

MEMORANDUM  
COUNTY OF LOUDOUN

DATE: September 18, 2020

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the September 16, 2020, Board of Supervisors Transportation and Land Use Committee Meeting

A recording of this meeting is available via the following link:  
[09-16-20 TLUC Meeting](#)

Listed below is a summary report of the Transportation and Land Use Committee's discussion at its September 16, 2020 meeting. Please work with your staff to follow through on the Committee requests as noted.

ACTION ITEMS

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

The Department of Planning and Zoning provided information to consider a proposal to rezone 71.56 acres of vacant land currently zoned R-1 (Residential-1), CR-1 (Countryside Residential-1), PD-GI (Planned Development – General Industry), and PD-IP (Planned Development – Industrial Park) to the PD-IP zoning district to allow for the development of all permitted uses in the PD-IP zoning district.

Committee requested Revisions to Proffers:

1. Maximum building heights restricted to 75 feet throughout the property.
2. Expansion of a proposed building and parking setback in the southeastern portion of the property, along an approximately 450-foot span, to a uniform 120-foot width, rather than a gradient of 100 to 120 feet.
3. Within the above-mentioned 120-foot building and parking setback, provide 100-foot wide woodland buffer.
4. Restricted access (emergency vehicles only) to a portion of Briarfield Lane, between Arcola Mills Drive and the subject property, using a method that is acceptable to the Fire Marshal's Office.
5. Ten percent of all on-site parking, roads, or other vehicular circulation areas shall be pervious.
6. Demonstrate good-faith effort to use recycled water for data center or other water-intensive uses that develop on the site.

Supervisor Buffington moved that the Transportation and Land Use Committee forward ZMAP-2018-0015, SPEX-2018-0037 & SPEX-2018-0038, JK Technology Park #1, to the October 20, 2020 Board of Supervisors Business Meeting with a recommendation of approval, subject to the Proffer Statement and Conditions of Approval, provided as Attachments 1 and 2 to the September 16, 2020 Transportation and Land Use Committee Staff Report as amended at the September 16, 2020 Transportation and Land Use Committee Meeting (Seconded by Chairman Turner. The motion passed via roll call vote 5-0.)

The full discussion can be viewed via the following weblink:

[ZMAP-2018-0015, SPEX-2018-0037 & SPEX-2018-0038, JK Technology Park #1](#)

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