



Loudoun County



VIRGINIA

WHERE TRADITION MEETS INNOVATION

Airport Impact Overlay District Update

CPAM-2021-0001

Virtual Public Information Meeting
December 13, 2021

Background

- Feb. 2021:** Board initiated a Comprehensive Plan Amendment (CPAM) to update airport noise policies
- Directed staff to return for mapping exercise
- May 4:** Mapping exercise referred to Transportation and Land Use Committee (TLUC)
- May 19:** TLUC mapping exercise & recommendations

Background (cont'd)

June 15:

TLUC recommendations presented to Board

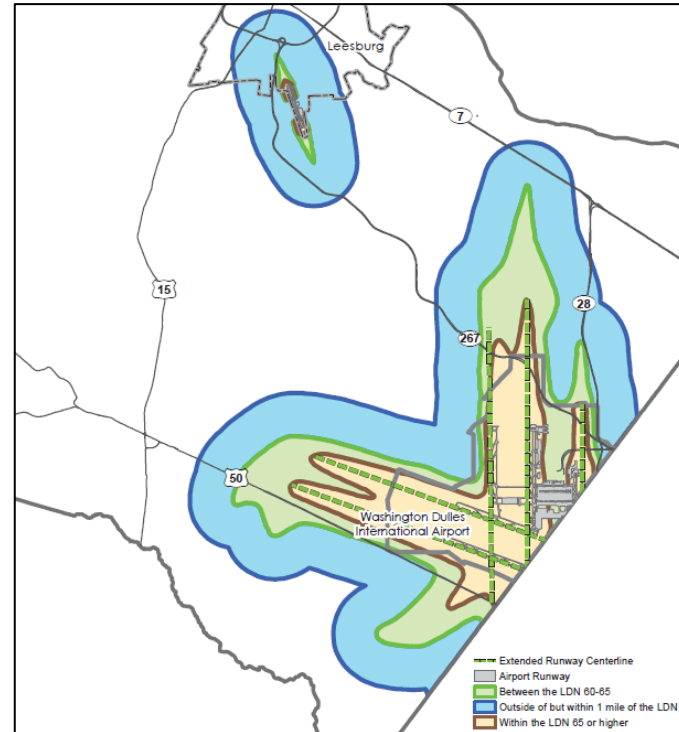
- Board endorsed a revised Work Plan
- Work Plan includes Zoning Ordinance Amendment (ZOAM) to update Airport Impact Overlay District (AIOD)

Board Direction

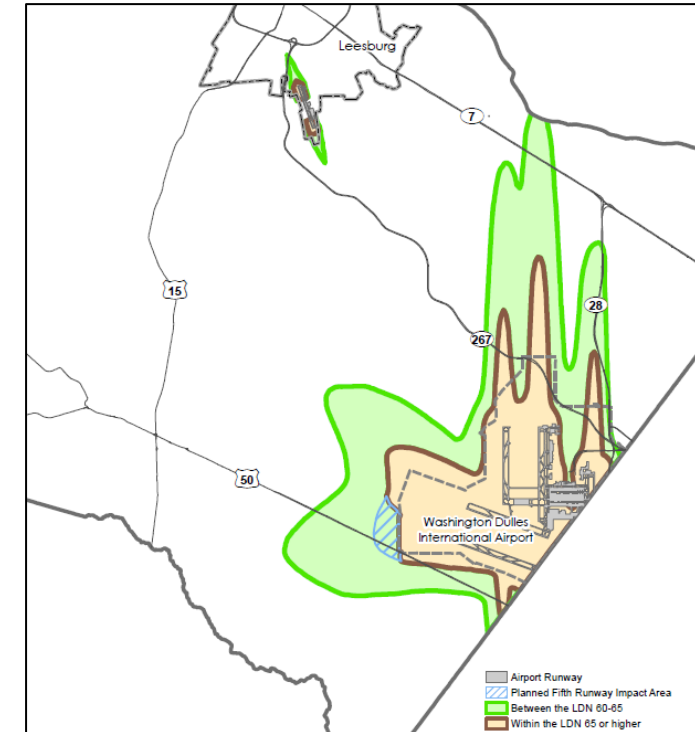
Policy and Work Plan Direction

- Amend Comprehensive Plan and Zoning Ordinance concurrently
- Revise Ldn 65 or greater noise impact area
- Clarify disclosure requirements
- Protect approved rezonings
- Remove One-mile Buffer

Existing
Noise Contours Map

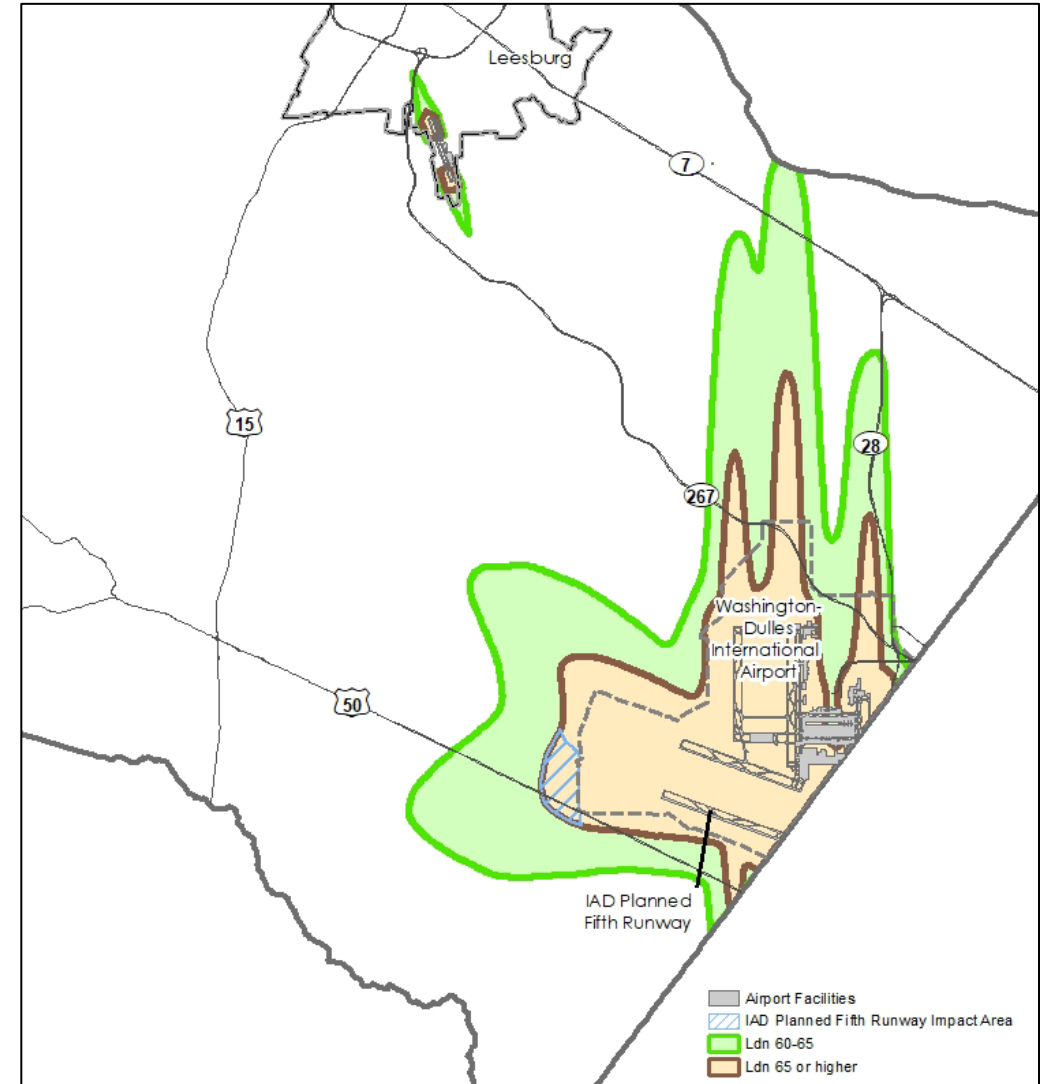


Proposed
Noise Contours Map



Proposed Map Changes

- New noise contours for Washington Dulles International Airport (IAD)
- One-mile buffer removed
 - Applies to both airports
- IAD Planned Fifth Runway Area
 - Residential development permitted
 - Notice and acoustical treatments required



Progress Report

Completed Phases:

- CPAM Initiation (Board)
- Board endorsement of policy goals and map revisions
- CPAM policy drafting
- Fiscal impacts study period
- Referral comment period (CPAM only)
- ZOAM text drafting



Current Phases:

- Combined CPAM/ZOAM agency review
- Public outreach meeting



Next Phases:

- Resolution of Intent to Amend (ROIA) the Zoning Ordinance
- Public Hearing
(Planning Commission)
- Public Hearing
(Board of Supervisors)
- Decision
(Board of Supervisors)

Comments and Questions from the Community

Please observe the following timeframes:


- 3 minutes per speaker
- 6 minutes if representing an organization

Thank You

For more information:

 <https://www.loudoun.gov/CPAMS>

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