

**BOARD OF SUPERVISORS  
PUBLIC HEARING  
STAFF REPORT**

**SUBJECT:** **SPEX-2021-0025, Scott Jenkins Memorial Park**

**ELECTION DISTRICT(S):** Catoctin

**CRITICAL ACTION DATE:** July 19, 2022

**STAFF CONTACT(S):** Marchant Schneider, Planning Manager, Planning and Zoning  
Joe Kroboth III, PE, Acting Director, Planning and Zoning

**APPLICANT:** Scott Worrest, Department of Transportation and Capital  
Infrastructure

**PURPOSE:** To consider a Special Exception (SPEX) application to modify the Conditions of Approval (Conditions) associated with SPEX-2009-0004, Scott Jenkins Memorial Park, to allow lighted recreation fields within the park.

**RECOMMENDATION(S):**

**Planning Commission:** At the Planning Commission (Commission) Work Session on April 6, 2022, the Commission forwarded (6-2-1: Salmon and Miller opposed; Merrithew absent) the application to the Board of Supervisors (Board) with a recommendation of denial, noting the incompatibility of the application with the rural character of the area and the inability to ensure minimal impact from light pollution on the surrounding properties.

**Staff:** Staff recommends Board approval subject to the Conditions (Attachment 1) and based on the Findings for Approval (Attachment 2). Recreational uses are anticipated within the Rural North Place Type designated for the subject property as detailed in the *Loudoun County 2019 General Plan* (2019 GP). As conditioned, the proposal minimizes impact to the rural character of the area. The Office of the County Attorney has approved the Conditions of Approval (Attachment 1) to legal form. The application is ready for action.

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<b>APPLICATION INFORMATION:</b>	
<b>APPLICANT:</b> Department of Transportation and Capital Infrastructure Scott Worrest 571-258-3876 <a href="mailto:Scott.worrest@loudoun.gov">Scott.worrest@loudoun.gov</a>	<b>REPRESENTATIVE:</b> J2 Engineers Inc. Christian E. Williams 703-361-1550 <a href="mailto:cewilliams@j2engineers.com">cewilliams@j2engineers.com</a>
<b>PARCELS/ACREAGE:</b>	
PIN	Acreage
346-35-3765	34.21
<b>ACCEPTANCE DATE:</b> July 14, 2021	<b>LOCATION:</b> 39464 E Colonial Highway, Hamilton, Virginia
<b>ZONING ORDINANCE:</b> Revised 1993	<b>EXISTING ZONING:</b> Agricultural Rural – 1 (AR-1)
<b>POLICY AREA:</b> Rural	<b>PLACE TYPE:</b> Rural North

**CONTEXT:**

Location/Site Access – This site is located on the southside of Route 7 and on the northside of East Colonial Highway (Old Route 7), with site access off of East Colonial Highway.

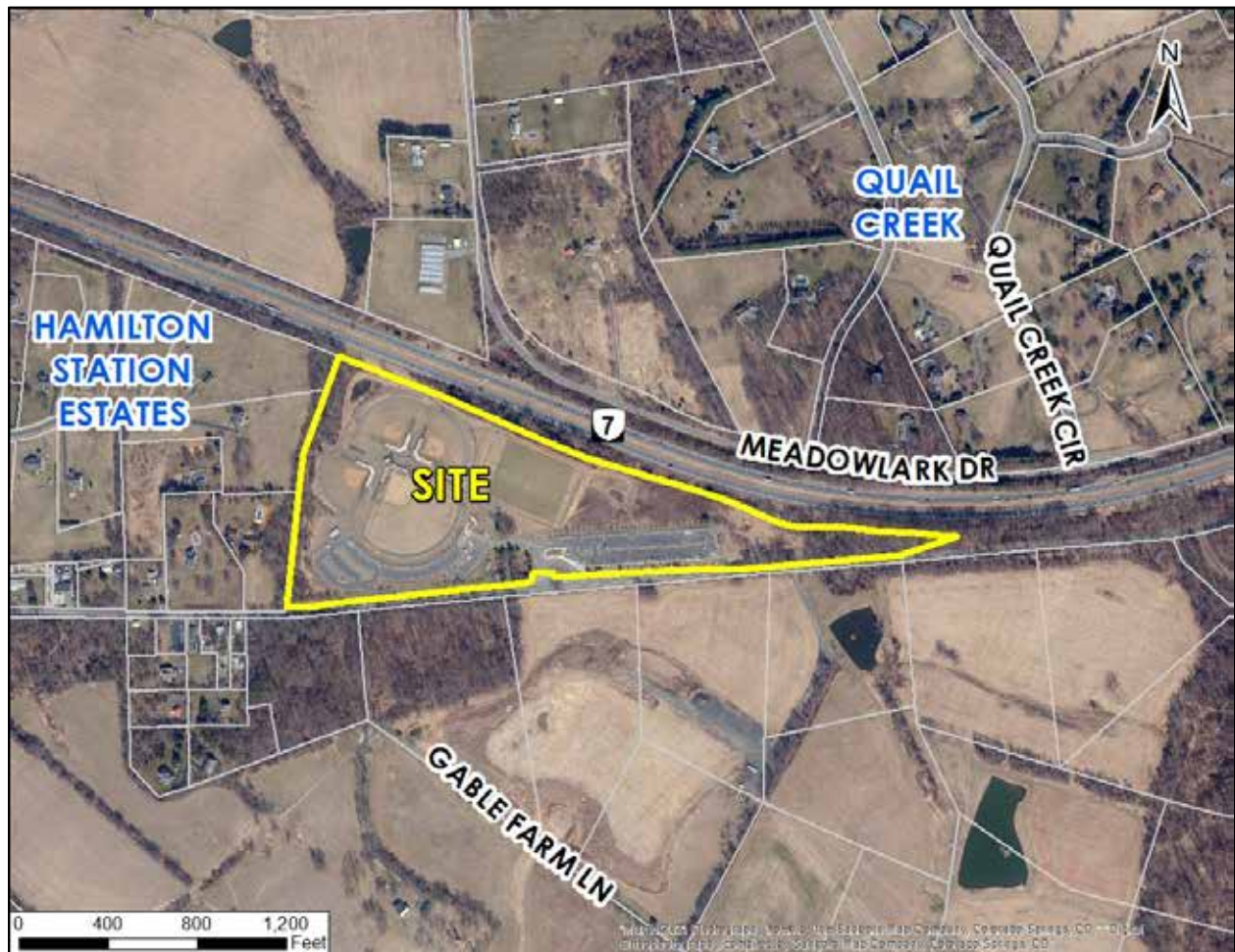
Existing Conditions – This site is improved with four baseball fields, a multi-sport practice field, associated structures and parking.

Surrounding Properties – Most of the surrounding properties are single family homes and farmland. There is a nursery located directly north of the existing baseball fields.

	<i>Land Use</i>	<i>Zoning District(s)</i>	<i>Place Type</i>
<i>North</i>	Single Family, Farmland	AR-1	Rural North
<i>South</i>	Vacant Land, Farmland	AR-1	Rural North
<i>West</i>	Single Family	AR-1	Rural North
<i>East</i>	Single Family, Farmland	AR-1	Rural North

Directions – From Leesburg, head west on Route 7. Take the exit toward Hillsboro/Charles Town. At the traffic circle, take the third exit onto Route 9 East. At the next traffic circle, take the first exit onto East Colonial Highway. The entrance to the site will be on the right.

**Figure 1: Vicinity Map**



**PROPOSAL:** The Loudoun County Department of Transportation & Capital Infrastructure (DTCI), on behalf of the Board of Supervisors, has submitted a SPEX application to upgrade 5 recreation fields (3 softball, 1 baseball, and 1 multipurpose field) to lighted fields. 23 light poles ranging from 60 to 70 feet in height would be installed to extend daily use of the fields to 10:00 P.M. on weekdays and 11:00 P.M. on weekends. The proposal requires deletion of SPEX-2009-0004's Condition 5, which prohibits the use of lighted fields.

**BACKGROUND:** A 22.67-acre portion of the property was offered as a gift to the Board by the Virts Family in memoriam to their nephew Scott Jenkins with the understanding that Loudoun County would provide an active park and purchase the remaining portion of the property. On July 1, 2008, the Board voted to purchase an additional 11.43 acres from the Virts family. On February 2, 2010, the Board approved Commission Permit and Special Exception applications

([CMPT-2009-0015](#), [SPEX-2009-0004](#), [SPEX-2009-0015](#)) that established the park use.<sup>1</sup> SPEX-2009-0004's Condition 5 specifically prohibits field lighting in response to concerns that light spillover would impact a nursery use north of the park across Route 7.

***SPEX-2009-0004, Condition 5:***

***"5. Lighting.*** *The proposed Special Exception use, inclusive of the ballfields, shall not be lighted."*

**Planning Commission:** The Commission held a [Public Hearing on January 25, 2022](#). There was one public speaker regarding the proposal who recommended the Commission further limit hours of operation of the lighted fields, research the potential use of amber hued lights to avoid impacting insects and increase community outreach to the surrounding community – referencing that a number of comments had been submitted through the Loudoun Online Land Applications System (LOLA) in opposition to the application. The Commission discussed the application's impact on the surrounding rural community. The Commission forwarded (9-0) the application to a Planning Commission Work Session for further discussion.

On April 6, 2022, the Commission held a work session to discuss the impact of the application on the rural character of the area; specifically, light pollution and concerns previously cited by the surrounding community such as detracting from the rural nature of the area. The Commission forwarded (6-2-1: Salmon and Miller opposed; Merrithew absent) the application to the Board with a recommendation of denial, noting the incompatibility of the application with the rural character of the area and the inability to ensure minimal impact from light pollution on the surrounding properties.

The applicant held a virtual input session from December 15, 2021, through January 14, 2022, and an additional virtual input session that accepted comments from February 18, 2022, through March 4, 2022.<sup>2</sup> Staff has received 28 comments on the Loudoun Online Land Applications System (LOLA), all in opposition to the request. Specifically, the comments point out the potential for lights to disrupt the rural character of the area. The staff reports and associated attachments can be viewed online at [www.loudoun.gov/lola](http://www.loudoun.gov/lola); search "SPEX-2021-0025."

**OUTSTANDING ISSUES:** As conditioned, there are no outstanding issues.

***Special Exception (SPEX) Criteria for Approval - Zoning Ordinance Section 6-1309 of the Revised 1993 Loudoun County Zoning Ordinance states that in considering a minor special exception or special exception application, six (6) factors shall be given reasonable consideration. These criteria for approval are organized below by category, followed by staff's analysis.***

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<sup>1</sup>These applications permit active recreation and commuter parking lot use on a 34.21-acre site in the AR-1 zoning district. Specifically, 5 recreation fields, trails, and 60 associated parking spaces, as well as 250 commuter lot spaces.

<sup>2</sup> [Scott Jenkins Memorial Park | Loudoun County, VA - Official Website](#)



**A. Land Use:**

**ZO §6-1309(1)** *Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan. (5) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

**Analysis** – There are no land use issues identified by staff. The subject property is designated within the Rural Policy Area (RPA) and the Rural North Place Type within the 2019 GP, where rural economy uses and limited residential development are envisioned. Public facilities and Parks and Recreation uses are identified as conditional uses within the Rural North Place Type. The addition of lights to the existing park will extend times for daily league play to the benefit and convenience of the public. Development conditions that address compatibility with the rural character of the area are discussed below.

**B. Compatibility:**

**ZO §6-1309(2)** *Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses. (3) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*

**Analysis** – There are no compatibility issues identified by staff. The Zoning Ordinance allows a maximum illumination of ten foot-candles above background light levels for publicly owned athletic competition fields.<sup>34</sup> This standard is measured at the property boundary. The photometric analysis submitted by DTCI (Figure 2) indicates a maximum brightness of 0.62 foot-candles at the northern property line adjacent to Route 7. Staff recognizes that this portion of the RPA is generally devoid of manmade nighttime light sources and characterized by a relatively dark sky. As described below, staff recommends Conditions (Attachment 1) to further minimize the impact of light trespass in conformance with the County's lighting policies.<sup>5</sup>

Staff recommends lighting fixtures be downward directed, fully cutoff, fully shielded, and directed onto the athletic fields to minimize glare and light trespass on adjoining properties. Additionally, staff recommends all the proposed lighting be energy efficient, meet Dark Sky standards, and be periodically monitored to assure that the illumination is the minimum level needed for the use of the athletic fields and that the hours are the minimum required.<sup>6</sup> Lastly, lighting shall be limited to 10:00 PM, except for occasional tournaments when lights must be extinguished no later than 11:00 PM.

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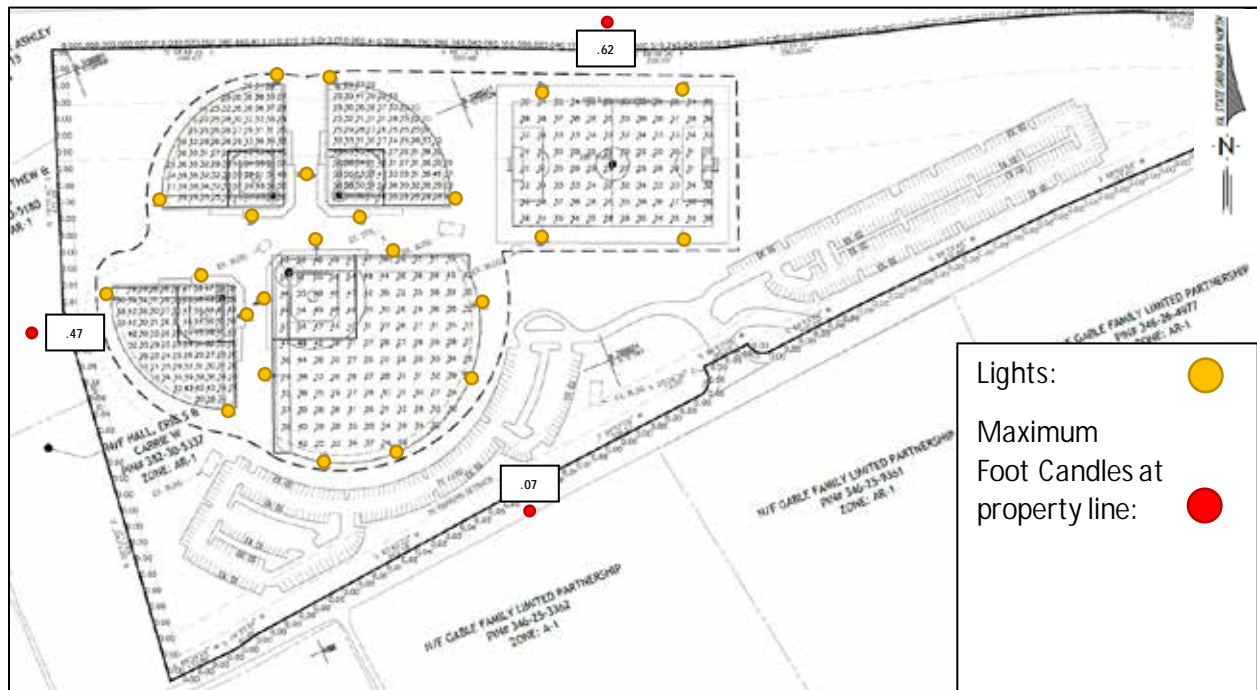
<sup>3</sup> Revised 1993 Loudoun County Zoning Ordinance, Section 5-1504(A)

<sup>4</sup> The Merriam Webster Dictionary defines a foot-candle as "a unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot."

<sup>5</sup> 2019 GP Chapter 3 – Natural, Environmental, and Heritage Resources – Lighting and the Night Sky – "The County's night sky is an asset that should be protected from excessive and improper lighting. The County recognizes the need for artificial lighting for the purposes of public safety and visibility, but such lighting should be designed and programmed to minimize light pollution. Action steps call for updating lighting standards that promote quality and energy-efficient lighting, preserve the natural beauty of the night sky, and minimize impacts on people, plants, and wildlife."

<sup>6</sup> Generally, Dark Sky standards minimize glare while reducing light trespass and skyglow.

**Figure 2: Photometrics**



### C. Environmental and Heritage Resources:

**ZO §6-1309(4)** *Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.*

**Analysis** – There are no environmental or heritage resources issues identified by staff. The park site was previously disturbed and developed. In compliance with the 2019 GP, the applicant has submitted a Phase I cultural resources survey report prepared by Cultural Resources, Inc. (CRI) in June 2006 titled Phase I Cultural Resources Survey of the Proposed Hamilton Sports Park, Loudoun County, Virginia. This report was previously submitted under SPEX-2005-0055 and SPEX-2009-0004.

### D. Transportation:

**ZO §6-1309(6)** *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities [emphasis added].*

**Analysis** – There are no transportation issues identified by staff. No changes to the current site access or external road layout are proposed with this application. The SPEX would allow extended field use at the park outside the PM peak traffic period. Based on the traffic impact analysis memorandum submitted by DTCI, no additional transportation improvements are necessary to

mitigate extended hours of field use. As such, approval of the application would not adversely affect the public roadway network in the vicinity of the site.

**E. Public Utilities/Public Safety:**

**ZO §6-1309(6)** *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities [emphasis added].*

**Analysis** – There are no public utility or public safety issues identified by staff. The site is served by existing well and septic systems. Hamilton Fire and Rescue Companies 5 and 17 would respond to calls for service with an approximate response time of 3 minutes.

**ZONING ANALYSIS:** There are no zoning issues identified by staff. The application is in general compliance with the Revised 1993 Loudoun County Zoning Ordinance and development standards applicable to uses within the AR-1 zoning district.

**DRAFT MOTIONS:**

1. I move that the Board of Supervisors forward SPEX-2021-0025, Scott Jenkins Memorial Park, to the July 19, 2022, Board of Supervisors Business Meeting for action.

OR

- 2a. I move that the Board of Supervisors suspend the rules.

AND

- 2b. I move that the Board of Supervisors approve SPEX-2021-0025, Scott Jenkins Memorial Park, subject to the Conditions of Approval dated June 2, 2022, and based on the Findings for Approval provided as Attachments 1 and 2 to the June 15, 2022, Board of Supervisors Public Hearing Staff Report.

OR

- 3a. I move that the Board of Supervisors suspend the rules.

AND

- 3b. I move that the Board of Supervisors deny SPEX-2021-0025, Scott Jenkins Memorial Park, based on the Planning Commission Findings for Denial provided as Attachment 4 to the June 15, 2022, Board of Supervisors Public Hearing Staff Report.

OR

4. I move an alternate motion.

**ATTACHMENT(S):**

1. Conditions of Approval (June 2, 2022)
2. Findings for Approval
3. SPEX Plat (September 29, 2021)
4. Planning Commission Findings for Denial
5. Statement of Justification
6. Review Agency Comments
7. Response to Referral Comments

**CONDITIONS OF APPROVAL**  
**SPEX-2021-0025**  
**Scott Jenkins Memorial Park**  
**June 2, 2022**

1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below (the “**SPEX Use**”), shall be in substantial conformance with Sheets 03, 04, and 05 (the “**SPEX Plat**”) of the 5 sheet plan set entitled, “SPECIAL EXCEPTION SCOTT JENKINS MEMORIAL PARK SPEX-2021-0025 CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA”, dated May 25, 2021, and revised through September 29, 2021, prepared by J2 ENGINEERS, INC, of Chantilly Virginia, and the Revised 1993 Loudoun County Zoning Ordinance (the “**Zoning Ordinance**”). Approval of this application for the approximately 11.44acre portion of the parcel identified by Tax Map Number /37////////58A (PIN: 346-35-3765), shown on Sheet 03 of the SPEX Plat as “LIMITS of SPEX AREA” (the “**Property**”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the SPEX Use (collectively, the “Applicant”), from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement. These Conditions of Approval shall supersede and replace Condition #5 associated with Special Exception, SPEX-2009-0004, Scott Jenkins Memorial Park. The other Conditions of Approval associated with SPEX-2009-0004 shall remain in effect.
  
2. **Special Exception Use - Exterior Lighting.** The SPEX Use will allow the use of exterior lights at Scott Jenkins Memorial Park in the AR-1 zoning district pursuant to Article 5 of the Zoning Ordinance. All exterior lighting installed on the Property shall be full cutoff and fully shielded light fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and shall be directed downward and inward toward the interior of the Property, away from nearby properties and roadways. The Applicant shall design and install lighting in such a manner as to prevent light trespass onto adjacent properties. The Applicant shall depict lighting details on each approved site plan or site plan amendment for the SPEX Use. The additional standards listed below shall also apply to exterior lighting installed on the Property. This lighting provision does not apply to exterior signage lighting which will be provided in conformance with the signage standards listed in Section 5-1200 of the Zoning Ordinance.
  - a. Energy efficient lighting, such as LED (light emitting diodes) or equivalent, shall be utilized where feasible for all exterior sign lighting.
  - b. All exterior lighting shall meet Dark Sky standards.
  - c. All exterior lighting shall be periodically monitored to assure that the illumination is the minimum level for the use of the athletic fields.
  - d. Athletic field lighting shall be used only to light activities occurring on the field. Athletic field lighting shall be extinguished within 15 minutes of the end of any organized sporting event. All other lighting may remain illuminated following the completion of any such athletic events to 10:00 PM except for occasional tournaments when lights must be extinguished no later than 11:00 PM, except that security lighting may remain illuminated during overnight hours.



**FINDINGS FOR APPROVAL**  
**SPEX-2021-0025**  
**SCOTT JENKINS MEMORIAL PARK**

1. The addition of lights to the existing park will extend times for daily league play to the benefit and convenience of the public.
2. The Conditions of Approval address compatibility with the rural character of the area by mitigating impact from light glare on the surrounding properties.

GENERAL NOTES

3. THE PURPOSE OF THIS SPECIAL EXCEPTION APPLICATION IS TO REVISE PRIOR APPROVED SPEX-2009-0004, WHICH CONTAINED A CONDITION OF APPROVAL (CONDITION #3) WHICH PROHIBITED ATHLETIC FIELD LIGHTING. TO ADDRESS SECTION 6-1300(2) ISSUES FOR CONSERVATION, IN THE WOODS TRAIL, LOUDOUN COUNTY ZONING ORDINANCE, THE PROPOSED LIGHTS WILL NOT NEARLY IMPACT THE SURROUNDING LIVES ON THE SUBJECT SITE.
4. THE SUBJECT PROPERTY IS LOCATED ON LOUDOUN COUNTY MAP 37 PARCEL 38A (MCP# 38A-35-3765-000) IN THE AR-1 AGRICULTURAL RURAL ZONING DISTRICT, AND IS IN THE NAME OF THE LOUDOUN COUNTY BOARD OF SUPERVISORS, AS RECORDED WITH INSTRUMENT NUMBER 2010120200486 WITHIN THE LAND RECORDS OF LOUDOUN COUNTY.
5. THE FOLLOWING LAND DEVELOPMENT APPLICATIONS ARE ASSOCIATED WITH THIS PROJECT:  
BLAD-2009-0028 (APPROVED 08/05/2009) QWY-2009-0003 (APPROVED 02/02/2010)  
DEB-2010-0004 (APPROVED 01/07/2011) SPEX-2009-0004 (APPROVED 02/02/2010)  
SPEX-2009-0015 (APPROVED 02/02/2010) STPL-2009-0011 (APPROVED 01/03/2010)  
VSWP-2014-1220 (APPROVED 05/19/2015)
6. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THE SPECIAL EXCEPTION (SPEX) APPLICATION IS 34.21 ACRES.
7. THE EXISTING USE OF THE PROPERTY IS AN ACTIVE RECREATION PARK AND A COMPUTER PARK AND PEEK PARKING LOT, PURSUANT TO THE PROPOSED SPECIAL EXCEPTIONS SPEX-2009-0004 AND SPEX-2009-0015 IN THE AR-1 ZONING DISTRICT AND AS REGULATED BY THE ORDIN.
8. THE PROPERTY AREA LIES COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY AND IS CURRENTLY IN THE ELECTION ELECTION DISTRICT.
9. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON LOUDOUN COUNTY OFFICE OF MAPPING AND GEOGRAPHIC INFORMATION DIGITAL DATA TAKEN FROM LOUDOUN COUNTY RECORDS.
10. PARCEL AND PHYSICAL INFORMATION SHOWN ON THE SPEX PLAN DEVELOPMENT IS BASED ON LOUDOUN COUNTY OFFICE OF MAPPING AND GEOGRAPHIC INFORMATION DIGITAL DATA AS WELL AS VIRGINIA MAP# 2 CONTAINING INTERNAL TOPOGRAPHIC INFORMATION.
11. IT IS UNDERSTOOD THAT A ZONING PERMIT IS REQUIRED AFTER APPROVAL OF THIS SPECIAL EXCEPTION.
12. SIGNAGE WILL BE IN ACCORDANCE WITH THE R3320 SECTION 5-1200.
13. THE APPROVAL OF THE SPEX SHALL IN NO WAY RELIEVE THE OWNERS OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
14. WETLANDS SHOWN ARE BASED ON A WETLAND DELINEATION CONDUCTED BY BORMAN CONSULTING GROUP, LTD. APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON SEPTEMBER 25, 2006. WETLAND AREAS WERE ALREADY TAKEN WHEN DEVELOPING THE PARK. INSTALLATION OF THE LIGHTS IS NOT EXPECTED TO FURTHER IMPACT ANY WETLANDS OR WATERS OF THE UNITED STATES (WOTS).
15. THERE ARE NO KNOWN TOXIC SUBSTANCES OR OTHER HAZARDOUS WASTE ITEMS ON-SITE.
16. PER THE PHASE I CULTURAL RESOURCES SURVEY REPORT, PHASE I CULTURAL RESOURCES SURVEY OF THE PROPOSED HAMILTON SPORTS PARK, LOUDOUN COUNTY, VIRGINIA, WAS PREPARED FOR THE PHASE I CULTURAL RESOURCES, INC. IN JUNE 2006. THE PHASE I SURVEY IDENTIFIED NO ARCHEOLOGICAL SITES, CEMETERIES, BURIAL GROUNDS, GRAVES, OR OTHER HISTORIC OR CULTURAL RESOURCES ON THE PROPERTY.
17. PER THE PHASE I CULTURAL RESOURCES SURVEY TITLED "PHASE I CULTURAL RESOURCES SURVEY OF THE PROPOSED HAMILTON SPORTS PARK" BY CULTURAL RESOURCES, DATED JUNE 2006, THERE ARE NO KNOWN CHANGING PRESENT ON-SITE.
18. ALL CONSTRUCTION SHALL CONFORM TO ALL FEDERAL & STATE REGULATIONS.
19. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PLAN NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 510700206E, EFFECTIVE FEBRUARY 17, 2017.

AR-1 ZONING (Z.O. 2-100):

LOT REQUIREMENTS FOR AGRICULTURAL RURAL  
BASED ON THE BASE DENSITY DEVELOPMENT OPTION OF THE AR-1 ZONING DISTRICT.

LOT REQUIREMENTS:

SIZE: 20 AC. MIN.

WIDTH: 175 FEET

10. 11. 2000 10. 11. 2000 10. 11. 2000 10. 11. 2000 10. 11. 2000

BYRD HWY, 75' OF EAST COLONIAL HWY AND 25' FROM ANY  
PROPERTY LINE

PARKING SETBACK:

NO PARKING SHALL BE CLOSER THAN 100' TO HARRY BYRD HWY OR 35' TO EAST COLONIAL HWY.

MAXIMUM LOT COVERAGE: 11%

PROVIDED LOT COVERAGE: 0.02% (PER STPL-2009.0011, UNCHANGED  
HEREIN).

FAR:	NO MAXIMUM
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MAXIMUM BUILDING HEIGHT:

35 EXCEPT NO RESTRICTION FOR BUILDING USED EXCLUSIVELY FOR AGRICULTURE.



1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SPECIAL EXCEPTION PLAT
4. PHOTOMETRIC PLAN
5. LIGHTING DETAILS

LOUDOUN COUNTY DEPARTMENT OF  
TRANSPORTATION & CAPITAL  
INFRASTRUCTURE  
PO BOX 7500  
LEESBURG, VA 20177  
703-737-8624

LOUDOUN COUNTY BOARD OF  
SUPERVISORS  
PO BOX 7000 MSC 01  
LEESBURG, VA 20177  
703-993-8854

**J2 ENGINEERS, INC**  
4080 LAFAYETTE CENTER DR  
CHANTILLY, VIRGINIA 20151  
703-361-1550

SCALE : 1"=1000'

APPLICATION AREA

**J2 Engineers, Inc.**  
4080 Lafayette Center Drive  
Suite 330  
Chantilly, Va. 20151  
  
703.361.1550 (office)  
703.956.6845 (fax)  
[www.j2engineers.com](http://www.j2engineers.com)



PLAN# LC2004  
DATE: MAY, 2021  
CONTOUR INT. = 2'  
SCALE: AS NOTED

PLAN DATE
05-25-2021
06-24-2021
09-29-2021
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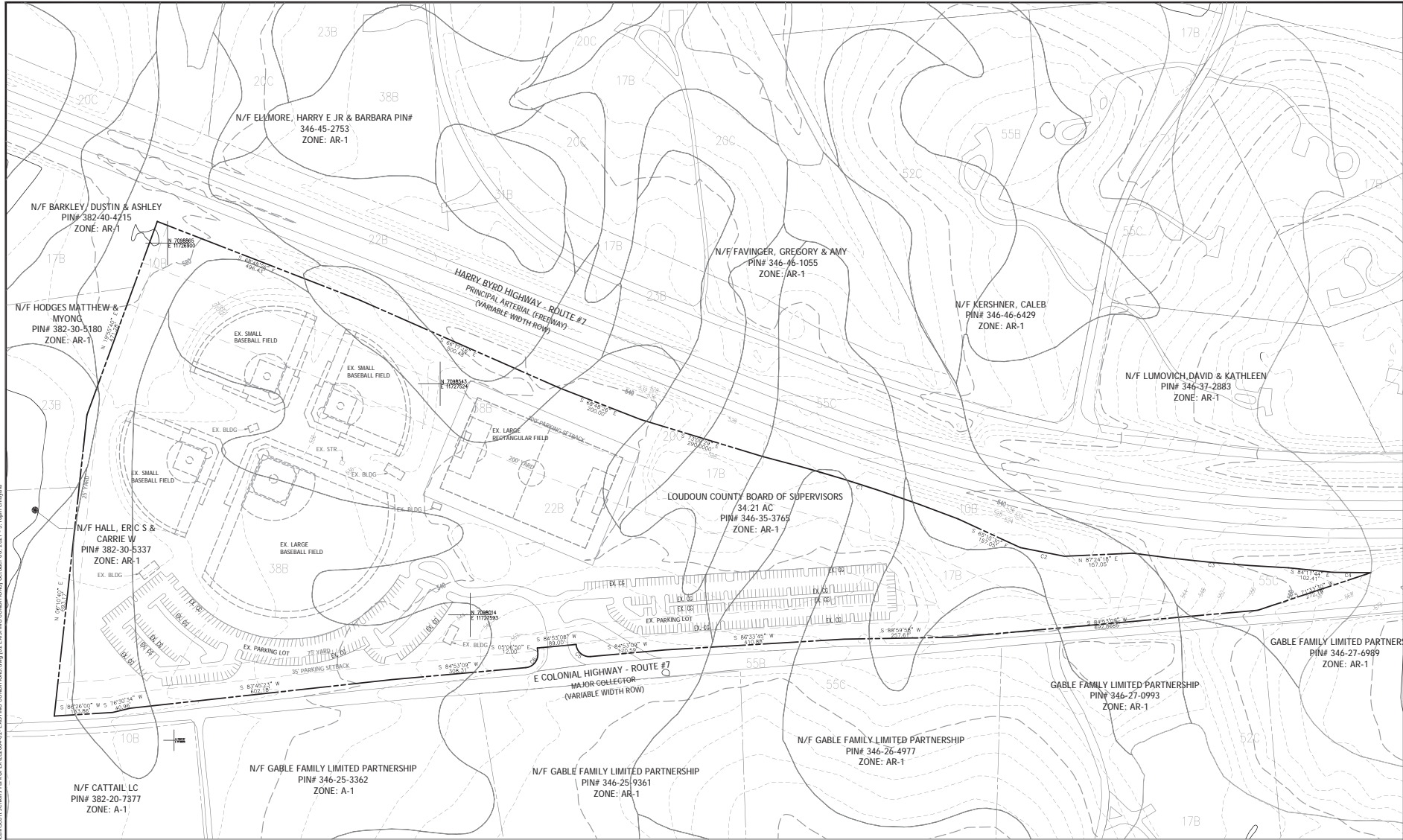
COVER SHEET  
SPECIAL EXCEPTION  
**SCOTT JENKINS PARK**  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

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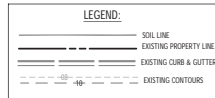
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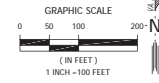
J2 Engineers - 1500 W. GUS ARCADE, SUITE 100, CHARLESTON, WV 25301-1000, 304.763.1234, www.j2engineers.com, 2021 - 31 New Maryland



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BRG	CHD DELTA
C1	3819.64'	470.45'	S72°20'09"E	470.15'
C2	3851.64'	102.94'	S78°55'36"E	102.94'
C3	3819.64'	357.30'	S84°40'09"E	357.17'
C4	3826.64'	86.89'	S89°11'51"E	86.89'
C5	30.61'	47.86'	S50°06'50"E	43.13'
C6	30.61'	47.86'	N39°53'08"E	43.13'



SOILS LEGEND				
SOIL ID NUMBERS	SOIL SERIES NAME	SLOPE %	HYDROLOGIC GROUP	CLASS
10B	MORGLE LOAM	0-7	D	IV W
17B	MIDDLEBURG SILT LOAM	1-7	B	III W
20C	PURCEVILLE & TANKVILLE SOIL	7-15	B/C	II R
22B	PURCEVILLE-SWAMPPOODLE COMPLEX	2-7	B/C	II WP
23B	PURCEVILLE SILT LOAM	2-7	B	I
38B	SWAMPPOODLE SILT LOAM	1-7	C	IV WP
52C	CARDIFF CHANNERY SILT LOAM	7-15	B	I
55B	GLENELG SILT LOAM	2-7	A	I
55C	GLENELG SILT LOAM	7-15	B	I



J2 Engineers, Inc.  
4080 Lafayette Center Drive  
Suite 130  
Charlottesville, Va. 20151  
703.361.1550 (office)  
703.956.6845 (fax)  
www.j2engineers.com

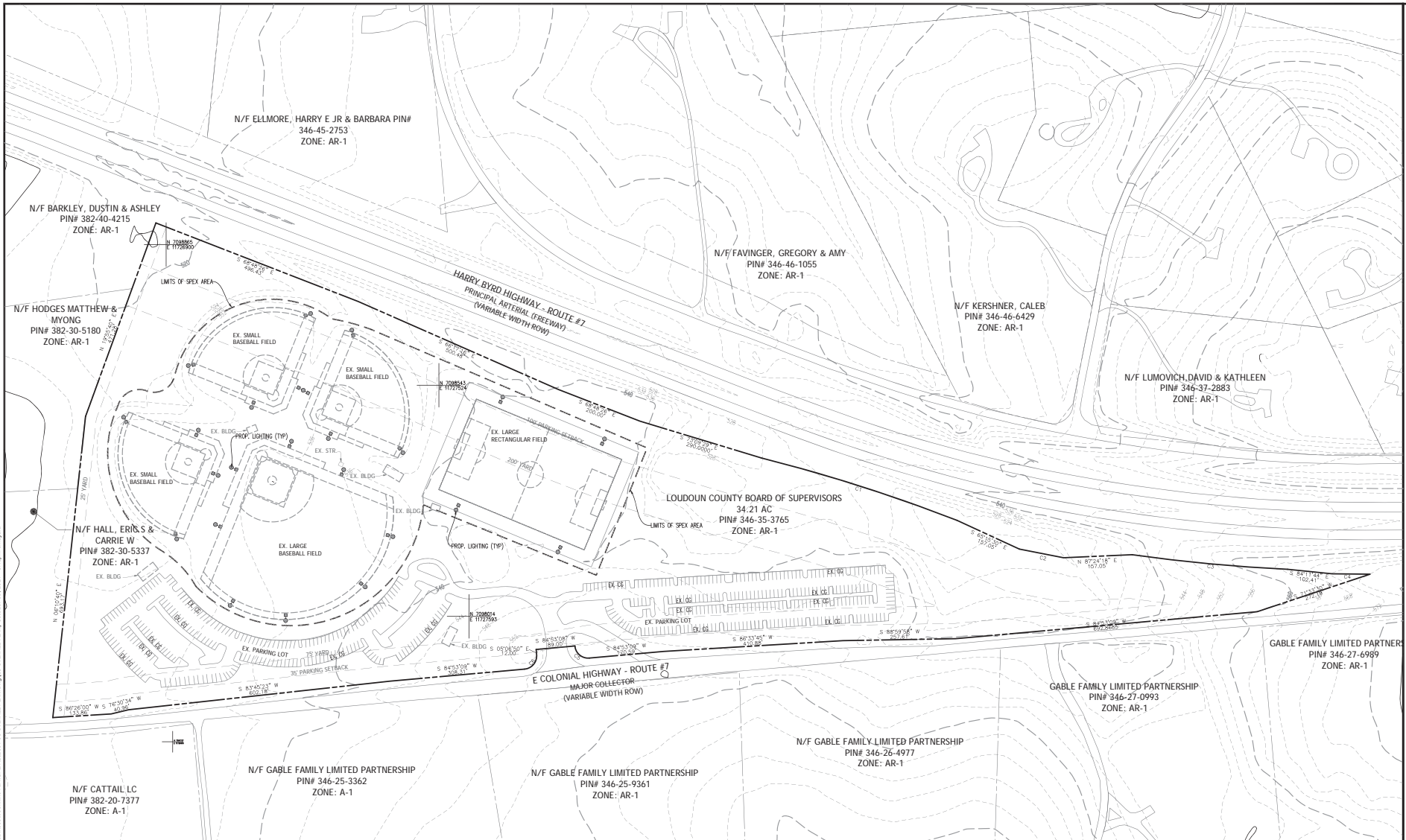
PLAN# LC2004  
DATE: MAY 2021  
CONTOUR INT: 2'  
SCALE: AS SHOWN

PLAN DATE  
05-24-2021  
05-24-2021  
05-24-2021

EXISTING CONDITIONS PLAN  
SPECIAL EXCEPTION  
SCOTT JENKINS PARK  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

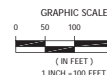
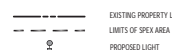
NO.	DATE	DESCRIPTION	REVISIONS

SHEET  
02  
OF  
05



CURVE	RADIUS	LENGTH	CHD BRG	CHD	DELTA
C1	3819.64'	470.45'	S72°20'09"E	470.15'	07°03'25"
C2	3851.64'	102.94'	S78°55'36"E	102.94'	01°31'53"
C3	3819.64'	357.30'	S84°40'09"E	357.17'	05°21'34"
C4	3826.64'	86.89'	S89°31'51"E	86.89'	01°18'04"
C5	30.61'	47.86'	S50°06'50"E	43.13'	89°34'29"
C6	30.61'	47.86'	N39°53'08"E	43.13'	89°34'27"

**LEGEND:**



 <b>JZ Engineers, Inc.</b> 1080 Lafayette Center Drive Suite 330 Chantilly, VA 20151 703.341.1550 (office) 703.956.6845 (fax) www.jzengineers.com			
			
PLAN# JCG2004 DATE: MAY, 2021 CONTOUR INT. = 2' SCALE: AS NOTED			
PLAN DATE: 05-24-2021 BY: CJS/JES CHECKED BY: CJS/JES			
<p>SPECIAL EXCEPTION PLAT</p> <p><b>SPECIAL EXCEPTION</b></p> <p><b>SCOTT JENKINS PARK</b></p> <p>CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA</p>			
No.	DATE	DESCRIPTION	REVISIONS
SHEET <b>03</b> OF <b>05</b>			









**PLANNING COMMISSION FINDINGS FOR DENIAL  
SPEX-2021-0025  
SCOTT JENKINS MEMORIAL PARK**

1. The proposed SPEX for field lighting is incompatible with the rural character of the area.
2. The proposed SPEX is unable to ensure minimal impact from light pollution on surrounding properties.

## SCOTT JENKINS MEMORIAL PARK

SPEX-2021-0025

### STATEMENT OF JUSTIFICATION for SPEX

September 29, 2021

#### EXISTING CONDITIONS/INTRODUCTION

The Loudoun County Department of Transportation & Capital Infrastructure (DTCI) is the Applicant of a 34.21 acres property (PIN: 346-35-3765-000 and Tax Map Number 37, Parcel 58A “Entire Property”) located between Harry Byrd Highway and East Colonial Highway. The Property lies completely within the jurisdiction of Loudoun County, and is currently in the Catoctin Election District. The property is zoned AR-1, Agricultural Rural, under the Revised 1993 Zoning Ordinance (R93ZO). The Applicant is seeking approval of a Special Exception Application (SPEX) to provide lighting for the existing athletic fields. While athletic field lighting is a permitted use, the SPEX request is necessary due to the prior approved SPEX for the public recreation facility (SPEX-2009-0004) contained a condition of approval (Condition #5) that prohibited the field lighting. A total of twenty three (23) light poles are proposed which have mounting heights ranging from 60’-70’.

#### CRITERIA

1. *Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan.*

The proposed uses are consistent with the Comprehensive Plan with respect to active recreation facility development. Additionally, the proposal co-locates public uses as recommended in the RGP in chapter 3 – General Public Facilities Policies.

2. *Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.*

The proposed uses will provide lighting and activity associated with the operation at a similar level a regular park would. Lighting for the ballfields was originally included with the previous special exception application SPEX-2009-0004 before Development Conditions prohibited the use of ballfield lighting (condition #5). It is noted that the Development Condition was generated due to public pushback that the ballfield lighting would negatively impact the adjacent poinsettia farm. It is further noted that the poinsettia farm is no longer in business, and that the proposed lighting will only generate a maximum brightness level of 0.62 foot candles at the northern property line which borders Route 7. The allowable illumination limit is ten (10) foot candles above

background light levels per Z.O. Section 5-1504(A). The subject application further intends to limit the light levels to three (3) foot candles above background light levels. The development of the site will not negatively impact the area in any unusual or significant way above or beyond what is normal for a site of this nature.

3. *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*

The proposed application complements Scott Jenkins Park by providing lighting for the existing athletic fields.

4. *Whether the proposed special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.*

The proposed uses in the special exception will not damage existing animal habitat, vegetation, and water or air quality.

5. *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The Comprehensive Plan expressly recognizes “parks” as a part of the institutional activities that preserve rural character and that are compatible with the dominate rural land use pattern in the Rural Policy Area. The high growth rate in Loudoun County has been accompanied by a growth in the demand for recreational parks as well as commuter parking lots.

6. *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.*

The property will be served by Loudoun County utilities which have ample capacity for a project of this size.

## SUMMARY

The proposed Special Exception to allow lighting on the Active Recreation Park, as well to serve the needs of the ever-growing population of western Loudoun, is consistent with the County Plan and land use plan and policies of supporting and providing adequate services for the citizens of Loudoun County.

# MEMORANDUM

To: Rob Donaldson, Project Manager, Land Use Review  
From: Steve Thompson, PhD, RPA, County Archaeologist, Community Planning  
Date: July 30, 2021  
Re: SPEX-2021-0025, Scott Jenkins Memorial Park; Archaeology 1st Referral

## BACKGROUND

The applicant is requesting a Special Exception (SPEX) to provide lighting for existing athletic fields with a public park in the Agricultural Rural (AR-1) zoning district. This application seeks to modify the lighting standards listed under Section 5-1504(A), Light and Glare Standards of the Revised 1993 Zoning Ordinance, and to amend condition #5 of SPEX-2009-0004, which prohibited field lighting within the park. The 34.21-acre subject property is located approximately 3.25 miles west of Leesburg. The property is bounded to the north by Harry Byrd Highway (Route 7), to the south by E. Colonial Highway (old Route 7).

## COMPLIANCE WITH THE COMPREHENSIVE PLAN

The *Loudoun County 2019 General Plan* (2019 GP) calls for the conservation and preservation of the County's cultural and scenic resources. Land development applications are required to include an archaeological and historic resources survey to identify resources and, if warranted, identify measures for preservation, mitigation, and adaptive reuse (*2019 GP, Chapter 3, Historic, Archaeologic, and Scenic Resources, Action 5.1.C*). The *Loudoun County Heritage Preservation Plan* (HPP) provides additional detail regarding survey requirements (*HPP, Chapter 2, Archaeological Resources, Policy 3*). The HPP further articulates policies regarding the preservation of significant heritage resources in the context of land development (*HPP, Chapter 9, Development Review*).

In compliance with the 2019 GP, the applicant has submitted a Phase I cultural resources survey report prepared by Cultural Resources, Inc. (CRI) in June 2006 titled *Phase I Cultural Resources Survey of the Proposed Hamilton Sports Park, Loudoun County, Virginia*. This report was previously submitted under SPEX-2005-0055 and SPEX-2009-0004.

## ANALYSIS

CRI's Phase I cultural resources survey included background documentary research to establish environmental and historical context, pedestrian reconnaissance and visual inspection of the entire property, and systematic shovel testing at 50-ft



intervals across all terrain not characterized by excessive slope, poor drainage, or prior disturbance. The Phase I survey identified no archaeological sites, cemeteries, burial grounds, or graves and recommended no additional cultural resources investigation of the property.

## RECOMMENDATIONS

CRI's fieldwork and reporting generally meet the standards for Phase I cultural resource investigation set forth in the County's HPP and the Virginia Department of Historic Resources' 2017 *Guidelines for Conducting Historic Resources Survey in Virginia*. Staff concurs with the consultant's findings and recommendations. **No additional cultural resources investigations of this property are recommended prior to approval of this application.**

**Staff recommends that the applicant amend Note #14 on the SPEX plat in conformity with Facilities Standards Manual Section 8.101.A.21 to include the full title, company name, and completion date of the Phase I cultural resources survey completed for the property.** Staff recommends the existing text of Note #14 be struck and the following inserted in its place:

A Phase I cultural resources survey report, *Phase I Cultural Resources Survey of the Proposed Hamilton Sports Park, Loudoun County, Virginia*, was prepared for the property by Cultural Resources, Inc. in June 2006. The Phase I survey identified no archaeological sites, cemeteries, burial grounds, graves, or other historic or cultural resources on the property.

Beyond this minor change, there are no additional outstanding cultural resources issues with this application.

cc: Alaina Ray, AICP, Director, Planning and Zoning (via e-mail)  
Randall Farren, AICP, Manager, Community Planning (via e-mail)



## MEMORANDUM

**DATE:** August 13, 2021

**TO:** Rob Donaldson, Project Manager, Department of Planning and Zoning, MSC #62

**FROM:** Will Himel, Planner, Land Development Division MSC #60A

**THROUGH:** Scott Berger, Assistant Director MSC #60A

**APPLICATION NUMBER:** SPEX-2021-0025

**APPLICATION NAME:** SCOTT JENKINS MEMORIAL PARK

**PLAN SUBMISSION NUMBER:** 1

**PLANNER REQUESTS TO REVIEW SUBSEQUENT SUBMISSIONS** ☒

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The Department of Building and Development, Land Development Division has completed the review of this application and provides the following comments:

1. Staff has no comments regarding the proposal. However, Staff notes the following on the plan:
  - a) On Sheet 1 of the plan, under Zoning Requirements, indicate these are based on the Base Density Development Option of the AR-1 zoning district.
  - b) On Sheet 1 of the plan, under Zoning Requirements, delete the length/width ratio language as this is not a requirement of the Base Density Development Option.
  - c) On Sheet 1 of the plan, under Zoning Requirements, revise the label "Front" to read "Minimum Yards" and add reference to 25' from property lines, per the Revised 1993 Zoning Ordinance Section 2-103(A)(3)(c).

- d) On Sheet 1 of the plan, under Zoning Requirements, revise the language for Lot Coverage to match that in the Revised 1993 Zoning Ordinance Section 2-103(A)(3)(d).
- e) On Sheet 1 of the plan, under Zoning Requirements, revise the language for Building Height to match that in the Revised 1993 Zoning Ordinance Section 2-103(A)(3)(e).
- f) On Sheet 1 of the plan, revise Note #3 to include application CMPT-2009-0003 approved 02/02/2010.
- g) On Sheet 1 of the plan, revise Note #5 to add the prefix STPL to the two noted application numbers.
- h) On Sheet 1 of the plan, revise Note #16 revise to eliminate redundant usage of the word “all”.
- i) On Sheets 2, 3, and 4 of the plan, add an appropriate label for the currently unlabeled parcel 346-46-6429 on the north side of Harry Byrd Highway.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at (703) 737-8765 or via email at [will.himel@loudoun.gov](mailto:will.himel@loudoun.gov) if you have any questions.

***If substantial revisions are made to this application after review, Building and Development requests further review of the application.***

## MEMORANDUM

To: Rob Donaldson, Project Manager, Land Use Review  
From: Pat Giglio, Planner III, Community Planning  
Date: August 11, 2021  
Re: **SPEX-2021-0025, Scott Jenkins Memorial Park  
Community Planning First Referral**

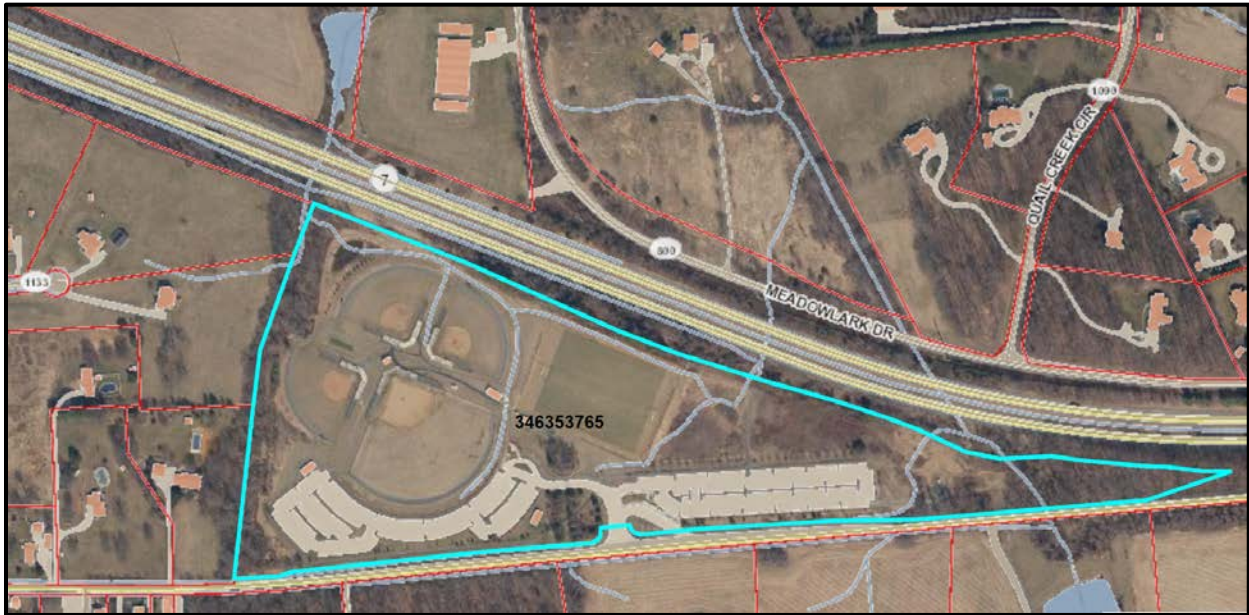
### BACKGROUND

The applicant, Loudoun County Department of Transportation and Capital Infrastructure (DTCI), on behalf of the Loudoun County Board of Supervisors (the owner), is requesting a Special Exception (SPEX) to provide lighting for the existing athletic fields within Scott Jenkins Memorial Park, located at 39480 East Colonial Highway, Hamilton. Specifically, the application seeks to amend condition #5 approved with SPEX-2009-0004, which prohibited field lighting within the park. The application also includes references to Section 5-1504(A), Light and Glare Standards of the Revised 1993 Zoning Ordinance to demonstrate conformance with provisions for “publicly owned athletic competition facilities”.

The 34.21-acre subject property is located approximately 3.25 miles west of the Town of Leesburg and 0.8 miles east of the Town of Hamilton. The property is bounded to the north by Harry Byrd Highway (Route 7) and to the south by East Colonial Highway (Business Route 7), which is designated a Virginia Byway. The subject property is zoned AR-1 (Agriculture Rural-1) and is governed under the provisions of the Revised 1993 Zoning Ordinance. The use is identified as “Community, neighborhood, or regional park, active recreational uses” and is permitted by SPEX within the zoning district in accordance with Table 2-102. A review of County GIS records did not identify any environmental features on the property that would be impacted by the proposed construction of the light poles on the perimeter of the existing athletic fields.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is governed under the policies of the *Loudoun County 2019 General Plan* (2019 GP). The 2019 GP places the property within the Rural Policy Area (RPA) in an area identified as the Rural North Place Type where rural economy uses and limited residential development are envisioned (*2019 GP, Chapter 2, Rural Policy Area Place Types Map*). Public facilities and Parks and Recreation uses are identified as conditional uses within the Rural North Place Type. The land use policies in Chapter 2 and the lighting policies in Chapter 3 of the 2019 GP were used to evaluate the proposal.



2021 Aerial Imagery of Scott Jenkins Memorial Park depicting athletic fields.

## ANALYSIS

The County recognizes the RPA as a unique composite of natural and man-made environments, comprising a blend of limited residential, working farms, rural economy uses, pastoral landscapes, forestal areas, natural areas, and wildlife habitats (RGP, Chapter 2, RPA, Vision and Introduction, text). The 2019 GP promotes the development of rural uses that preserve the rural character of the landscape and support the County's environmental goals (RGP, Chapter 2, RPA, Rural Economy, Policy 3). The 2019 GP outlines a series of performance criteria that all rural uses should meet to ensure that the scale, use and intensity, and design of development is compatibility with the character of the surrounding rural area (RGP, Chapter 2, RPA, Rural Economy, Policy 3.1.A). Scott Jenkins Memorial Park, which opened in 2011, is identified on the Rural Policy Area Place Type map and the County's Existing Facilities map as a feature shown (*2019 GP, Chapter 2, Rural Policy Area Place Types Map and Chapter 6, Existing Facilities Map*).

The County Board of Supervisors' approval of the legislative applications for the establishment Scott Jenkins Memorial Park in 2009 included a condition of approval which prohibited the lighting of the athletic fields because of concerns they would interfere with a nearby commercial nursery. The applicant's Statement of Justification asserts that the commercial nursery is no longer in operation and that the SPEX to allow lighting of the athletic fields will increase use of the fields by extend their usable hours. The proposed lighting will be located on the perimeter of athletic fields, which include one large diamond field, three smaller diamond fields and a rectangular field. The lighting poles vary from 60 to 70 feet in height. The application includes a photometric study which depicts anticipated light levels on the existing fields and on the perimeter of the property. The photometric study indicates limited



light spillage beyond the perimeter of the property, including along approximately 500 feet of the property's western boundary, where light levels are estimated between 0.01 and 0.47 foot-candles and along approximately 1,000 feet of the property's northern boundary adjoining Route 7, where light levels are estimated between 0.01 and 0.62 foot candles.

The Light and Glare Standards of the Zoning Ordinance, Section 5-1504(A), specify that publicly owned athletic competition fields must not cause illumination more than 10 foot-candles at the property line. Based on the submitted photometric study the proposed lighting meets County standards. However, Community Planning Staff acknowledges that this portion of the Rural Policy area is generally devoid of man-made nighttime light sources and is characterized by a relatively dark night sky. As such, the proposed athletic field lighting may adversely affect the natural nighttime environment in certain locations which have views towards the athletic fields and park. Community Planning Staff recommends that the application be subject to conditions of approval that ensure conformance with the County's lighting policies as outlined in Chapter 3-Natural, Environmental, and Heritage Resources policies of the 2019 GP.

The County's lighting policies recognize that exterior lightning is an inherent component of numerous uses and anticipate that public outdoor athletic playing fields and other outdoor recreational uses will be lighted. The lighting policies of the 2019 GP support the use of lighting for convenience and safety while minimizing light pollution and fostering a glare-free environment through proper lighting performance standards. The lighting policies also promote lighting standards to conserve energy and Dark Sky standards to preserve the night sky while simultaneously minimizing the nuisance of spillover light and light pollution (2019 GP, Chapter 3, Complementary Elements, Action 7.3.A.i. through iv.). As noted above, the application includes a photometric study which provides an illumination summary depicting the locations of the light poles and anticipated light intensities on the athletic fields and at the perimeter of the property. However, the application material lacks details for the lights, to determine if they are designed to maximize energy conservation, incorporate cutoff or shielding to reduce glare and minimize light pollution, or meet Dark Sky standards in conformance with the policies of the 2019 GP.

***Community Planning Staff requests additional information and commitments on the proposed lighting to demonstrate conformance with the lighting policies of the 2019 GP.***

***Staff recommends that the application be subject to conditions of approval requiring that:***

- ***All the lighting will be downward directed, full cutoff, fully shielded, and directed onto the athletic fields to minimize glare and light trespass on adjoining properties;***

- ***The proposed lighting is energy efficient, meets Dark Sky standards and, once operational, that periodic monitoring and corrective measures will be undertaken to assure that the illumination is the minimum level necessary for the use of the athletic fields; and***
- ***The hours of illumination of the proposed athletic fields be limited to mitigate potential impacts on adjacent properties.***

## **RECOMMENDATIONS**

Community Planning Staff finds that the addition of lighting to the existing athletic fields at Scott Jenkins Memorial Park is consistent with the land use policies of the 2019 GP. However, the proposed Special Exception has the potential to result in changes to the nighttime environment where the proposed lighted athletic fields are visible from surrounding properties. Community Planning Staff requests additional information and commitments to ensure the proposed lighting is in conformance with the lighting policies of the 2019 GP as outlined below.

- Energy efficiency,
- Full cutoff and fully shielded light fixtures,
- Limited hours of operation,
- Periodic monitoring and corrective measures, and
- Dark-Sky compliance to prevent light pollution.

Community Planning Staff further recommends that a community meeting be held in the area to inform residents of the proposed lighting. Community Planning Staff cannot support approval of the Special Exception request without additional commitments and information addressing the concerns outlined above.

Staff is available to meet with the applicant to discuss any comments or questions.

Cc: Alaina Ray, AICP, Director, Planning and Zoning Department, Via e-mail  
Randall Farren, AICP, Program Manager, Community Planning, Via e-mail

## County of Loudoun

### Department of Transportation and Capital Infrastructure

#### MEMORANDUM

**DATE:** August 11, 2021

**TO:** Rob Donaldson, Project Manager  
Department of Planning & Zoning

**FROM:** Deborah S. Miller, Transportation Planner *DM*  
DTCI, Transportation Planning & Traffic Engineering Division

**SUBJECT: SPEX 2021-0025 – Scott Jenkins Memorial Park  
First Referral**

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#### **Background**

This Special Exception (SPEX 2021-0025) application seeks approval to (1) allow the installation of lighting for the existing athletic fields at Scott Jenkins Memorial Park, pursuant to Section 5-1504(A) of the Loudoun County Revised 1993 Zoning Ordinance, by removing the Condition of Approval #5 (SPEX 2009-0004, approved February 26, 2010) prohibiting the use of field lighting on the property (PIN # 346-35-3765), and (2) allow the modification to the height limitation for exterior lighting, to increase the maximum allowable height from 25 feet, pursuant to Section 5-642(A)(1) of the Loudoun County Revised 1993 Zoning Ordinance, to 70 feet, in conformance with the Loudoun County Park and Recreation lighting standards, for the site (PIN # 346-35-3765).

There are five (5) existing athletic fields (4 baseball and 1 soccer/hockey) for public athletic use with associated parking, maintenance, and outdoor storage areas and the County transit facility (Harmony Park and Ride Lot) located on the property, which are all proposed to be retained with this SPEX application. The subject property (PIN # 346-35-3765) is located along the north side of East Colonial Highway (VA Route 7) and south side of Harry Byrd Highway (VA Route 7) and is addressed as 39480 East Colonial Highway (alternate address 39464 East Colonial Highway). Access to the site is provided via a full-movement site entrance to/from East Colonial Highway. No changes in site access or the public road network are proposed with this application. A site vicinity map is provided as **Attachment 1**.

Department of Transportation and Capital Infrastructure (DTCI) review of this application is based on materials received from the Department of Planning and Zoning on July 14, 2021, including (1) an Information Sheet, dated July 14, 2021; (2) a Statement of Justification prepared by the Applicant, dated June 24, 2021; (3) a Trip Generation Memorandum prepared by J2 Engineers, Inc., dated July 7, 2021; and (4) a SPEX Plat prepared by J2 Engineers, Inc., sealed on June 27, 2021.

#### **Executive Summary**

**DTCI can support the approval of this SPEX application as proposed with this submission.**

### **Countywide Transportation Plan Arterial and Collector Roadways**

The existing and planned transportation network is subject to the policies of the Loudoun County 2019 Countywide Transportation Plan (2019 CTP). Arterial and collector roadways in the vicinity of the proposed development are described below.

#### **Harry Byrd Highway – VA Route 7**

*Hamilton Station Road (VA Route 704) to Charles Town Pike (VA Route 9)*

	<b>Existing Condition</b>	<b>Ultimate Condition</b>
<i>Functional Classification (CTP)</i>	Principal Arterial (Freeway)	Principal Arterial (Freeway)
<i>Section/Lanes</i>	4 Lanes / R4F	6 Lanes / R6F
<i>Bicycle and Pedestrian Facilities</i>	None	None
<i>Speed Limit</i>	55 mph	–
<i>VDOT Traffic Counts</i>	46,000 (2019)	–
<i>Ultimate Improvements</i>	<i>Widen to R6F section (6 lanes) per 2019 CTP.</i>	
<i>Notes</i>	<i>Roadway improvements within the Rural Policy Area will be constructed in conformance with the Heritage Resource Policies of the CTP, the Historic, Archaeologic, and Scenic Resources Policies of the General Plan, and the Heritage Corridor and Cultural Landscape Policies of the Heritage Preservation Plan.</i>	

#### **East Colonial Highway – Business VA Route 7**

*Town of Hamilton to Canby Road (VA Route 662)*

	<b>Existing Condition</b>	<b>Ultimate Condition</b>
<i>Functional Classification (CTP)</i>	Major Collector	Major Collector
<i>Section/Lanes</i>	2 Lanes / R2	2 Lanes / R2
<i>Bicycle and Pedestrian Facilities</i>	Shared Use Path along portion of the site frontage.	Addition of On-Road Shared Bicycle facilities.
<i>Speed Limit</i>	35 mph	–
<i>VDOT Traffic Counts</i>	9,400 (2019)	–
<i>Notes</i>	<i>This roadway is designated as a Virginia Byway. Any improvements along this roadway will be constructed in conformance with the Heritage Resource Policies of the CTP, the Historic, Archaeologic, and Scenic Resources Policies of the General Plan, and the Heritage Corridor and Cultural Landscape Policies of the Heritage Preservation Plan.</i>	

### **Summary of Traffic Memorandum**

DTCI's assessment of the Applicant's traffic analysis and transportation impacts deriving from the proposed development is based on review the Applicant's submission materials, existing and planned transportation facilities, and applicable County policies.

Currently, the site (PIN # 346-35-3765) is operating as an Active Recreation Park and a Commute Lot facility. The Applicant is seeking approval to allow the installation of lighting for the five (5) existing athletic fields on the property. Per the Applicant's Traffic Memorandum, the proposed lighting will only afford additional play at the park outside of the PM Peak Hour and therefore will not generate any significant additional vehicular traffic during peak hour trips to the park.

### **Transportation Comments and Recommendations**

Based upon review of the Applicant's submission materials, DTCI has the following comments:

#### ***Traffic Study***

1. DTCI has reviewed the Applicant's Traffic Memorandum and finds it to be an acceptable evaluation of the proposal. The use of pole mounted lighting directed downward and inward for the site would have minimal impact on the public roadway network. Any additional trip generation resulting from the installation of athletic fields lights is expected to be minimal and outside the PM peak traffic period.

#### ***Roadway Network and Site Access***

2. The proposed athletic field lighting does not conflict with any existing or planned roadway shown on the Loudoun County 2019 Countywide Transportation Plan (2019 CTP).
3. Approval of the application as proposed would not adversely affect the public roadway network in the vicinity of the site. No changes to the current site access or external road layout are proposed with this application.

### **ATTACHMENT**

1. Vicinity Map

cc: John Thomas, PTP, Assistant Director, DTCI  
Lou Mosurak, AICP, Senior Coordinator, DTCI  
Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT

August 11, 2021



**Loudoun County, Virginia**

[www.loudoun.gov](http://www.loudoun.gov)

Print

(map not to scale)



**SPEX 2021-0025**

**Scott Jenkins Memorial Park**

**ATTACHMENT 1**



**Loudoun County, Virginia  
Department of Fire and Rescue  
Fire Marshal's Office**

23675 Belmont Ridge Road, Suite 150  
Ashburn Virginia 20148  
Phone 703-737-8600 Fax 703-737-8595



## **Memorandum**

**DATE:** August 10, 2021

**TO:** Rob Donaldson, Project Manager, Engineering Division

**FROM:** Christopher Richardson, Fire Inspector

**THRU:** Linda Hale, Chief Fire Marshal

**SUBJECT:** SPEX-2021-0025 Scott Jenkins Memorial Park First Submission

The Loudoun County Fire Marshal's Office (FMO) has no objection to approval of the Special Exception resulting from the review of the project SPEX-2021-0025 Scott Jenkins Memorial Park First Submission.

If there are any changes to the plans include the Fire Marshal's Office in review to ensure fire code compliance.

**I. Requirements: From the current Loudoun County Facilities Standards Manual (FSM) and the current Loudoun County Fire Prevention Code (LCFPC)**

1. None.

Information for requesting a modification to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner's agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.
2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact Chief Fire Marshal Linda Hale at 703/737-8600. The owner of a structure, the owner's agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official's refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person's wishing to file an appeal shall address it to Deputy Fire Marshal at [DutyFm@Loudoun.gov](mailto:DutyFm@Loudoun.gov), or send by certified mail to the Loudoun Fire Marshal's Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official's decision.



**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**

DATE: August 13, 2021

TO: Rob Donaldson, Project Manager, Department of Planning and Zoning

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Bill Cain, Natural Resources Program Manager

CC: Kyle Dingus, County Urban Forester  
Maggie Auer, Floodplain Administrator

**SUBJECT: SPEX-2021-0025 Scott Jenkins Memorial Park**

The Natural Resources Team (NRT) and the Floodplain Management Team (FMT) reviewed the Special Exception, received on July 14, 2021 and offers the following comments:

**Recommendations:**

**Floodplain Management:**

- 1) Please provide the Source of Floodplain Note pursuant to Section 8.101.A.20 of the FSM as a note on Sheet 1:

“There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0095E, effective February 17, 2017.”

**Natural Resources:**

- 2) Staff acknowledges that at this time no proposed work will be conducted outside of areas that have already been disturbed. Note 12 on Sheet 1 contains wetland information for the project area. Staff notes that the wetland information referenced is most likely expired as wetland information is typically only valid for 5 years. If any work is proposed in areas that were not previously disturbed than new updated wetland information will be required. (FSM 8.111.A.2)
- 3) Staff recommends the following minor edits be updated on the Soils Legend table on Sheet 2 consistent with FSM 6.120.B.1:
  - a. Please update the Class for soil mapping unit 10B to IV W.

- b. Please update the hydrologic group for soil mapping units 20C and 22B to B/C.

**County Urban Forester:**

There are no County Urban Forester comments at this time.

Please ensure that any future submissions are referred to the Natural Resources Team and contact me if you have any questions or need additional information.



## COUNTY OF LOUDOUN PARKS, RECREATION AND COMMUNITY SERVICES REFERRAL MEMORANDUM

**To:** Rob Donaldson, Project Manager, Planning and Zoning Department (**MSC #62**)

**From:** Mark A. Novak, ASLA, Park Planner, Facilities Planning and Development (**MSC #78**)

**CC:** Steve Torpy, Director  
Karen Sheets, Assistant Director  
Jeremy Payne, Assistant Director  
Rameir Martin, Assistant Director  
Myla Neal, Assistant Director  
Jefferson Miller, Park Planner  
Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District  
Kelly Foltman, Vice Chairman, PROS Board, Blue Ridge District  
James O'connor, PROS Board, Algonkian District  
Robert C. Wright, PROS Board, Catocin District  
Tom Bellanca, PROS Board, Chair At-Large  
Carrie-Anne Mosley, Open Space Member At-Large  
Erik Scudder, Open Space Member At-Large

**Date:** August 9, 2021

**Subject:** Scott Jenkins Memorial Park | SPEX 2021-0025

**Election District:** Catocin      **Sub Planning Area:** Route 7 West

**MCPI #** 346-35-3765, 346-36-7436

### **BACKGROUND:**

The Department of Transportation and Capital Infrastructure (DTCI) on behalf of the Department of Parks Recreation and Community Service (PRCS) is seeking approval of a Special Exception Application (SPEX) to provide lighting for the existing athletic fields. While athletic field lighting is a permitted use, the SPEX request is necessary due to: (a) the prior approved SPEX for the public recreation facility (SPEX-2009-0004) contained a condition of approval (Condition #5) that prohibited the field lighting, and (b) the height of the lights, while in conformance with Loudoun County Parks & Recreation standards, will exceed the allowable height set forth in Section 5-1504(A) of the R93ZO. A modification of this section is requested with this Special Exception request.

It is noted that the Development Condition was generated due to public pushback that the ballfield lighting would negatively impact the adjacent poinsettia farm. It is further noted that the poinsettia farm is no longer in business, and that the proposed lighting will only generate a maximum brightness level of 0.62-foot candles at the northern property line which borders Route 7.

**COMMENTS/RECOMMENDATIONS:**

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov).

PO Box 4000 | 44865 LOUDOUN WATER WAY | ASHBURN, VA 20146  
TEL 571.291.7700 | FAX 571.223.2910

August 12, 2021

Rob Donaldson  
Building and Development  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

**Re: SCOTT JENKINS MEMORIAL PARK  
SPEX-2021-0025**

Dear Mr. Donaldson:

Loudoun Water has reviewed the referenced applications and offers no objection to approval.

Should you have any questions, please do not hesitate to contact me at 571-291-2912 or by email at [wsteele@loudounwater.org](mailto:wsteele@loudounwater.org)

Sincerely,



Randy Steele  
Project Engineer



## MEMORANDUM

To: Rob Donaldson, Project Manager

From: Stephen T. Goodrich, Planner III, Zoning Administration

CC: Michelle M. Lohr, Deputy Zoning Administrator  
Teresa Miller, Principal Planner

Date: August 20, 2021

Re: SPEX-2021-0025, Scott Jenkins Memorial Park, 1st referral

PIN: 346-35-3765-000

Zoning Administration staff has reviewed the 1<sup>st</sup> referral of the application for a Special Exception, SPEX-2021-0025, Scott Jenkins Memorial Park, including the SPEX plat and the Statement of Justification (SOJ) provided with the July 14, 2021 Referral Memorandum. The subject site is zoned AR-1 (Agricultural Rural-1) subject to Section 2-100 of the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance). SPEX-2021-0025 is a request from the Loudoun County Department of Transportation and Capital Infrastructure (DTCI) for amendment of Condition #5, a Condition of Approval of SPEX-2009-004, the Special Exception which permits Scott Jenkins Memorial Park on the subject site as a “Community, neighborhood or regional park, active recreational uses” (Section 2-102). Condition #5 prohibited lighting of the park. SPEX-2021-0025 also requests modification of lighting standards contained in Zoning Ordinance Section 5-1504, Light and Glare Performance Standards, that would be employed if Condition #5 regarding the prohibition on lighting is removed.

Publicly owned facilities utilized for athletic competition are exempt from the 0.25 foot candle above background light illumination maximum requirement at the lot line of any adjacent residential use (Section 5-1504(A)). However, publicly owned facilities for athletic competition must use “cut off and fully shielded” lighting fixtures that are aimed downward and inward and are shielded in directions away from the field to minimize glare and light trespass onto adjacent properties. Illumination is limited to 10 foot candles above background levels at the lot line. Lighting that does not meet the standards can be modified by Special Exception pursuant to Section 5-1504 (C).

Zoning Administration staff reviewed the SPEX plat and Statement of Justification dated 6/24/2021 (rather than those dated 5/25/2021 which are also included) and provide the following comments or request for revisions:

## STATEMENT OF JUSTIFICATION

1. The applicant presents a discussion of “CRITERIA” in the STATEMENT OF JUSTIFICATION that mixes the six (6) “Issues for Consideration” as presented in Section 6-1309 (1-6) of the Revised 1993 Loudoun County Zoning Ordinance with seven additional criteria of unknown origin. Revise the SOJ to present the “Issues for Consideration” from Section 6-1309 (1-6) as they appear in the ZO, each including the applicant’s response. The remaining 8 items and responses may remain in the SOJ at the applicant’s discretion. If they remain, the source should be provided.
2. To provide additional clarity and understanding of the request, revise the SOJ to state specifically the section of the Zoning Ordinance that contains the lighting standard that the applicant seeks relief from, the specific light pole height proposed and the number of light poles proposed. (Indicated on the SPEX plat as 60’ – 70’, 23 total poles)
3. Include in the SOJ the specific illumination limit of ten foot candles above background light levels required by Section 5-1504(A) and note the intention as stated on Sheet 4 of SPEX plat to limit light levels to 3 foot candles above background light levels.

## SPEX PLAT

4. Be advised that in the event the Special Exception is approved, the applicant will need to obtain site plan approval pursuant to Section 6-700, followed by zoning permit approval pursuant to Section 6-1000.
5. The applicant should be prepared to provide a photometric plan in a site plan that is legible without extreme magnification.

## SHEET 1 - GENERAL NOTES

6. Note 1 - The referenced Section 6-1309 contains “Issues for Consideration” that are to be addressed by the applicant for consideration by the Board of Supervisors (BOS). The “Issues for Consideration” are not standards requiring compliance and therefore the term “In accordance ...” is inappropriate. Revise the statement. A suggested replacement would be “To address Section 6-1309(2) Issues for Consideration in the Revised 1993 Loudoun County Zoning Ordinance, the increased mounting height...”. See Comment 1 above.
7. Note 1 - Section 5-1504(A) does not contain an allowable height standard and therefore, is the incorrect standard from which a special exception is needed to install light poles of 60’ to 70’. Provide the correct section reference for the standard from which relief is sought.
8. Note 5 - Remove the word “of” between “approved” and Special”.
9. Note 10 - Add Section 5-1200 as the applicable standard.
10. Note 14 - Provide the title, author and date of the cultural resources survey that supports this

statement.

11. Note 15 - Provide the title, author and date of the document that supports this statement.

#### SHEET 1 - ZONING REQUIREMENTS TABLE

12. Revise the figures under Lot Requirements to be consistent with those approved on STPL-2009-0011 and as required by the Zoning Ordinance as follows:
  - a. Remove the Length to Width ratio. It is not a requirement of Section 2-100.
  - b. Change “yard” to “Building Setback”. The setback from Harry Byrd Highway should be 200 feet.
  - c. Note the Lot Coverage Maximum of 11% and the actual coverage of .02% as approved on STPL-2009-0011. Provide a revised current actual coverage figure if coverage has changed.

#### SHEET 3

13. Revise the “LIMITS OF SPEX AREA” to include only the ball fields where the lights that are the subject of the SPEX are proposed to be installed unless it is intended for the SPEX to affect the existing lights in the existing parking lots. If so, the SOJ should be revised accordingly.

PURSUANT TO SECTION 6-1309 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE THE FOLLOWING ISSUES FOR CONSIDERATION SHALL BE ADDRESSED IN THE APPLICATION. (See also Comment 1 above)

1. Section 6-1309(1): Applicant’s #1 Whether the proposed special exception is consistent with the Comprehensive Plan –Zoning Administration staff defers to the Community Planning Division regarding the consistency of this application with the Loudoun County 2019 General Plan (2019 GP).
2. Section 6-1309(2): Applicant’s #3 Whether the level and impact of any noise, light, glare, odor, or other emissions generated by the proposed use will negatively impact surrounding uses – The applicant states that the proposed added lighting for the ballfields “will not negatively impact the area in any unusual or significant way above or beyond what is normal for a site of this nature.” It is also noted that the conditions on adjacent parcels (a poinsettia farm) that led to the imposition of Condition #5 which prohibited lighting, is no longer extant. Further, the application states that the maximum light level at the northern property line will be 0.62 foot candles, well below the maximum of 10 foot candles permitted for publicly owned athletic competition facilities. Other than the requested relief from Section 5-1504(A), compliance with all other performance standards from Section 5-1500 of the Zoning Ordinance designed to mitigate impacts will be required as appropriate upon site plan submission.
3. Section 6-1309(3): Applicant’s #4 Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels. The Statement of Justification states



simply that the proposed lighting complements the park. The applicant did not provide a specific discussion of compatibility. The park site is bordered on two of its three property lines by a Principal Arterial and Major Collector highway. Low density residential and open space land uses are predominant in the vicinity. Zoning Administration staff defers to the Community Planning Division concerning the compatibility of the proposed use with the surrounding neighborhood as it currently exists and as envisioned by the applicable Place Type of the 2019 General Plan.

4. Section 6-1309(4): Applicant's #6 Whether the proposed special exception adequately protects and mitigates impacts on the environment or natural features including but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater, air quality, topographic, scenic, archaeological, or historic features, and agricultural and forestal lands. Zoning Administration staff defers to the Community Planning Division and the Department of Building and Development's Natural Resources Division to evaluate the adequacy of mitigation of impacts to any environmental and natural features on the property. The applicant noted in the Statement of Justification that "the proposed uses in the special exception will not damage existing animal habitat, vegetation, and water or air quality."
5. Section 6-1309(5): Applicant's #7 Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public. The applicant responds to this review criteria by noting the Comprehensive Plan's recognition of parks as rural character preservation tools and compatibility with the land use patterns in the Rural Policy Area. Zoning Administration staff defers to the Community Planning Division to determine if the proposed special exception will contribute to or promote the welfare or convenience of the public as envisioned by the 2019 GP at this location.
6. Section 6-1309(6): Applicant's #8 Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections, and other transportation services and in rural areas, by adequate on-site utilities. The applicant notes that the property will be served by Loudoun County utilities which have ample capacity. Ball field lighting alone would not be expected to challenge the adequacy of the noted services or utilities. Zoning Administration staff defers to the Virginia Department of Transportation (VDOT), the Department of Transportation and Capital Infrastructure (DTCI), Loudoun Water and Loudoun County Health Department regarding adequate transportation, water, sewer, and other infrastructure that serve the site.

## MEMORANDUM

To: Rob Donaldson, Project Manager, Land Use Review  
From: Steve Thompson, PhD, RPA, County Archaeologist, Community Planning  
Date: October 25, 2021  
Re: SPEX-2021-0025, Scott Jenkins Memorial Park; Archaeology 2nd Referral

Note #14 on the SPEX plat has been amended in accordance with the FSM Section 8.101.A.21.

There are no additional outstanding cultural resources issues with this application.

cc: Alaina Ray, AICP, Director, Planning and Zoning (via e-mail)  
Randall Farren, AICP, Manager, Community Planning (via e-mail)  
Heidi Siebentritt, Principal Planner, Community Planning (via e-mail)

**From:** [Giglio, Patrick](#)  
**To:** [Donaldson, Rob](#)  
**Cc:** [Farren, Randall](#); [Torrible, Christina](#)  
**Subject:** File-Community Planning 2nd Ref-SPEX-2021-0025 Scott Jenkins Memorial Park  
**Date:** Thursday, October 28, 2021 1:36:38 PM

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Rob

Community Planning Staff has reviewed the most recent application submittals dated October 6, 2021 and finds those issues raised in the first referral pertaining to the proposed lighting have been adequately addressed. Community Planning Staff supports approval of the Special Exception (SPEX) with conditions of approval to require periodic monitoring and corrective measures to assure that the illumination is the minimum level necessary for the use of the athletic fields.

Pat Giglio  
Planner III, Community Planning  
Loudoun County Department of Planning & Zoning  
1 Harrison Street, S.E., 3rd Floor  
Leesburg, Virginia 20175  
703.777.0246 [Main] 703.737.8563 [Direct]

## County of Loudoun

### Department of Transportation and Capital Infrastructure

#### MEMORANDUM

**DATE:** November 8, 2021

**TO:** Rob Donaldson, Project Manager  
Department of Planning & Zoning

**FROM:** Deborah S. Miller, Transportation Planner *DM*  
DTCI, Transportation Planning & Traffic Engineering Division

**SUBJECT: SPEX 2021-0025 – Scott Jenkins Memorial Park  
Second Referral**

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#### **Background**

This referral updates the status of comments noted in the Department of Transportation and Capital Infrastructure (DTCI) first referral for this SPEX application, dated August 11, 2021. This Special Exception (SPEX 2021-0025) application seeks approval to (1) allow the installation of lighting for the existing athletic fields at Scott Jenkins Memorial Park, pursuant to Section 5-1504(A) of the Loudoun County Revised 1993 Zoning Ordinance, by removing the Condition of Approval #5 (SPEX 2009-0004, approved February 26, 2010) prohibiting the use of field lighting on the property (PIN # 346-35-3765), and (2) allow the modification to the height limitation for exterior lighting, to increase the maximum allowable height from 25 feet, pursuant to Section 5-642(A)(1) of the Loudoun County Revised 1993 Zoning Ordinance, to 70 feet, in conformance with the Loudoun County Park and Recreation lighting standards, for the site (PIN # 346-35-3765).

There are five (5) existing athletic fields (4 baseball and 1 soccer/hockey) for public athletic use with associated parking, maintenance, and outdoor storage areas and the County transit facility (Harmony Park and Ride Lot) located on the property, which are all proposed to be retained with this SPEX application. The subject property (PIN # 346-35-3765) is located along the north side of East Colonial Highway (VA Route 7) and south side of Harry Byrd Highway (VA Route 7) and is addressed as 39480 East Colonial Highway (alternate address 39464 East Colonial Highway). Access to the site is provided via a full-movement site entrance to/from East Colonial Highway. No changes in site access or the public road network are proposed with this application. A site vicinity map is provided as **Attachment 1**.

This update is based on DTCI staff review of materials for this application received from the Department of Planning and Zoning (DPZ) on October 7, 2021, including (1) an Information Sheet, dated October 7, 2021; (2) a revised Statement of Justification prepared by the Applicant, dated October 6, 2021; (3) the Applicant's letter of responses to referral comments, prepared by J2 Engineers, Inc. and dated October 6, 2021; and (4) a revised SPEX Plat prepared by J2 Engineers, Inc. and revised through September 29, 2021.

## **Executive Summary**

DTCI can support the approval of this SPEX application as proposed with this submission.

## **Transportation Comments and Recommendations**

Staff comments from the first DTCI referral (August 11, 2021) as well as the Applicant's responses to these comments (October 6, 2020) are provided below. Based upon review of the Applicant's revised submission materials, DTCI has provided updated statuses for its first referral comments.

### ***Traffic Study***

1. Initial Staff Comment (First Referral, August 11, 2021): DTCI has reviewed the Applicant's Traffic Memorandum and finds it to be an acceptable evaluation of the proposal. The use of pole mounted lighting directed downward and inward for the site would have minimal impact on the public roadway network. Any additional trip generation resulting from the installation of athletic fields lights is expected to be minimal and outside the PM peak traffic period.

*Applicant's Response (October 6, 2021): Acknowledged.*

**Comment Status**: No further comment.

### ***Roadway Network and Site Access***

2. Initial Staff Comment (First Referral, August 11, 2021): The proposed athletic field lighting does not conflict with any existing or planned roadway shown on the Loudoun County 2019 Countywide Transportation Plan (2019 CTP).

*Applicant's Response (October 6, 2021): Acknowledged.*

**Comment Status**: No further comment.

3. Initial Staff Comment (First Referral, August 11, 2021): Approval of the application as proposed would not adversely affect the public roadway network in the vicinity of the site. No changes to the current site access or external road layout are proposed with this application.

*Applicant's Response (October 6, 2021): Acknowledged.*

**Comment Status**: No further comment.

cc: John Thomas, PTP, Assistant Director, DTCI  
Lou Mosurak, AICP, Senior Coordinator, DTCI



Environmental Health  
Phone: 703 / 777-0234  
Fax: 703/771-5023

## *Loudoun County Health Department*

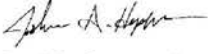
P.O. Box 7000  
Leesburg VA **20177-7000**



Community Health  
Phone: 703/777-0236  
Fax: 703/ 771-5393

November 5, 2021

**MEMORANDUM TO:** Rob Donaldson  
Project Manager  
Building and Development

**FROM:** Joshua Hepner   
Environmental Health Supervisor  
Division of Environmental Health

**SUBJECT:** **Scott Jenkins Memorial Park**  
**SPEX-2021-0025**

**PIN:** **346353765**

**2<sup>nd</sup> Submission**

This Department reviewed the plat by J2 Engineers, Inc. revised September 29, 2021, and staff supports approval of the application.

If further information or clarification on the above project is required, please contact Joshua Hepner at 703-771-5814.

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**

DATE: November 4, 2021

TO: Rob Donaldson, Project Manager, Department of Planning and Zoning

FROM: Anna Dougherty, Natural Resources Team Leader

THROUGH: Bill Cain, Natural Resources Program Manager

CC: Kyle Dingus, County Urban Forester  
Maggie Auer, Floodplain Administrator

**SUBJECT: SPEX-2021-0025 Scott Jenkins Memorial Park (2<sup>nd</sup> Submission)**

The Natural Resources Team (NRT) and the Floodplain Management Team (FMT) reviewed the Special Exception, received on July 14, 2021 and offers the following comments:

**Recommendations:**

**Natural Resources:**

There are no natural resource comments at this time. All of the previous comments have been addressed.

**County Urban Forester:**

There are no County Urban Forester comments at this time.

**Floodplain Management:**

There are no floodplain management comments at this time. All of the previous comments have been addressed.

Please ensure that any future submissions are referred to the Natural Resources Team and contact me if you have any questions or need additional information.





## Loudoun County Fire and Rescue

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PO Box 7100  
801 Sycolin Road SE, Suite 200  
Leesburg, VA 20177-7100  
Phone 703-777-0333 Fax 703-771-5359



# Memorandum

To: Rob Donaldson, Project Manager  
From: Maria Figueroa Taylor, Fire-Rescue Planner *MT*  
Date: November 8, 2021  
Subject: Scott Jenkins Memorial Park  
SPEX-2021-0025

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Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION</b> <b>LOUDOUN LAND USE</b> <b>PROJECT REVIEW</b> <b>COMMENT AND RESOLUTION SHEET</b>				<b>TIA - NOT REQUIRED</b>		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: SPEX-2021-0025			DEVELOPER/ENGINEER: J2 ENGINEERS		REVIEWER(S): KENNETH KEKESSIE, P.E. <a href="mailto:KENNETH.KEKESSIE@VDOT.VIRGINIA.GOV">KENNETH.KEKESSIE@VDOT.VIRGINIA.GOV</a>		DATE: 11.16.2021
PROJECT NAME: SCOTT JENKINS MEMORIAL PARK			REVIEW PHASE & TYPE: 2ND SUBMISSION		DISCIPLINE: LAND USE		
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE <sup>(2)</sup> DATE:		FINAL DISPOSITION <sup>(3)</sup>	
SITE PLAN							
1.01	G	VDOT has no objections to the approval of the application.	1				

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.

**From:** [Goodrich, Steve](#)  
**To:** [Donaldson, Rob](#)  
**Cc:** [Lohr, Michelle](#); [Reed, Ryan](#)  
**Subject:** SPEX-2021-0025, Scott Jenkins Memorial Park, 2nd referral  
**Date:** Friday, October 29, 2021 4:35:17 PM

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Rob,

Zoning Administration has received and reviewed the 2<sup>nd</sup> referral of SPEX-2021-0025, Scott Jenkins Memorial Park, including the applicant's comment response letter, revised Statement of Justification and revised SPEX plat. The applicant has satisfactorily addressed all Zoning Administration comments provided in a memorandum dated August 20, 2021. No further Zoning Administration review is necessary unless additional revisions affecting Zoning Ordinance requirements are made.

Steve Goodrich

Stephen T. Goodrich, AICP  
Planner III, Zoning Administration  
Loudoun County Department of Planning and Zoning  
1 Harrison Street, S.E., 3<sup>rd</sup> floor, P.O. Box 7000  
Leesburg, Virginia 20177-7000  
703-777-0146  
Visit Us On The Web: <https://www.loudoun.gov/planning>

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

In keeping with the Virginia Freedom of Information Act (FOIA), emails and all attachments may be released to others upon request for inspection and copying without prior notification.

October 06, 2021

Rob Donaldson  
Loudoun County  
Department of Building and Development  
1 Harrison Street, S.E.  
Leesburg, VA 20177

**Re: SPEX-2021-0025; Scott Jenkins Memorial Park  
1<sup>st</sup> Submission**

Dear Mr. Donaldson,

In response to Loudoun County review comments dated August 13, 2021, regarding the above referenced project, we offer the following:

**BUILDING & DEVELOPMENT**

1. On Sheet 1 of the plan, under Zoning Requirements, indicate these are based on the Base Density Development Option of the AR-1 zoning district.

**Response: The Zoning Requirements section has been updated as requested.**

2. On Sheet 1 of the plan, under Zoning Requirements, delete the length/width ratio language as this is not a requirement of the Base Density Development Option.

**Response: The length/width ratio language has been removed from the Zoning Requirements as requested.**

3. On Sheet 1 of the plan, under Zoning Requirements, revise the label “Front” to read “Minimum Yards” and add reference to 25’ from property lines, per the Revised 1993 Zoning Ordinance Section 2-103(A)(3)(c).

**Response: The setbacks have been revised to read “Minimum Yards” in the Zoning Requirements section as requested.**

4. On Sheet 1 of the plan, under Zoning Requirements, revise the language for Lot Coverage to match that in the Revised 1993 Zoning Ordinance Section 2- 103(A)(3)(d).

**Response: The Zoning Requirement section has been updated to read “Maximum Lot Coverage” as requested.**

5. On Sheet 1 of the plan, under Zoning Requirements, revise the language for Building Height to match that in the Revised 1993 Zoning Ordinance Section 2-103(A)(3)(e).

**Response: The Zoning Requirement section has been updated to read “Maximum Building Height” as requested.**

6. On Sheet 1 of the plan, revise Note #3 to include application CMPT-2009-0003 approved 02/02/2010.1

**Response: The above application has been added to Note #3 as requested.**

7. On Sheet 1 of the plan, revise Note #5 to add the prefix STPL to the two noted application numbers.

**Response: The application prefixes have been added to the listed applications in Note #5 as requested. Please note that these applications have the prefix of ‘SPEX’ instead of ‘STPL’.**

8. On Sheet 1 of the plan, revise Note #16 revise to eliminate redundant usage of the word “all”.

**Response: Note #16 has been revised to eliminate redundancy as requested.**

9. On Sheets 2, 3, and 4 of the plan, add an appropriate label for the currently unlabeled parcel 346-46-6429 on the north side of Harry Byrd Highway.

**Response: The above parcel information has been added to the plan as requested.**

## **NRT**

10. Please provide the Source of Floodplain Note pursuant to Section 8.101.A.20 of the FSM as a note on Sheet 1:

“There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0095E, effective February 17, 2017.”

**Response: The above statement has been added to the General Notes as Note #17 on Sheet 1.**

11. Staff acknowledges that at this time no proposed work will be conducted outside of areas that have already been disturbed. Note 12 on Sheet 1 contains wetland information for the project area. Staff notes that the wetland information referenced is most likely expired as wetland information is typically only valid for 5 years. If any work is proposed in areas that were not previously disturbed than new updated wetland information will be required. (FSM 8.111.A.2)

**Response: Acknowledged; new wetland permits shall be obtained if any work is proposed outside the original limits of clearing and grading.**

12. Staff recommends the following minor edits be updated on the Soils Legend table on Sheet 2 consistent with FSM 6.120.B.1:



- a. Please update the Class for soil mapping unit 10B to IV W.

**Response: The Class for soil mapping unit 10B has been updated to IV W.**

- b. Please update the hydrologic group for soil mapping units 20C and 22B to B/C.

**Response: The hydrologic group for soil mapping units 20C and 22B have been updated. See Sheet 2.**

## **ZONING**

### **Statement of Justification**

13. The applicant presents a discussion of “CRITERIA” in the STATEMENT OF JUSTIFICATION that mixes the six (6) “Issues for Consideration” as presented in Section 6-1309 (1-6) of the Revised 1993 Loudoun County Zoning Ordinance with seven additional criteria of unknown origin. Revise the SOJ to present the “Issues for Consideration” from Section 6-1309 (1-6) as they appear in the ZO, each including the applicant’s response. The remaining 8 items and responses may remain in the SOJ at the applicant’s discretion. If they remain, the source should be provided.

**Response: The Issues for Consideration in the Statement of Justification have been trimmed to reflect the Issues listed in Section 6-1309.**

14. To provide additional clarity and understanding of the request, revise the SOJ to state specifically the section of the Zoning Ordinance that contains the lighting standard that the applicant seeks relief from, the specific light pole height proposed, and the number of light poles proposed. (Indicated on the SPEX plat as 60’ – 70’, 23 total poles)

**Response: The purpose of this SPEX application has been restated to read that this SPEX request is necessary due to the prior approved SPEX-2009-0004 which contained a condition of approval (Condition #5) that prohibited field lighting. The proposed athletic field lighting is in compliance with the Zoning Ordinance standards. Additionally, the Statement of Justification has been amended to indicate the number of proposed light poles and their mounting height.**

15. Include in the SOJ the specific illumination limit of ten foot candles above background light levels required by Section 5-1504(A) and note the intention as stated on Sheet 4 of SPEX plat to limit light levels to 3 foot candles above background light levels.

**Response: Criteria #2 has been revised to include the specific illumination limits as stated in the Z.O. and as shown on the SPEX plat as requested.**

### **SPEX Plat**

16. Be advised that in the event the Special Exception is approved, the applicant will need to obtain site plan approval pursuant to Section 6-700, followed by zoning permit approval pursuant to



Section 6-1000.

**Response: Acknowledged; a Site Plan Amendment and associated permits will be pursued if this Special Exception gains approval.**

17. The applicant should be prepared to provide a photometric plan in a site plan that is legible without extreme magnification.

**Response: Acknowledged; a detailed and legible Photometric Plan will be provided at the time of final engineering.**

## Sheet 1

18. Note 1 - The referenced Section 6-1309 contains “Issues for Consideration” that are to be addressed by the applicant for consideration by the Board of Supervisors (BOS). The “Issues for Consideration” are not standards requiring compliance and therefore the term “In accordance ...” is inappropriate. Revise the statement. A suggested replacement would be “To address Section 6-1309(2) Issues for Consideration in the Revised 1993 Loudoun County Zoning Ordinance, the increased mounting height...”. See Comment 1 above.

**Response: Note 1 on Sheet 1 has been updated to address the above comment.**

19. Note 1 - Section 5-1504(A) does not contain an allowable height standard and therefore, is the incorrect standard from which a special exception is needed to install light poles of 60’ to 70’. Provide the correct section reference for the standard from which relief is sought.

**Response: The Section 5-1504(A) has been removed from the plan; the purpose of this SPEX application is to solely address a previous Condition of Approval for the subject site (Condition #5 associated with SPEX-2009-0004). Please see Sheet 1 Note 1.**

20. Note 5 - Remove the word “of” between “approved” and Special”.

**Response: The word “of” has been removed from Note 5 as requested.**

21. Note 10 - Add Section 5-1200 as the applicable standard.

**Response: Section 5-1200 has been referenced in Note 10 as requested.**

22. Note 14 - Provide the title, author and date of the cultural resources survey that supports this statement.

**Response: The title, author and date of the cultural resources survey has been added to Note 14.**

23. Note 15 - Provide the title, author and date of the document that supports this statement.



**Response: The title, author and date of the cultural resources survey has been added to Note 15.**

24. Revise the figures under Lot Requirements to be consistent with those approved on STPL-2009-0011 and as required by the Zoning Ordinance as follows:

a. Remove the Length to Width ratio. It is not a requirement of Section 2-100.

**Response: The length to width ratio has been removed from the zoning requirements table.**

b. Change “yard” to “Building Setback”. The setback from Harry Byrd Highway should be 200 feet.

**Response: The word “yard” has been changed to “Minimum Yards” per Zoning Ordinance Section 2-103(A) (3)(c) and per the Department of Building and Development comment #3. The setback/ yard for Harry Byrd Highways changed to 200’.**

c. Note the Lot Coverage Maximum of 11% and the actual coverage of .02% as approved on STPL- 2009-0011. Provide a revised current actual coverage figure if coverage has changed.

**Response: The Provided Lot Coverage for the subject site has not changed from what was previously determined with STPL-2009-0011. The current coverage percentage has been added to the Zoning Requirements section as requested. Please see Sheet 1.**

### Sheet 3

25. Revise the “LIMITS OF SPEX AREA” to include only the ball fields where the lights that are the subject of the SPEX are proposed to be installed unless it is intended for the SPEX to affect the existing lights in the existing parking lots. If so, the SOJ should be revised accordingly.

**Response: The limits of spex area has been reduced to only include the area of the lighted athletic fields. Please see Sheet 3.**

## ARCHAEOLOGY

26. Staff recommends that the applicant amend Note #14 on the SPEX plat in conformity with Facilities Standards Manual Section 8.101.A.21 to include the full title, company name, and completion date of the Phase I cultural resources survey completed for the property. Staff recommends the existing text of Note #14 be struck and the following inserted in its place:

A Phase I cultural resources survey report, *Phase I Cultural Resources*





*Survey of the Proposed Hamilton Sports Park, Loudoun County, Virginia,* was prepared for the property by Cultural Resources, Inc. in June 2006. The Phase I survey identified no archaeological sites, cemeteries, burial grounds, graves, or other historic or cultural resources on the property.

**Response: Note #14 has been revised as recommended. Please see Sheet 1.**

## **DTCI**

27. DTCI has reviewed the Applicant's Traffic Memorandum and finds it to be an acceptable evaluation of the proposal. The use of pole mounted lighting directed downward and inward for the site would have minimal impact on the public roadway network. Any additional trip generation resulting from the installation of athletic fields lights is expected to be minimal and outside the PM peak traffic period.

**Response: Acknowledged.**

28. The proposed athletic field lighting does not conflict with any existing or planned roadway shown on the Loudoun County 2019 Countywide Transportation Plan (2019 CTP).

**Response: Acknowledged.**

29. Approval of the application as proposed would not adversely affect the public roadway network in the vicinity of the site. No changes to the current site access or external road layout are proposed with this application.

**Response: Acknowledged.**

## **COMMUNITY PLANNING**

30. All the lighting will be downward directed, full cutoff, fully shielded, and directed onto the athletic fields to minimize glare and light trespass on adjoining properties; The proposed lighting is energy efficient, meets Dark Sky standards and, once operational, that periodic monitoring and corrective measures will be undertaken to assure that the illumination is the minimum level necessary for the use of the athletic fields; and The hours of illumination of the proposed athletic fields be limited to mitigate potential impacts on adjacent properties.

**Response: The requested conditions were incorporate into the lighting notes found on Sheet 04 of the plan.**



If you have any questions or concerns, please feel free to contact me at 703-361-1550 Ex. 321 or [cewilliams@j2engineers.com](mailto:cewilliams@j2engineers.com).

**J2 Engineers, Inc.**

*Chris Williams*

Christian E. Williams, P.E.  
Project Manager

