



Loudoun County, Virginia

Board of Supervisors

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**BOARD OF SUPERVISORS  
PUBLIC HEARING  
AGENDA SUMMARY**

Board Room, First Floor, Government Center  
Tuesday, September 14, 2021  
6:00 P.M.

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**NOTICE OF ELECTRONIC MEETING:** Due to the ongoing COVID-19 Pandemic, this Public Hearing will be conducted as an Electronic Meeting pursuant to the Readopted Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. This meeting will be conducted in the WebEx Events platform. Log-in/call-in information will be posted to [www.loudoun.gov/remoteparticipation](http://www.loudoun.gov/remoteparticipation) prior to the meeting.

Members of the public are strongly encouraged to view and participate in the public hearing by electronic means, in furtherance of the Governor's Executive Orders and social distancing directives. Board of Supervisors Public Hearing is available for viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and are livestreamed at [www.loudoun.gov/webcast](http://www.loudoun.gov/webcast).

Electronic/call-in public input: To give electronic public comments, speakers are strongly encouraged to sign up in advance by contacting the Office of the County Administrator at (703) 777-0200 by 12:00 p.m. on the day of the Public Hearing. Electronic input in this Public Hearing will be facilitated by the WebEx Events platform. To participate, speakers may log-on with a computer or dial in by phone. Detailed log-on instructions will be provided to individuals who sign up in advance and posted online the day of the Public Hearing at [www.loudoun.gov/remoteparticipation](http://www.loudoun.gov/remoteparticipation). The *Board Room* remains open for members of the public who wish to attend or provide public comment in person.

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(\* *Proposed on Consolidated Hearing*)

**I. CALL TO ORDER**

**II. RESOLUTION TO CONDUCT AN ELECTRONIC MEETING UNDER THE READOPTED CONTINUITY OF GOVERNMENT ORDINANCE (Countywide)**

To allow the Board of Supervisors (Board) to meet via electronic participation during the COVID-19 Pandemic.

Staff Contact: Leo Rogers, County Attorney's Office

**III. BOARD OF SUPERVISORS PUBLIC HEARING ITEMS FOR CONSIDERATION:**

1. \*Proposed Sale of County-Owned Affordable Dwelling Unit (Dulles)

On May 1, 2013, the Loudoun County Board of Supervisors approved the County's purchase of Affordable Dwelling Units (ADUs) at risk of leaving the program through a market sale, using funds allocated from the County of Loudoun Housing Trust. The County recently purchased one (1) ADU home with the intent of reselling it to a qualified ADU program

certificate holder through the established resale process. A sales contract has been placed by a qualified ADU program certificate holder on the home. The proposed sales price of the home is \$147,488 for 25633 Pleasant Valley Road, Chantilly, Virginia 20152 (ADU price). The sales price is equal to the ADU sale control price plus a 1.5% real estate commission. The sale of County-owned property requires a Public Hearing.

Staff Contacts: Brian Reagan & Sarah Coyle Etro, County Administration

2. \*Substantial Amendments to the FY 2019-2020 Annual Action Plan for the use of Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant Funds (Countywide)

The CARES Act provided Community Development Block Grant (CDBG) funds to help prevent, prepare for, and respond to the coronavirus (COVID-19). Loudoun County received an initial allocation of \$831,931 (CV1 funds) and a second allocation of \$1,448,141 (CV3 funds). On May 13, 2020, the Board of Supervisors (Board) approved (9-0) allocating the CV1 allocation of \$831,931 as follows: 1) \$310,334 to establish a COVID-19 Impact Fund to provide funding to nonprofit organizations to help them address COVID-19 related impacts in the community; 2) \$480,000 to the Limited Emergency Rental Assistance Program administered by the Department of Family Services; and 3) \$41,597 for administrative costs.

The CDBG program requires an Annual Action Plan (AAP) be adopted that identifies how the County will allocate CDBG funds to address the priority needs and goals of the Consolidated Plan and includes a recommended funding plan. The FY 2019-2020 AAP should be amended to enable adjustments to the use of CV1 funds and the allocation of the CV3 funds. CV1 funds are currently allocated to the Limited Emergency Rental Assistance Program but unused as alternative funding was identified for this program and should be reallocated. CV3 funds should be allocated to additional activities. Substantial amendments to the AAP require review by the public in a public hearing. Staff recommends the reallocation of the CV1 funds (\$480,000) to provide short-term alternative housing for households fleeing imminent danger of domestic violence and the allocation of CV3 funds (\$1,375,734) to help provide mental health services, job training services, legal aid, services for individuals with intellectual or developmental disabilities, and case management for survivors of domestic violence. The remaining CV3 funds, \$72,407, are recommended to be used for the administrative costs of managing the funds.

Staff Contacts: Sarah Coyle Etro, Eileen Barnhard, & Valmarie Turner, County Administration

3. \*Boundary Line Agreement Between and the Town of Hamilton and Loudoun County (Catoclin)

The purpose of this item is to hold a public hearing regarding the intent of the Board of Supervisors (Board) to enter into a Boundary Line Agreement (BLA) with the Town of Hamilton (Town) to allow the Town to incorporate into the Town limits an 8.2-acre parcel north of the Town boundary that is adjacent to the Town's wastewater treatment plant and within the County's Hamilton Joint Land Management Area. The subject parcel is in the Catoclin Election District and currently undeveloped.

Virginia Code §§15.2-3106, et seq. outlines a process by which two localities may "voluntarily" adjust the boundary line between them by agreement. Prior to entering into such an agreement, each locality is to conduct a public hearing and provide notice of the

proposed agreement to the affected property owners. As stated in their May 21, 2021, letter to the Board, the Hamilton Town Council (Town Council) owns the subject acreage and consents to the agreement. The Town Council held a public hearing to consider the BLA on August 9, 2021, and adopted a Resolution that authorizes the Mayor and Town Attorney to execute the BLA and all other documents necessary to complete the BLA.

The County Attorney's Office has been working with the Town Attorney and reviewed the proposed BLA. County staff supports approval of the BLA. Action is at the pleasure of the Board.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning; Jason Hobbie, County Attorney's Office

4. \*Review and Renewal, Modification or Termination of the New Aldie Agricultural and Forestal District (Blue Ridge)

The New Aldie Agricultural and Forestal District (District) expires on January 2, 2022 (the end of the four-year period). There are currently 22 parcels enrolled in the District, totaling approximately 1,617.39 acres. Parcels currently enrolled in the District are located within an area generally south of Lime Kiln Road (Route 733), on the east side of Goose Creek, east of Sam Fred Road (Route 748), west of James Monroe Highway (Route 15), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District. The District is subject to a lot subdivision minimum of 50 acres or the minimum required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently four years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were no speakers, the Commission recommended (8-0-1: Miller absent) renewal of the District, to include only those parcels listed as item numbers 1 through 22 in Attachment 1, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 50 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (6-0-1: Kershner absent) renewal of the District, to include only those parcels listed as item numbers 1 through 22 in Attachment 1, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 50 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include 22 parcels. The Board must act on or before January 2, 2022, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

5. \*Review and Renewal, Modification or Termination of the Chrysalis Vineyard/Locksley Estate Agricultural and Forestal District (Blue Ridge)

The Chrysalis Vineyards/Locksley Estate Agricultural and Forestal District (District) expires on November 16, 2021 (the end of the four-year period). There are currently four parcels enrolled in the District, totaling approximately 411.76 acres. Parcels currently in the District are located within an area generally on the south side of John Mosby Highway (Route 50), on the east side of Champe Ford Road (Route 629), on the west side of Aldie Dam Road (Route 632), and on the north side of Rochester Lane in the Blue Ridge Election District. The District is subject to a lot subdivision minimum of 40 acres or the minimum required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently four years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were no speakers, the Commission recommended (8-0-1: Miller absent) renewal of the District, to include renewal of four parcels, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 40 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (5-0-2: Hedges and Kershner absent) renewal of the District, to include renewal of four parcels, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 40 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include four parcels. The Board must act on or before November 16, 2021, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

6. \*Review and Renewal, Modification or Termination of the New Hughesville Agricultural and Forestal District (Blue Ridge and Catoctin)

The New Hughesville Agricultural and Forestal District (District) expires on December 6, 2021 (the end of the ten-year period). There are currently nine parcels enrolled in the District, totaling approximately 395.38 acres. Parcels currently enrolled in the District are located within an area generally north of Hughesville Road (Route 725), west of Lincoln Road (Route 722) and east of Shelbourne Glebe Road (Route 729), in the Blue Ridge and Catoctin Election Districts. The District is subject to a lot subdivision minimum of 25 acres or the minimum required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently four years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were no speakers, the Commission recommended (8-0-1: Miller absent) renewal of the

District, to include renewal of eight parcels, to modify the period before the next review of the District to four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 25 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (5-0-2: Hedges and Kershner absent) renewal of the District, to include renewal of eight parcels, to modify the period before the next review of the District to four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 25 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include eight parcels. The Board must act on or before December 6, 2021, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

7. \*Review and Renewal, Modification or Termination of the New Mount Gilead Agricultural and Forestal District (Blue Ridge and Catoctin)

The New Mount Gilead Agricultural and Forestal District (District) expires on December 6, 2021 (the end of the ten-year period). There are currently 70 parcels enrolled in the District, totaling approximately 1,339.52 acres. Parcels currently enrolled in the District are located within an area south of Harry Byrd Highway (Route 7), west of Harmony Church Road (Route 704), and east of Silcott Springs Road (Route 690) in the Blue Ridge and Catoctin Election Districts. The District is subject to a lot subdivision minimum of 20 acres or the minimum required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently ten years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were no speakers, the Commission recommended (8-0-1: Miller absent) renewal of the District, to include renewal of 66 parcels, to modify the period before the next review of the District to four years, prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 20 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (5-0-2: Hedges and Kershner absent) renewal of the District, to include renewal of 66 parcels, to modify the period before the next review of the District to four (4) years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 20 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include 66 parcels. The Board must act on or before December 6, 2021, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

8. \*Review and Renewal, Modification or Termination of the New Upperville Agricultural and Forestal District (Blue Ridge)

The New Upperville Agricultural and Forestal District (District) expires on December 6, 2021 (the end of the four-year period). There are currently 62 parcels enrolled in the District, totaling approximately 6,188.85 acres. Parcels currently enrolled in the District are located within an area generally north of John Mosby Highway (Route 50), east of Blue Ridge Mountain Road, west of Foggy Bottom Road/Bloomfield Road (Route 626) and Willisville Road (Route 623), and south of Snickersville Turnpike (Route 734), in the Blue Ridge Election District. The District is subject to a lot subdivision minimum of 40 acres or the minimum required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently four years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were no speakers, the Commission recommended (8-0-1: Miller absent) renewal of the District, to include only renewal of 62 parcels, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 40 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (5-0-2: Hedges and Kershner absent) renewal of the District, to include renewal of 62 parcels, with the same period before the next review of the District of four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 40 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include 62 parcels. The Board must act on or before December 6, 2021, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

9. Review and Renewal, Modification or Termination of the New Rockland Agricultural and Forestal District (Catoctin)

The New Rockland Agricultural and Forestal District (District) expires on November 15, 2021 (the end of the ten-year period). There are currently six parcels enrolled in the District, totaling approximately 676.45 acres. Parcels currently enrolled in the District are located within an area generally north of White's Ferry Road (Route 655), south of Limestone School Road (Route 661), west of the Potomac River and east of and along James Monroe Highway (Route 15), in the Catoctin Election District. The District is subject to a lot subdivision minimum of 20 acres or the minimum required by the Revised 1993 Loudoun County Zoning

Ordinance (Zoning Ordinance), whichever is greater, and to a prohibition against subdivision through clustering. The District's renewal period is currently ten years.

At the June 22, 2021, Planning Commission (Commission) Public Hearing, at which there were three speakers, the Commission recommended (8-0-1: Miller absent) renewal of the District, to include renewal of five parcels, to modify the period before the next review of the District to four years, prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 20 acres, whichever is greater. The Commission further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land. At the Agricultural District Advisory Committee (ADAC) public meeting on May 20, 2021, the ADAC recommended (4-1-1-1: Hedges opposed; Kershner absent; Thompson abstained) renewal of the District, to include renewal of five parcels, to modify the period before the next review of the District to four years, to prohibit subdivision through clustering, and to continue to require any subdivisions or adjustments to parcels enrolled in the District to meet the current Zoning Ordinance requirements or a minimum of 20 acres, whichever is greater. The ADAC further moved that its recommendation be based on the finding that all parcels recommended for renewal within the District contain agriculturally and forestally significant land.

Staff supports renewal of the District to include five parcels. The Board must act on or before November 15, 2021, or the District will automatically renew.

Staff Contacts: Rachael Iwanczuk & Alaina Ray, Planning & Zoning

10. \*ZMOD-2021-0002, Dulles Trade Center West Lots 28 & 29 (Blue Ridge)

The purpose of this item is to consider a Zoning Ordinance Modification (ZMOD) to reduce building and parking setbacks along Arcola Boulevard from 100 feet to 75 feet and 75 feet to 35 feet, respectively, within the Planned Development – General Industry (PD-GI) zoning district. The applicant does not propose to modify plantings required by the Type 3 Road Corridor Buffer in this location and has proposed an opaque fence between the parking setback and landscape buffer.

The subject property is located north of Arcola Mills Drive (Route 621) and east of Trade West Drive (Route 3535). Site access is provided via a public access easement (Dulles Trade Court). The *Loudoun County 2019 General Plan* (2019 GP) identifies the property as located in the Suburban Industrial/Mineral Extraction Place Type, which envisions general manufacturing, warehousing, outdoor storage, and other productive uses.

The Planning Commission (Commission) held a public hearing on this item on July 27, 2021. There were no speakers at the Public Hearing. During the hearing, the Commission discussed the inclusion of Northern Virginia native plantings within the Road Corridor Buffer. The Commission forwarded (9-0) the application to the Board of Supervisors (Board) with a recommendation of approval, subject to an amendment to the Conditions of Approval (Conditions) to include Northern Virginia native plantings within landscape plantings. The Conditions have since been updated to require native plantings.

Staff supports Board approval. The Office of the County Attorney has approved Conditions of Approval to legal form, and the applicant is in agreement with the Conditions. The application is ready for action. The critical action date is February 18, 2022.

Staff Contacts: Paul Wackrow & Alaina Ray, Planning & Zoning

11. ZMAP-2020-0001, SPEX-2020-0005, ZMOD-2020-0024, & ZMOD-2020-0025, Lindsay Detail Facility (Sterling)

The purpose of this item is to consider a Zoning Map Amendment (ZMAP) to rezone a 5.83-acre commercial center zoning district to Planned Development-General Industrial (PD-GI) zoning district to establish a vehicle reconditioning center and other limited PG-GI uses. The applicant has also submitted a Special Exception (SPEX) application to allow outdoor storage of vehicles and two Zoning Modifications (ZMODs) to all the storage of vehicles within a front yard setback and to permit a combination of perimeter landscaping and ornamental fencing to replace a required opaque screen adjacent to Shaw Road. The subject property is located east of Sully Road (VA-28) and south of West Church Road (VA-625) at 22250 Shaw Road in the Sterling Election District. The area is governed by the policies of the *Loudoun County 2019 General Plan* (2019 GP) Suburban Policy Area (Suburban Mixed Use Place Type), which envision the development of compact, pedestrian-oriented mixed commercial uses and residential housing.

The Planning Commission (Commission) held a public hearing on May 24, 2021. There was no public comment. The Commission requested that the applicant provide revisions to the Concept Development Plan (CDP) and Proffer Statement (Proffers) to address concerns raised in the Public Hearing Staff Report. The Commission specifically requested that the applicant explore revisions to the plan that would provide more park space, limit other PD-GI uses, increase utilization of the materials from the existing Sterling School, and amend the timing of proffered road and sidewalk improvements.

The Commission held work sessions July 8, 2021, and July 27, 2021. The Commission reviewed the applicant's amended CDP and Proffers in response to Commission comment. The Commission forwarded (7-2: Barnes and Kirchner opposed) the application to the Board of Supervisors (Board) with a recommendation of approval, subject to the Proffers and Conditions of Approval (Conditions).

Staff does not support approval of the applications. The proposal does not meet the necessary criteria to be designated Suburban Mixed Use Place Type as recommended in the 2019 GP. The Proffers and Conditions have been approved to legal form. This item is ready for action. The critical action date is September 14, 2021.

Staff Contacts: Rob Donaldson & Alaina Ray, Planning & Zoning

12. SPEX-2020-0020 & SPMI-2020-0008, AT&T Morrisonville (Catocin)

The purpose of this item is to consider Special Exception (SPEX) and Minor Special Exception (SPMI) applications to permit a 125-foot-tall monopole and a related equipment compound atop the Short Hill Mountain ridgeline in the AR-1 (Agricultural Rural - 1) zoning district. The 175.54-acre subject property is located north of Charles Town Pike (Route 9) and west of Berlin Turnpike (Route 287) at 12355 White Rock Road, Purcellville, in the Catocin Election District. The area is governed by the policies of the *Loudoun County 2019 General Plan* (2019 GP) Rural Policy Area (Rural North Place Type), which designate the land for mostly agricultural and agricultural supportive uses with limited residential development.

The Planning Commission (Commission) held a public hearing on June 22, 2021. Several members of the public spoke in opposition, citing impact to the historic viewshed of Short



Hill Mountain, limited demand for a monopole at the site, and a lack of responsiveness by the applicant to community feedback. The Commission weighed the benefits of putting the monopole on top of the Short Hill Mountain ridgeline against the negatives of the monopole's impact on the historic and natural viewshed of the Short Hill Mountain. The Commission denied a concurrent Commission Permit (CMPT) application (CMPT-2020-0005) and forwarded (6-3: Salmon, Frank, and Miller opposed) the SPEX to the Board of Supervisors (Board) with a recommendation of denial.

The Board reviewed the Commission's decision to deny the CMPT application at the July 20, 2021, Board Business Meeting as the 60-day period for the Board to overrule the Commission expired August 21, 2021, during the Board's August recess. The Board overruled (8-1: Buffington opposed) the Commission's denial of CMPT 2020-0005 solely to enable the Board to consider the question of whether the proposed facility is consistent with the Comprehensive Plan during its public hearing of the SPEX and SPMI applications on September 14, 2021.

Staff does not support approval of the applications. The proposal does not comply with the 2019 GP or the Strategic Land Use Plan for Telecommunication Facilities policies to protect the viewshed of Short Hill Mountain. Should the Board support the proposal, recommended Conditions of Approval (Conditions) have been approved to legal form. This item is ready for action. The critical action date is September 14, 2021.

Staff Contacts: Rob Donaldson & Alaina Ray, Planning & Zoning

13. ZMAP-2020-0007, SPEX-2020-0017, SPEX-2020-0018, ZMOD-2020-0011, ZMON-2020-0012, ZMOD-2020-0013, ZMOD-2020-0014, ZMOD-2020-0015, & ZMOD-2020-0016, The Shops and Tech at Arcola Center (Blue Ridge)

The purpose of this item is to consider a Zoning Map Amendment (ZMAP) to rezone shopping center uses to industrial uses to permit the development of 450,000 square feet (SF) of flex/tech industrial uses that may include data centers. The applicant is also requesting two Special Exceptions (SPEX) to allow an Automobile Service Station and to permit Office uses. In addition, the applicant is requesting six Zoning Modifications (ZMOD) to modify lot requirements, reduce buffer yards, modify building, parking, and outdoor storage setbacks and screening requirements, and to allow vehicular access to a regional center from a non-arterial roadway.

The Planning Commission (Commission) held a public hearing on April 27, 2021. There was no public comment. The Commission discussed the applications' potential to host data centers, adequacy of open space, impacts to groundwater, and site design integration with the adjacent commercial area. The applicant agreed at the public hearing to limit data center usage to 50 percent of any single building on site, increase the amount of open space, proffer the use of native plants, and add an additional low impact development (LID) technique. The Commission forwarded (8-0-1: Hayes absent) the applications to a future Commission work session for further discussion.

The Commission held a work session on June 10, 2021. The Commission discussed revisions provided by the applicant. The Commission forwarded (9-0) the application to the Board of Supervisors (Board) with a recommendation of approval, subject to the Proffer Statement (Proffers) and Conditions of Approval (Conditions).

Staff supports Board approval. The Office of the County Attorney has approved the Proffers and Conditions to legal form, and the applicant is in agreement with the Conditions. The applications are ready for action. The critical action date is November 3, 2021.

Staff Contacts: Marshall Brown & Alaina Ray, Planning & Zoning

**IV. ADJOURN**

Please note:

Advanced sign-up for Public Comment is available for the Public Hearing only. Contact the Office of the County Administrator at (703) 777-0200 to sign-up to speak on an item on the hearing’s agenda. Advanced sign-up is open until noon the day of the Public Hearing. The hearing can be viewed via webcast at [www.loudoun.gov/meetings](http://www.loudoun.gov/meetings).

Copies of agenda items are available in the County Administrator’s Office, the Government Center, and also available on-line at <http://www.loudoun.gov/bosdocuments>. The Action Report of the hearing is usually available on-line by close of business two days following the Public Hearing. If you need assistance accessing this information contact County Administration at 703-777-0200.

If you require a reasonable accommodation for any type of disability in order to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

**FM Assistive Listening System is available at the hearing.** Agenda Summary – 09-14-21

<b>Land Development Application Definitions</b>	
CMPT	Commission Permit
DOAM	Development Ordinance Amendment
SIDP	Sign Development Plan
SPEX	Special Exception
SPMI	Minor Special Exception
ZCPA	Zoning Concept Plan Amendment
ZMAP	Zoning Map Amendment
ZMOD	Zoning Ordinance Modification
ZRTD	Zoning Conversion Route 28 Tax District
ZOAM	Zoning Ordinance Amendment
<b>Land Development Application Types and Definitions subject to the State Proffer Bill</b>	
ZRES	Zoning Residential Non-Exempt
ZRMD	Zoning Residential Non-Exempt Modification
ZRAM	Zoning Residential Non-Exempt Amendment