



**Loudoun County**

VIRGINIA

WHERE TRADITION MEETS INNOVATION

**Resolution of Intent to Amend the  
Airport Impact Overlay District  
(ZMAP-2021-0011 & ZOAM-2021-0002)**

Board of Supervisors Business Meeting  
March 1, 2022

# Background - Airport Impact Overlay District

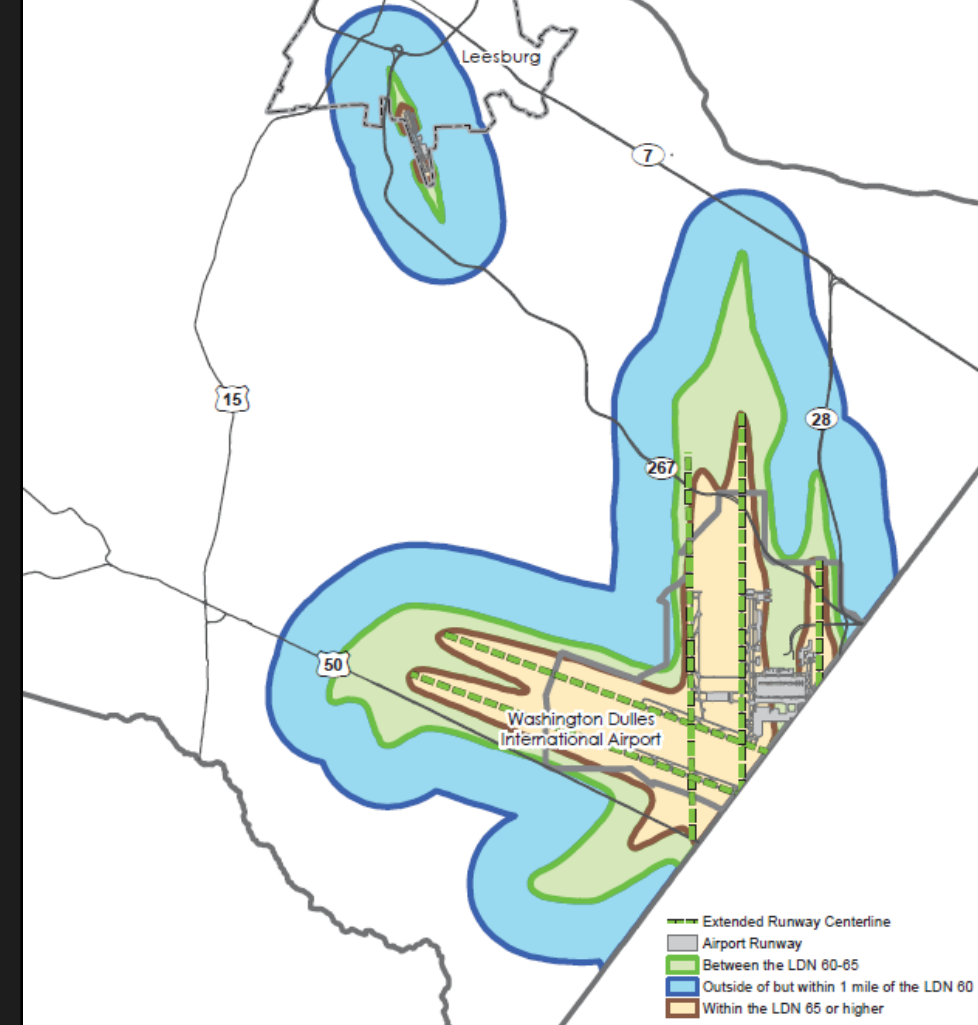
- Noise studies published in:
  - 1985 for Leesburg Executive Airport
  - 1992 for Washington Dulles International Airport (IAD)
- Noise contours inform appropriate locations for noise-sensitive uses.
- 2019 Noise Study from MWAA proposes new contours for IAD.

# Background – Updating the AIOD

- 2019 GP policies include:
  - Consider 2019 Noise Contours when reviewing legislative land development applications.
  - Consider updating IAD AIOD map with 2019 contours.
- Board initiated CPAM-2021-0001 (February 2021)
  - Referred to TLUC for mapping exercise (May 2021)
  - Approved a revised work plan (June 2021)

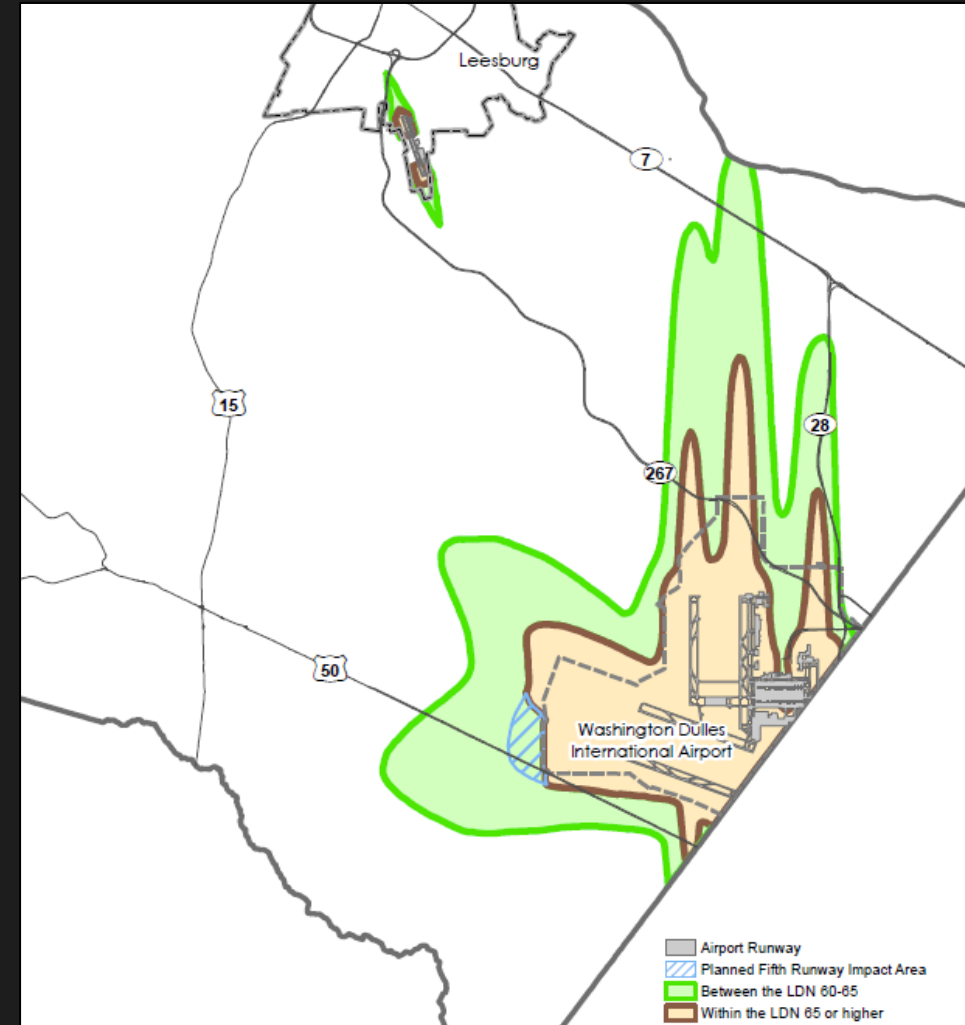
# Previous Board Direction

1. Update the 2019 GP and Zoning Ordinance concurrently.
2. Revise Ldn 65+ impact area.
3. Clarify Disclosure Requirements.
4. Protect Approved Rezoning.
5. Remove One-mile Buffer.



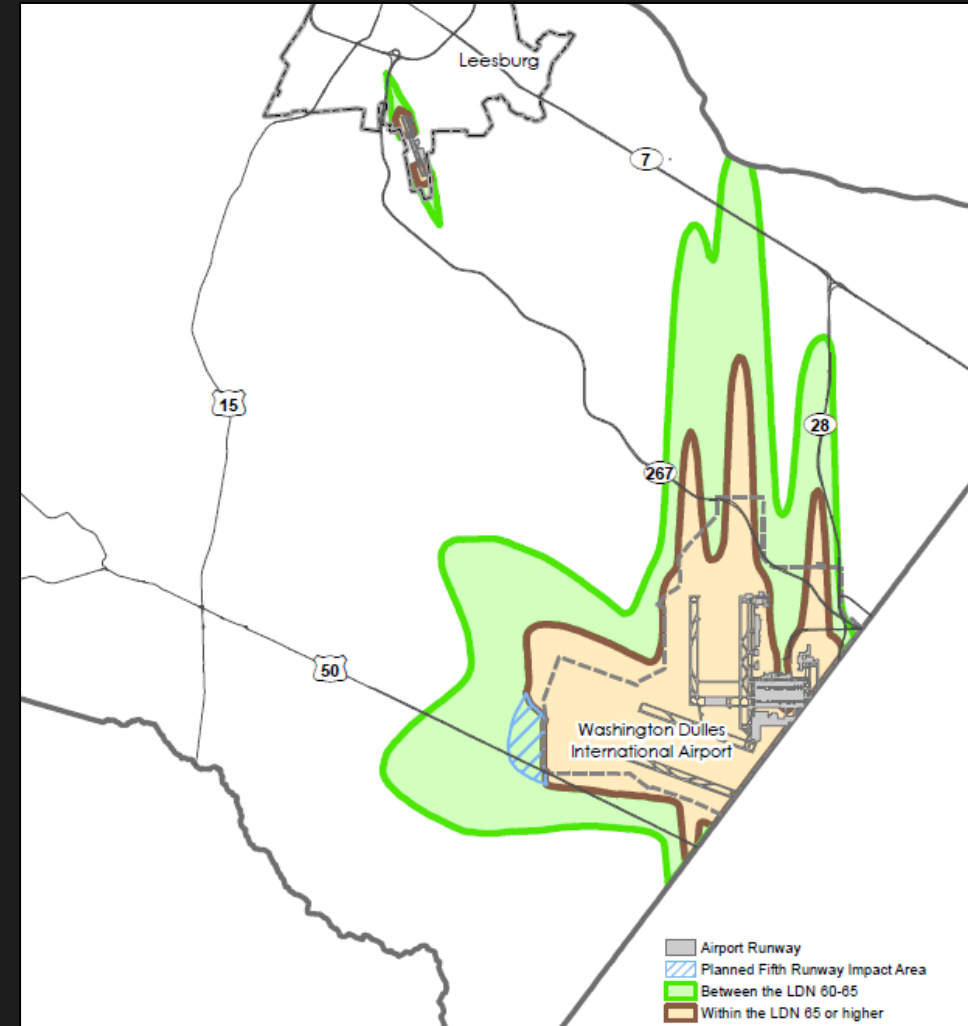
# Discussion: Removal of One-mile Buffer

- Initial discussion referenced IAD but not Leesburg Executive Airport.
- State code requires uniform treatment of uses/structures within a district.
- Airport and Town object to removing Leesburg Executive Airport one-mile buffer.
- Staff supports maintaining the one-mile buffer for both airports.



# Discussion: Planned Fifth Runway Impact Area

- Modified to allow residential development in conformance with Suburban Mixed Use Place Type.
- Objections from MWAA over extent of modification.
- Staff seeks further Board direction on whether to include the IAD Planned Fifth Runway Impact Area in the overlay district.



# Recommendation

Staff recommends that the Board adopt the Resolution of Intent to Amend and supports maintaining the one-mile buffer for disclosure for both airports.

Staff seeks further Board direction on whether to include the IAD Planned Fifth Runway Impact Area in the scope of the AIOD ROIA.