



Loudoun County, Virginia

Board of Supervisors

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0204 • Fax (703) 777-0421

www.loudoun.gov

**BOARD OF SUPERVISORS  
TRANSPORTATION AND LAND USE COMMITTEE  
AGENDA SUMMARY**

Board Room, First Floor, Government Center

Thursday, September 16, 2020

6:00 p.m.

**Committee Members:**

**Michael Turner - Committee Chair**

**Kristen Umstattd - Vice Chair**

**Tony Buffington - Sylvia Glass - Phyllis Randall, BOS Chair**

---

**6:00 p.m. Call to Order – Transportation and Land Use Committee**

**I. Call to Order – Supervisor Turner, Committee Chair**

**II. Action Items**

**1. ZMAP-2018-0015, SPEX-2018-0037 & SPEX-2018-0038, JK Technology Park #1**

The purpose of this item is to consider a proposal to rezone approximately 72 acres to the PD-IP (Planned Development – Industrial Park) zoning district. The property is currently zoned R-1 (Residential–1), CR-1 (Countryside Residential–1), PD-IP, and PD-GI (Planned Development – General Industry). The proposal includes special exception requests to increase the maximum Floor Area Ratio (FAR) from 0.60 to 1.0 and to increase the maximum lot coverage from 0.45 to 0.60.

The subject property is located west of Arcola Mills Drive (Route 621), north of John Mosby Highway (Route 50), along the north side of Briarfield Lane, in the Blue Ridge Election District. The area is governed by the policies of the Loudoun County 2019 General Plan (2019 GP) (Suburban Policy Area (Suburban Neighborhood Place Type)), which designate this area primarily for Single-Family Residential uses with limited supportive Retail and Services.

The Planning Commission (Commission) held a public hearing on May 26, 2020. Eight members of the public spoke during the public hearing; seven opposed to the proposal and one in support. Those opposed cited concerns regarding visual impacts, light trespass, environmental impacts, and a lack of screening. The Commission noted the fundamental departure from 2019 GP policy and numerous other issues. The Commission forwarded (5-4: Vance, Frank, Miller, and Salmon opposed) the application to the Board of Supervisors (Board) with a recommendation of denial.

The Board held a Public Hearing on the applications on July 15, 2020. Thirteen members of the public spoke; six opposed and seven in support. Those opposed cited concerns over the lack of detail, a desire for greater assurances against impacts, and concern over approving uses that would contradict the 2019 GP. Those in favor expressed concern that a higher impact development may follow if the subject proposal is denied. The Board discussed the project’s relationship to Northstar Boulevard, noise contours of the Airport Impact Overlay District, and the 2019 GP comprehensive plan process, and forwarded (9-0) the item to a future Transportation and Land Use Committee (TLUC) meeting for further discussion.

Staff does not support Board approval of the applications. Staff has identified the following outstanding policy issues: 1) Land Use, 2) Compatibility, and 3) Open Space and Resource Protection. The critical action date is October 29, 2020.

Staff Contacts: Josh Peters & Alaina Ray, Planning and Zoning

### III. Adjourn

If you require a reasonable accommodation for any type of disability in order to participate in this meeting, please contact the Office of the County Administrator at (703) 777-0200/TTY-711. At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

#### **FM Assistive Listening System is available at the meeting.**

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