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
  o 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
  o Board endorsed a revised Work Plan
  o 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
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](https://www.loudoun.gov/CPAMS)
- dpz@loudoun.gov
- 703-777-0246