

From: "Rak, Jonathan P." <jrak@mcguirewoods.com>
To: "John Merrithew" <JMERRITH@loudoun.gov>
Date: 8/24/2005 6:02:02 PM
Subject: RE: Salamander meeting

John, Thanks for setting this up. I can attend but I am waiting to hear back from PHR&A (Doug Kennedy) about his attendance. I will let you know tomorrow.

Jonathan

-----Original Message-----

From: John Merrithew [mailto:JMERRITH@loudoun.gov]
Sent: Wednesday, August 24, 2005 5:36 PM
To: Rak, Jonathan P.; Schukraft, Mary B.
Subject: Salamander meeting

I have scheduled a meeting for Tuesday at 1:30 to discuss the issues associated with the case. In particular we would like to talk to your transportation engineer. Apparently our transportation guys are being frustrated by the generation traffic calculations.

Please confirm your attendance.

John

John Merrithew, AICP
Assistant Director
Loudoun County Planning Department

From: John Merrithew
To: mcasey@middleburg.org
Date: 8/24/2005 6:01:22 PM
Subject: Salamander

Mr. Casey, I am preparing a staff report for the Salamander Resort project and will be presenting it to the Planning Commission on September 19. I was wondering if the Town was going to provide any comments about the application that I could use in my report? My deadline is September 1.

I am also setting up a meeting between the applicant and other referral agencies to discuss issues. Transportation staff have concerns about the traffic generation calculations. They believe the numbers are low and that the numbers can not be guaranteed. You are welcome to attend. The meeting is scheduled for 1:30 on Tuesday the 30th.

Please let me know if you expect to provide any comments for my staff report.

John

John Merrithew, AICP
Assistant Director
Loudoun County Planning Department

From: John Merrithew
To: mschukraft@mcguirerwoods.com; Rak, Jonathan P.
Date: 8/24/2005 5:35:39 PM
Subject: Salamander meeting

I have scheduled a meeting for Tuesday at 1:30 to discuss the issues associated with the case. In particular we would like to talk to your transportation engineer. Apparently our transportation guys are being frustrated by the generation traffic calculations.))

Please confirm your attendance.

John

John Merrithew, AICP
Assistant Director
Loudoun County Planning Department

From: John Merrithew
To: mschukraft@mcguirewoods.com; Rak, Jonathan P.
Date: 8/24/2005 1:37:27 PM
Subject: Salamander

Jonathan and Missy, I'm attaching the referral comments recieved to date. Transportation is being drafted and should come to you tomorrow. I think a lot of comments can be addressed simply by adjusting the plat. Transportation comments may be more substantive, in that they have concerns about traffic projections and the new entrance. I am also drafting conditions of approval and will forward them by tomorrow.

I am scheduling a meeting for August 30 at 1:30 in the event you wish to meet with the agencies and discuss the issues and the conditions.

You need to respond to the referrals by September 1.

John

John Merrithew, AICP
Assistant Director
Loudoun County Planning Department

CC: Neri, Linda; Pastor, Julie

From: William Brown
To: John Merrithew
Date: 8/22/2005 2:25:24 PM
Subject: SPEX-2005-0029 Salamander Resort & Spa

I completed my review of this application and my referral comments are included in the attachment. A paper copy will be placed in your mailbox. Thank you.

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: August 22, 2005
TO: John Merrithew, Project Manager, Department of Planning
THROUGH: Marilee L. Seigfried, Deputy Zoning Administrator
FROM: Bill Brown, Planner, Zoning Administration
CASE NUMBER AND NAME: SPEX-2005-0029 Salamander Resort & Spa
TAX MAP/PARCEL NUMBERS: 187111118-11
MCPI PIN: 538-35-1294-001

I. CRITICAL ISSUES
None.

II. APPLICABLE ZONING ORDINANCE INFORMATION AND CONFORMANCE

CONFORMANCE WITH SECTION 5-500 TEMPORARY USES/ZONING PERMITS

Pursuant to Section 5-500(C)(6)(b) & (c), 1) clarify or describe the purpose of the 14 "Civic Gatherings" listed in the Special Events Chart, 2) list the proposed hours of operation for the events, 3) label the areas on the plat reserved for overflow parking, and 4) add a narrative on how traffic will be directed and managed on the days of special events.

CONFORMANCE WITH OTHER ZONING REQUIREMENTS

- A. All parking, landscaping, buffering, and screening elements must comply with zoning ordinance requirements and they will be reviewed at site plan.
- B. Remove "Blue Ridge Magisterial District" from the cover sheet.
- C. Correct the scale on the Vicinity Map to read 1" = 500'.
- D. Clarify the discrepancy between the parcel size of 254 acres referenced in the Statement of Justification and the acreage of 251.4 listed on county land records.
- E. Under Zoning Requirements on Sheet 2, revise the text adjacent to "Proposed Use" to indicate Section 5-601(D), not 5-601(c), and insert the word "Revised" before 1993.

- F. Correct "Minimum Lot Area" to read 50 acres for AR-2, per table in Section 2-203, and 150 acres for Level III Rural Resort, pursuant to Section 5-601(D)(8)(a). As the property is zoned AR-2, any future site plans must demonstrate compliance with provisions in Section 5-601(D)(8) for Rural Resorts.
- G. Under "Proposed Lot Coverage" on Sheet 2, explain the meaning of "3.53% (max 100,000 SF +/-)."
- H. Explain the discrepancy between parking standards listed in Note 10 and the number of parking spaces shown in the table on Sheet 2. Based on the parking standards in Note 10 and in the zoning ordinance, staff calculated a requirement for at least 501 parking spaces.
- I. In Note 15, revise the text reference to read Section 5-654.
- J. In Note 19, add language to state, that in addition to zoning permits, the development of this property also will require site plan approval and building and occupancy permits.
- K. On Sheet 6, a portion of the Main Building/Conference Center depicts several parking spaces situated within a shaded area. In addition, one parking space is shown located inside the 250-ft parking setback. These issues will be addressed at site plan.

From: Todd Taylor
To: John Merrithew
Date: 8/19/2005 1:30:43 PM
Subject: ERT comments: SPEX-2005-0029 Salamander Resort & Spa

John,

Attached are ERT comments for SPEX-2005-0029. Let me know if you have any questions. I will place an initialed hard copy in your mailbox.

Thanks!

Todd

Todd E. Taylor, Environmental Review Team
Loudoun County
Department of Building and Development
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg, VA 20177-7000
703-777-0397 (office)
703-737-8883 (fax)
ttaylor@loudoun.gov

CC: Patrick Giglio

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 18, 2005
TO: John Merrithew, AICP, Assistant Director, Planning
FROM: Pat Giglio, Planner, Community Planning
SUBJECT: SPEX 2006-0029, Salamander Resort and Spa

BACKGROUND:

The applicant, Salamander Hospitality, is requesting a Special Exception (SPEX) to authorize in excess of 600 vehicle trips per day for the Level III Rural Resort, the authorization of temporary special events in excess of 10 per year and a waiver of some of the location requirements for temporary special events. The subject property is located north of the Town of Middleburg and west of the Foxcroft Road (Route 626) on approximately 341 acres, with approximately 254 acres located within the County and 87 acres within the Town of Middleburg. The Level III Rural Resort, know as the Salamander Resort and Spa, is being developed by-right on the subject property. The 120-room resort will provide accommodations to guests with ancillary uses such as a restaurant, spa, conference center and meeting facilities, and recreational amenities such as pool, tennis courts, stables and walking and riding trails on the subject property. The applicant also proposes to host 43 temporary special events per year at the resort, which may draw between 100 and 500 people per event. The proposed temporary special events will be held both indoors and outdoors, and include wine/food festivals, concerts, art and antique shows, civic events, equestrian events, culinary events, holiday celebrations, a car show, fashion shows, and a dog show (see table Special Exception Application, Salamander Resort and Spa, p. 7).

A Traffic Study conducted for the proposed daily resort activities inclusive of the proposed temporary special events (43) forecasted an average 694 vehicle trips per day. A Special Exception is required per the Zoning Ordinance for a Level III Rural Retreat if the average vehicle trips per day exceeds 600 (Revised 1993 Zoning Ordinance, Section 5-601 (D)). The Zoning Ordinance also permits up to 10 temporary special events per year which attract more than 100 persons; the applicants are requesting a Special Exception to allow up to 43 temporary special events per year and a waiver of some of the location requirements (Revised 1993 Zoning Ordinance, Section 5-500). The subject property is zoned AR-2 (Agriculture Rural-2) and governed under the provisions of the Revised 1993 Zoning Ordinance.

43



COMPREHENSIVE PLAN COMPLIANCE

The subject property is governed under the policies of the Revised General Plan. The Revised General Plan places the property within the southern tier of the Rural Policy Area. The area is planned for rural economy uses and limited residential development (Revised General Plan, Policy 2, p.7-15).

ANALYSIS:

The preservation and enhancement of the rural economy is a central focus of the rural strategy. The policies of the Plan support the establishment of business uses in the Rural Policy Area that are compatible in scale, use, and intensity with the dominant rural agricultural land use pattern, preserve the rural character of the landscape, and promote opportunities for the expansion of the County's rural economic as well as environmental goals (Revised General Plan, Policy 2, p.7-10). The Plan identifies a variety of appropriate rural business uses that provide opportunities for rural tourism and hospitality services, which include bed-and-breakfast enterprises, country inns, rural retreats and resorts, private camps and parks, rural corporate retreats, private conference centers and meeting facilities. The Plan specifies that these rural businesses should meet "established performance criteria, including traffic capacity limits, employee limits, site design standards (i.e. buffering, use intensity, siting, architectural features) and pose no threat to public health, safety and welfare" to ensure their compatibility with the character of the surrounding rural area (Revised General Plan, Policy 6, p.7-8).

The Salamander Resort and Spa is being constructed as a "premiere" 120-room resort on 341 acres located within the County and the Town of Middleburg. The resort will be accessed from Foxcroft Road (Route 626) and from North Pendleton Street in the Town of Middleburg. A Traffic Study for the proposed resort including temporary special events (43) forecasted an average 694 vehicle trips per day and identified the use as a "minor traffic generator". While the traffic study distributes the average vehicle trips per day over the entire year, the resort will have its peak visitation on weekends when the majority of guests will be arriving, when off-site patrons may visit the restaurant and spa, and when special events are scheduled. The volume of traffic associated with these regular activities and frequency of special events may burden the existing road network and create traffic congestion within the Town of Middleburg.

The majority of buildings associated with the resort are clustered on a wooded knoll on the northern border of the property, approximately 0.4 miles from the nearest residence in the town of Middleburg and approximately 0.2 miles from the nearest residence on the adjoining farm to the north. Additionally, stables, a tennis court and parking lot are located in an open field to the east of the building complex. The submitted plat does not delineate the locations proposed for the temporary special events. It is anticipated that many of the proposed temporary special events will make use of temporary outdoor seating, portable restroom facilities, large tents for weather protection and additional parking in the adjoining fields to accommodate guests. The infrastructure needed to support these special events, as well as the activities themselves have the potential to adversely affect the environmental features of the property if not sited and conducted in

a sensitive manner. In order to assess the cumulative environmental impacts of the proposed temporary special events on the subject site and their potential impacts (i.e. noise) on adjoining properties, more detailed information regarding the location, types of infrastructure and activities anticipated for each outdoor temporary special events is requested.

The proposed Special Exception (SPEX) to authorize in excess of 800 vehicle trips per day would allow the applicant to conduct the daily business activities of the resort and host additional temporary special events on the subject property in excess of the 10 events per year currently permitted by the zoning ordinance. The volume of traffic associated with the regular activities of the resort and frequency of the temporary special events may burden the existing road network and create traffic congestion within the Town of Middleburg, especially on weekends. Additionally the cumulative environmental impacts of the proposed temporary special events on the subject property and their potential impacts (i.e. noise, light, etc.) on adjoining properties should be further evaluated.

Staff finds that the proposed use of the subject property as a Rural Resort is consistent with the land use and rural economic policies of the Revised General Plan. However additional consideration of the scale and intensity of the use, in particular the anticipated volume of traffic and the number and types of temporary special events being proposed, should be further evaluated to determine their impacts and overall compatibility with the surrounding rural area.

RECOMMENDATION:

Staff finds that the proposed use of the subject property as a Rural Resort is consistent with the land use and rural economic policies of the Revised General Plan. However additional consideration of the scale and intensity of the use, in particular the anticipated volume of traffic and potential impacts from the proposed temporary special events, should be further evaluated to determine their overall compatibility with the surrounding rural area. Community Planning staff is not able to recommend approval of the Special Exception request based on the submitted material at this time. Staff recommends that the proposed temporary special events be sited on areas of the property that will have the least impact on environmental features and that the limits of the special events areas be delineated on the submitted Special Exception Plat. Additionally, staff recommends that limitations on exterior lighting, noise levels and hours of operation for the proposed temporary special events be developed to minimize potential impacts on adjoining properties.

Staff would be happy to meet with the applicant to discuss and review additional submissions.

CC: Julie Pastor, AICP, Director, Planning
Cindy Keegan, AICP, Program Manager, Community Planning

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 18, 2005
TO: John Merrithew, AICP, Assistant Director, Planning
FROM: Pat Giglio, Planner, Community Planning
SUBJECT: SPEX 2005-0029, Salamander Resort and Spa

BACKGROUND

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A Traffic Study conducted for the proposed daily resort activities inclusive of the proposed temporary special events (43) forecasted an average 694 vehicle trips per day. A Special Exception is required per the Zoning Ordinance for a Level III Rural Retreat if the average vehicle trips per day exceeds 600 (Revised 1993 Zoning Ordinance, Section 5-601 (D)). The Zoning Ordinance also permits up to 10 temporary special events per year which attract more than 100 persons; the applicants are requesting a Special Exception to allow up to 43 temporary special events per year and a waiver of some of the location requirements (Revised 1993 Zoning Ordinance, Section 5-500). The subject property is zoned AR-2 (Agriculture Rural-2) and governed under the provisions of the Revised 1993 Zoning Ordinance.

COMPREHENSIVE PLAN COMPLIANCE

The subject property is governed under the policies of the Revised General Plan. The Revised General Plan places the property within the southern tier of the Rural Policy Area. The area is planned for rural economy uses and limited residential development (Revised General Plan, Policy 2, p.7-15).

ANALYSIS

The preservation and enhancement of the rural economy is a central focus of the rural strategy. The policies of the Plan support the establishment of business uses in the Rural Policy Area that are compatible in scale, use, and intensity with the dominant rural agricultural land use pattern, preserve the rural character of the landscape, and promote opportunities for the expansion of the County's rural economic as well as environmental goals (Revised General Plan, Policy 2, p.7-10). The Plan identifies a variety of appropriate rural business uses that provide opportunities for rural tourism and hospitality services, which include bed-and-breakfast enterprises, country inns, rural retreats and resorts, private camps and parks, rural corporate retreats, private conference centers and meeting facilities. The Plan specifies that these rural businesses should meet "established performance criteria, including traffic capacity limits, employee limits, site design standards (i.e. buffering, use intensity, siting, architectural features) and pose no threat to public health, safety and welfare" to ensure their compatibility with the character of the surrounding rural area (Revised General Plan, Policy 6, p.7-8).

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The majority of buildings associated with the resort are clustered on a wooded knoll on the northern border of the property, approximately 0.4 miles from the nearest residence in the town of Middleburg and approximately 0.2 miles from the nearest residence on the adjoining farm to the north. Additionally, stables, a tennis court and parking lot are located in an open field to the east of the building complex. The submitted plat does not delineate the locations proposed for the temporary special events. It is anticipated that many of the proposed temporary special events will make use of temporary outdoor seating, portable restroom facilities, large tents for weather protection and additional parking in the adjoining fields to accommodate guests. The infrastructure needed to support these special events, as well as the activities themselves have the potential to adversely affect the environmental features of the property if not sited and conducted in

a sensitive manner. In order to assess the cumulative environmental impacts of the proposed temporary special events on the subject site and their potential impacts (i.e. noise) on adjoining properties, more detailed information regarding the location, types of infrastructure and activities anticipated for each outdoor temporary special events is requested.

The proposed Special Exception (SPEX) to authorize in excess of 600 vehicle tips per day would allow the applicant to conduct the daily business activities of the resort and host additional temporary special events on the subject property in excess of the 10 events per year currently permitted by the zoning ordinance. The volume of traffic associated with the regular activities of the resort and frequency of the temporary special events may burden the existing road network and create traffic congestion within the Town of Middleburg, especially on weekends. Additionally the cumulative environmental impacts of the proposed temporary special events on the subject property and their potential impacts (i.e. noise, light, etc.) on adjoining properties should be further evaluated.

Staff finds that the proposed use of the subject property as a Rural Resort is consistent with the land use and rural economic policies of the Revised General Plan. However additional consideration of the scale and intensity of the use, in particular the anticipated volume of traffic and the number and types of temporary special events being proposed, should be further evaluated to determine their impacts and overall compatibility with the surrounding rural area.

RECOMMENDATION

Staff finds that the proposed use of the subject property as a Rural Resort is consistent with the land use and rural economic policies of the Revised General Plan. However additional consideration of the scale and intensity of the use, in particular the anticipated volume of traffic and potential impacts from the proposed temporary special events, should be further evaluated to determine their overall compatibility with the surrounding rural area. Community Planning staff is not able to recommend approval of the Special Exception request based on the submitted material at this time. Staff recommends that the proposed temporary special events be sited on areas of the property that will have the least impact on environmental features and that the limits of the special events areas be delineated on the submitted Special Exception Plat. Additionally, staff recommends that limitations on exterior lighting, noise levels and hours of operation for the proposed temporary special events be developed to minimize potential impacts on adjoining properties.

Staff would be happy to meet with the applicant to discuss and review additional submissions.

CC: Julie Pastor, AICP, Director, Planning
Cindy Keegan, AICP, Program Manager, Community Planning

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: August 19, 2005

TO: John Merrithew, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer

THROUGH: William Marsh, Environmental Review Team Leader

CC: Pat Giglio, Community Planner

SUBJECT: SPEX-2005-0029 Salamander Resort and Spa

The Environmental Review Team (ERT) has reviewed the subject application during the August 16, 2005 ERT Meeting. Our comments pertaining to the current application are as follows:

1. Please delineate the location of the special event areas on the special exception plat, including access to the special events and associated parking. Staff recommends that the special event areas be located in a manner to avoid the following: 1) existing forested areas; 2) jurisdictional streams and wetlands, including a 50-foot buffer; 3) floodplain; and 4) moderately steep and steep slopes. As an alternative to delineating the special event areas on the plat, staff recommends a condition of approval that requires the limits of the special event areas to be located outside the areas identified above.
2. Staff recommends removing Note #9 from Sheet 2. As mentioned above, staff requests that the location of the special event areas be delineated on the special exception plat.
3. Grading that will be necessary to construct the main building/conference center and several guest units will result in disturbances to slopes greater than 25 percent, which is prohibited (Section 5-1508(D)(1) of the Revised 1993 LCZO). The buildings must be reconfigured so that there is adequate space for construction without disturbing slopes greater than 25 percent.
4. Staff recommends developing the site pursuant to the approved conservation design plan. Staff notes several proposed buildings are located outside of the development delineation area (DDA). Staff recommends revising the plan so that all land disturbances associated with the proposed buildings will be located within the DDA.

5. As shown on Sheet 6, a second access road traverses the Town of Middleburg property to the south. Staff recommends changing the alignment of this road to allow for a 50-foot buffer between land disturbances associated with the proposed road and the existing wetland area.
6. Provide the source of the wetland information on the special exception plat. The source should include the firm that performed the delineation, the date the delineation was conducted, the U.S. Army Corps of Engineers (USACE) jurisdictional determination project number, and the date the jurisdictional determination was issued.
7. Staff recommends a condition of approval requiring the applicant to provide a digital copy of the USACE approved wetland delineation for the project to the County to assist in the County's effort to inventory wetlands. Loudoun County's GIS uses ESRI software and can import .DXF data. Our coordinate system is Virginia State Plane. We are in the process of converting from datum NAD27 to NAD83; NAD27 data is preferable if available.
8. Update the legend on Sheets 4 through 8 to include wetlands and the development delineation area (DDA). Further, staff finds it difficult to identify the steep slopes, trees, and fence lines in plan view due to the light print. Please clearly define those features on the plan.
9. To facilitate staff review and analysis, please provide the soils overlay with the development layout on a plan sheet(s) for staff to review.

Due to the scope of the comments provided, staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information.

of) Goshen Road (Route 616), Aldie, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map 100, Parcels 35B (MCPI # 248-30-5519), 35D (MCPI # 248-29-4046), and 36 (MCPI # 248-39-4888). The area is governed by the policies of the Revised General Plan which designate this area for residential development. The majority of the property (east of the proposed alignment of Route 659 Relocated) is located in the Suburban Policy Area, which supports residential development at densities up to four (4) dwelling units per acre. The western portion of the property is located within the Transition Policy Area, which supports residential development at densities up to one (1) dwelling unit per acre.

ZMAP 2002-0001
KIRKPATRICK WEST
(Zoning Map Amendment Petition)

Loyalty Associates, L.C. of Vienna, Virginia has submitted an application to rezone approximately 170 acres from the TR-1UBF (Transitional Residential-1), TR-3UBF (Transitional Residential-3), and TR-3LF (Transitional Residential-3) districts to the PD-H3 (Planned Development - Housing) zoning district in order to develop up to 373 single family detached, attached and multifamily residential dwelling units at a density of 2.2 dwelling units per acre, including Affordable Dwelling Units (ADU's), and to develop a child care center and up to 105,100 square feet of commercial uses at a Floor Area Ratio (FAR) up to 0.29. This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting the following modifications of the Zoning Ordinance and Land Subdivision Development Ordinance (LSDO): (1) Zoning Ordinance Sections 3-507(E)(2), 3-511(A), 3-511(C), 3-807(B), 3-810(A), 4-105, 4-109(C)(2), 4-109(D), 4-109(E), 4-110(B), 4-110(I)(2), 4-202(B), 4-205(C)(1)(B), 4-205(C)(2), 5-200(A)(6), 5-1414(A), 7-803(C)(1)(a), 7-803(C)(1)(c), 7-803(C)(2)(a), 7-903(C)(2)(a), 7-903(C)(2)(b), and 7-903(C)(2)(c), and LSDO Sections 1245.01(2) and 1245.05(1), regarding lot design requirements for garages, private streets, retail and service uses, district size, non-residential area size, access, minimum yards, setbacks, open space buffers, buffer yards, and height requirements in order to develop a traditional design project (a description of each specific modification is available upon request). The subject property is located to the west of Gum Springs Road (Route 659) on the south side of Braddock Road (Route 620), and the east side of Lightridge Farm Road (Route 705) in the Dulles Election District. The property is more particularly described as Tax Map 105, Parcel 14 (MCPI # 249-17-8394). The area is governed by the policies of the Revised General Plan (Plan) which designate this area for residential development. Approximately 113 acres of the subject property is located in the Lower Foley subarea, in which residential densities of one (1) dwelling unit per three (3) acres are supported. Approximately 57 acres is located in the Upper Foley subarea. In the portion of the Upper Foley subarea this area adjacent to Braddock Road, the Plan supports residential development at densities of one (1) dwelling unit per acre, and in the portion to the south, supports residential development at densities of one (1) unit per three (3) acres. The Revised General Plan does not support the development of commercial uses at this location.

SPEX 2005-0029
SALAMANDER RESORT AND SPA

(Special Exception)

Salamander Hospitality of Middleburg, Virginia has submitted an application for a special exception to permit more than 600 vehicles trips per day at a large scale (Level III) Rural Retreat and to permit temporary special events in the AR-2 (Agriculture-Rural - 2) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed traffic volume of more than 600 vehicle trips per day is permitted by Special Exception under Section 5-654. Temporary special events may be approved as part of a ~~permitted by~~ special exception pursuant to Section 5-500(C)(3) ~~of the Zoning Ordinance~~. The property is approximately 252 acres in size and is located on the west side of Foxcroft Road (Route 626) adjacent to the northern boundary of the Town of Middleburg at 36331 Salamander Lane, Middleburg, VA in the Blue Ridge Election District. The property is more particularly described as Tax Map 87, Parcel 18-1 (MCPI # 538-35-1294-0001). The area is governed by the policies of the Revised General Plan, which designate this area for rural development.

SPEX 2005-0018
TOPS UNLIMITED
(Special Exception)

Michael H. Weimer of Lovettsville, Virginia has submitted an application for a special exception to permit the conversion of an existing agricultural building to a Small Business Use in the A-3 (Agricultural Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 5-614(D). The application also proposes to modify the additional regulations of Section 5-614. The modification of zoning regulations applicable to the proposed use is authorized by special exception under 5-600, Additional Regulations for Specific Uses. The applicant requests modifications to the following Ordinance sections: (1) Section 5-614(E)(2)(a) Regulations for Accessory Buildings, to increase the 2,000 square foot maximum size of the accessory building to 3,840 square feet; (2) Section 5-614 (E)(5)(b) Setback Requirements, to reduce the 300 foot setback from all lot lines to the dimensional setbacks from the existing accessory building. The subject property is approximately 4.12 acres in size and is located on the west side of Mountain Road (Route 690), approximately 0.7 mile southwest of Axline Road (Route 680), at 12547 Mountain Road, Lovettsville, Virginia in the Catoctin Election District. The property is more particularly described as Tax Map 8((13)), Parcel 4A1 (MCPI# 441-37-1827). The area is governed by the policies of the Revised General Plan which designates this area as part of lying within the Rural Policy Area and which recommends rural economy uses and limited residential development.

ZMAP 2004-0004
ESTATES AT ELK RUN
(Zoning Map Amendment Petition)

Stafford Kline LLC of McLean, Virginia has submitted an application to rezone approximately 58.55 acres from the R-1 (Single Family Residential) to the PD-H4 (Planned Development-Housing) zoning district, to be administered as R-8 ADU (Single Family Residential with Affordable Dwelling Units). In order to develop up to 209 single family detached and attached

STAFF NAME/TELE #: Ginny Rowen / X5490

STAFF RECOMMENDATION: Approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

NO YES, (LIST: _____, _____, _____)

**ZMAP 2002-0001
KIRKPATRICK WEST**

WHICH ZONING ORDINANCE: Revised 1993 ZO

APPLICANT CONTACT/TELE #: George McGregor / 703-729-8537

STAFF NAME/TELE #: Ginny Rowen / X5490

STAFF RECOMMENDATION: Denial

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

NO YES, (LIST: _____, _____, _____)

**SPEX 2005-0029
SALAMANDER RESORT AND SPA**

WHICH ZONING ORDINANCE: 1993 Revised

APPLICANT CONTACT/TELE #: Jonathan Rak, McGuire Woods, LLP 703-712-5411

STAFF NAME/TELE #: John Merrithew

STAFF RECOMMENDATION: Approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

Middleburg and Fauquier County

**SPEX 2005-0018
TOPS UNLIMITED**

WHICH ZONING ORDINANCE:

APPLICANT CONTACT/TELE #:

STAFF NAME/TELE #:

STAFF RECOMMENDATION:

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

NO YES, (LIST: _____, _____, _____)