 | /45////////53A | 10 |

| | | | | | |
|-----------------|-----------------|--------|-------------------|-----------------|-------|
| 384-37-5867-000 | /46/////////6/ | 227.57 | 421-19-2134-000 | /45/////////60A | 6 |
| 385-18-4020-000 | /46//24////7/ | 13.82 | 421-20-3121-000 | /46/////////24D | 12.01 |
| 385-19-3786-000 | /46/////////48B | 3 | 454-49-8344-000 | /36//29////9/ | 9.33 |
| 385-20-0356-000 | /46//30////2/ | 10 | *348-49-0739-000 | /46/A/1////C/ | 18.12 |
| 385-20-5336-000 | /46/////////50/ | 10 | **347-27-8146-000 | /46/B/1////5/ | 5.68 |
| 385-29-5752-000 | /46//30////1/ | 12.71 | **386-20-0828-000 | /46///1////1/ | 8.57 |
| 385-49-3728-000 | /46/////////19/ | 151.12 | **420-26-4907-000 | /45/////////87B | 10 |

* Indicates a parcel whose owner is withdrawing it from the District.

** Indicates a parcel containing at least 5 acres but less than 20 acres whose owner did not properly apply for renewal.

The ADAC held a public meeting on April 12, 2018, to review and make recommendations concerning whether to continue, modify or terminate the Hillbrook Agricultural and Forestal District and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

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

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT

The current period of the New Featherbed Agricultural and Forestal District (“District”) will expire on November 3, 2018. The District has a 4-year period and a lot subdivision minimum of 40 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify or terminate the District. Parcels currently enrolled in the District are located within an area generally south of the Goose Creek, east of Wancopin Creek, west of Cobb House Road (Route 629) and Oatlands Road (Route 650), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.

2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a Management Plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Also, during this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Featherbed Agricultural and Forestal District, were notified by certified mail of the District review.

Parcel Listing

| PIN# | Tax Map Number | Acres Enrolled | PIN# | Tax Map Number | Acres Enrolled |
|-----------------|-----------------|----------------|-------------------|-----------------|----------------|
| 431-26-4518-000 | /88/////////41A | 115.48 | 501-30-1846-000 | /88//12//////2/ | 12.6 |
| 431-47-9465-000 | /88//27//////1/ | 40 | 501-30-4482-000 | /88//12//////3/ | 7.28 |
| 466-35-3459-000 | /88//17////WL/ | 20.44 | *431-36-5310-000 | /88/////////44/ | 87.77 |
| 466-39-3875-000 | /88/////////6/ | 175.61 | **466-26-5930-000 | /88/////////8A | 14.48 |
| 467-28-2312-000 | /88/////////9/ | 2.64 | | | |

*Indicates a parcel whose owner is withdrawing it from the District.

**Indicates a parcel containing at least 5 acres but less than 20 acres whose owner did not properly apply for renewal.

The ADAC held a public meeting on April 12, 2018, to review and make recommendations concerning whether to continue, modify or terminate the New Featherbed Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are 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, 3rd Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 8:30 am until 4:30 pm or call (703) 777-0246.

ZRTD-2018-0002
DULLES INTERNATIONAL PARK, PARCEL D-1A
(Zoning Conversion in the Route 28 Taxing District)

Sterling NCP I, LLC of Denver, Colorado, has submitted an application to rezone approximately 12.04 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory

uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.6 (up to 1.0 by Special Exception). The subject property is approximately 12.04 acres in size and is located within the Route 28 Taxing District, within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and within the QN (Quarry Notification) Overlay District Loudoun Note Area. The subject property is located on the west side of Shaw Road (Route 636), east of Route 28 and north of Old Ox Road (Route 606) and south of South Sterling Boulevard (Route 846) in the Dulles Election District. The subject property is more particularly described as Tax Map Number /94//11/////D/ (PIN: 034-36-5285). 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 high quality, high intensity office developments with an FAR ranging from 0.06 to 1.0.

**SPEX-2017-0040 & ZRTD-2017-0016
21673 BEAUMEADE CIRCLE, LLC**

(Special Exception and Zoning Conversion in the Route 28 Taxing District)

21673 Beaumeade Circle, LLC of Denver, Colorado has submitted applications for the following: 1) To rezone approximately 22.6 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development – Industrial Park)) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of 984,456 square feet of data center and associated uses at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); and 2) A Special Exception to increase the maximum FAR from 0.6 to 1.0. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed increase in maximum FAR is permitted by Special Exception under Section 4-506. The property is approximately 22.6 acres in size and is located on the west side of Beaumeade Circle (Route 3037), south of its intersection with Guilford Drive (Route 3039), and north of Waxpool Road (Route 625) at 21673 Beaumeade Circle, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//7/////8/ (PIN: 060-18-9720). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and the Route 28 Corridor Plan), which designate this area for Route 28 Business development and which recommend a FAR of 0.4 to 1.0.

**ZMAP-2016-0013, ZCPA-2016-0010, SPMI-2017-0017,
SPMI-2018-0001 & ZMOD-2016-0013
ARCOLA CENTER**

(Zoning Map Amendment Petition, Zoning Concept Plan Amendment, Minor Special Exceptions and Zoning Ordinance Modifications)

Arcola LLC f/k/a Arcola Limited Partnership, of Ashburn, Virginia, has submitted applications for the following: 1) To rezone approximately 0.3 acres from PD-IP (Planned Development–Industrial Park) zoning district under the Revised 1993 Zoning Ordinance to the PD-CC-RC (Planned Development-Commercial Center-Regional Center) zoning district, under the Revised 1993 Zoning Ordinance in order to develop up to 5,200 square feet of principal and accessory uses permitted in the PD-CC-RC zoning district at a maximum FAR of 0.40; 2) To rezone 45.3 acres from PD-CC-RC under the Revised 1993 Zoning Ordinance and rezone 2.88 acres from the RC

(Rural Commercial) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 2,350,000 square feet of principal and accessory uses permitted in the PD-IP zoning district at a maximum FAR of 0.32;

3) To rezone approximately 1 acre from the PD-IP zoning district under the Revised 1993 Zoning Ordinance to the PD-TC (Planned Development-Town Center) zoning district under the Revised 1993 Zoning Ordinance in order to develop an elementary school with no resulting change in FAR;

4) To amend the proffers and concept development plan with ZMAP-2006-0015, ZCPA-2009-0009, ZMAP-2012-0005, and ZCPA-2012-0004, Arcola Center, in order to: a) Amend the timing of and construction of Arcola Boulevard currently tied to the issuance of the 1,051st residential zoning permit to be tied to the issuance of the 749th residential zoning permit and remove the residential and commercial development phasing, b) Eliminate the commuter bus and park and ride lot, c) Expand the Public Use Site #1 by 2.6 acres, d) Relocate and expand Public Use Site #2 to 13 acres; and e) Modify and relocate open space areas in the PD-IP and PD-TC zoning districts;

6). A Minor Special Exceptions to permit: a) a public elementary school in the PD-TC zoning district under the Revised 1993 Zoning Ordinance, and b) a public elementary school to be located within the Ldn 65 or higher noise contour of the AI (Airport Impact) Overlay District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Minor Special Exception use under Section 4-803(A). The modification of additional regulations applicable to the proposed use is authorized by minor special exception under Section 5-600, Additional Regulations for Specific Uses. The Applicant also requests the following Zoning Ordinance modification(s):

| Zoning Ordinance Section | Proposed Modification |
|---|---|
| §4-205(C)(3), PD-CC Planned Development-Community Center, Lot Requirements, Yards, Adjacent to Other Nonresidential Districts | Eliminate the minimum required 35-foot yards for building, parking, outdoor storage and loading areas along the boundary between the proposed and approved PD-CC-RC zoning districts and the adjacent proposed PD-IP zoning district. |
| §4-505(B)(1), PD-IP Planned Development-Industrial Park, Lot Requirements. Yards, Adjacent to Roads. | Reduce both the minimum 35-foot yard for buildings and 25-foot yard for off-street parking along any private street or road right-of-way to 10 feet, in the proposed PD-IP zoning district. |
| §4-506(B), PD-IP Planned Development-Industrial Park, Building Requirements, Building Height. | Allow for the maximum building height to be up to 100 feet without any additional buildings setbacks from internal lot lines or private streets within the PD-IP zoning district. |
| §4-805 (C)(2), PD-TC Planned Development-Town Center, Lot Requirements. Other Yard Requirements, Adjacent to Other Districts. | Reduce the minimum required 20-foot setback for buildings and parking adjacent to other districts to 10 feet in the PD-TC zoning district. |

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|---|--|
| <p>§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.</p> | <p>Reduce the minimum required 75-foot setback for buildings to 35 feet and reduce the minimum required 35-foot setback for parking to 25 feet along Evergreen Mills Road (Route 621). And Reduce the minimum required 75-foot setback for buildings to 50 to feet and reduce the 35-foot setback for parking to 25 feet along Arcola Boulevard (Route 842).</p> |
|---|--|

The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and within the Ldn 65 or higher, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). The subject property is approximately 258 acres in size and is located north of John Mosby Highway (Route 50), on the south side of Evergreen Mills Road (Route 621), west of Loudoun County Parkway (Route 606), and east of Stone Springs Boulevard (Route 2625), in the Blue Ridge Election District. The subject property is more particularly described as follows:

| TAX MAP NUMBER | PIN # | ADDRESS |
|----------------|--------------------------|--------------------------|
| 101////////G1/ | 162-26-7237 | N/A |
| 101////////F1/ | 162-17-6713 | 24325 GRAND FORK DR |
| 101/C/2////E1/ | 163-45-8624 | N/A |
| 101/C/2////D1/ | 163-47-0618 | N/A |
| 101/C/2////1/ | 163-26-4764 | N/A |
| 101/C/2////3/ | 163-26-5032 | N/A |
| 101/K/2////E/ | 163-36-4492 | N/A |
| 101////////42A | 163-46-8915 (Portion) | 24837 EVERGREEN MILLS RD |
| 101/B/1////19/ | 162-15-1929 (Portion) | N/A |
| 101/B/1////18/ | 162-15-4753 (Portion) | N/A |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), the Arcola Area/Route 50 Corridor Plan, and the 2010 Countywide Transportation Plan, which designate this area for Business, Village Perimeter Transition, and Destination Retail uses at a recommended density of 4 dwelling units per acre and Floor to Area Ratio (FAR) of 0.40.

**ZCPA-2016-0009, SPEX-2016-0038, SPEX-2016-0039,
SPEX-2016-0040 & ZMOD-2016-0012
ARCOLA CENTER – THE SHOPS**

(Zoning Concept Plan Amendment, Special Exceptions and Zoning Ordinance Modifications)

Shops at Arcola Center LLC, of Ashburn, Virginia, has submitted applications for the following: 1) To amend the Proffers and Concept Development Plan with ZMAP-2005-0035 and ZCPA-2009-0008, Arcola Center, the Shops, in order to a) modify the PD-CC-RC (Planned Development-Commercial Center-Regional Center) zoning district to include approximately 4 acres as a contiguous addition in order to expand the size of the existing PD-CC-RC zoning district under the Revised 1993 Zoning Ordinance in order to develop all principal and accessory uses permitted in the PD-CC-RC zoning district at a maximum Floor Area Ratio (FAR) of 0.22; and b) amend the proffer requiring the construction of a temporary park and ride lot with a commitment to construct a permanent park and ride facility, with no resulting change in FAR; 2) Special Exceptions to modify the conditions of approval and special exception plat associated with SPEX-2005-0045, Arcola Center – The Shops, in order to: a) Increase the building area for the automobile service station (with a car wash) from 2,500 square feet to approximately 5,000 square feet; b) Relocate the approved hotel; and c) Relocate the outdoor sales area (accessory) to one of the proposed retail buildings. These Special Exception applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Section 4-204(C). The Applicant also requests the following Zoning Ordinance modification(s):

| Zoning Ordinance Section | Proposed Modification |
|---|---|
| §4-205(C)(3), PD-CC Planned Development-Commercial Center, Lot Requirements, Yards, Adjacent to Other Nonresidential Districts | Eliminate the minimum required 35-foot yards for building, parking, outdoor storage and loading areas between the proposed PD-CC-RC zoning districts and the non-residential zoning districts along a portion of the subject property’s western boundary. |
| §4-206(C), PD-CC Planned Development-Commercial Center, Building Requirements. Building Height. | Allow for the maximum building height to be up to 100 feet without any additional buildings setbacks from internal lot lines or private streets within the PD-CC-RC-zoning district. |
| §5-900(A)(10)(a), 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 75 foot setback for buildings to 35 feet along Evergreen Mills Road (Route 621). And Reduce the minimum required 75 foot setback for buildings to 50 feet along the future Dulles West Boulevard. |

The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and within the Ldn 65 or higher, aircraft noise contours. The subject property is approximately 78 acres in size and is located north of John Mosby Highway (Route 50), on the

south side of Evergreen Mills Road (Route 621), west of Loudoun County Parkway (Route 606), and east of Stone Springs Boulevard (Route 2625), in the Blue Ridge Election District. The subject property is more particularly described as follows:

| TAX MAP NUMBER | PIN # | ADDRESS |
|----------------|-------------|--|
| 101/E/1/////6/ | 162-19-4928 | 25227 Evergreen Mills Road, Sterling, Virginia 20166 |
| 101/////92/ | 163-49-1534 | N/A |
| 101/E/1///5A1/ | 163-48-7614 | N/A |
| 101/////43A1A | 163-38-0140 | N/A |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), the Arcola Area/Route 50 Corridor Plan, and the 2010 Countywide Transportation Plan, which designate this area for Business Uses with a Destination Retail Overlay and a mix of commercial uses at a recommended FAR of 0.4.

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 loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning 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.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. In the event that the second Thursday is a holiday or the meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be moved to the third Tuesday of the month. In the event that Tuesday is a holiday or the Tuesday meeting may not be held due to inclement

weather or other conditions that make it hazardous for members to attend, the meeting will be held on the following Thursday. The meeting will be held at a place determined by the Chairman.

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.