

**BOARD OF SUPERVISORS  
BUSINESS MEETING  
ACTION ITEM**

**SUBJECT:** Work Plan for CPAM 2020-0002, Red Hill Community

**ELECTION DISTRICT(S):** Blue Ridge

**CRITICAL ACTION DATE:** At the pleasure of the Board

**STAFF CONTACT(S):** Randall Farren, AICP, Planning and Zoning  
James David, Acting Director, Planning and Zoning

**PURPOSE:** To seek Board of Supervisors (Board) direction and approval of the Staff Recommended Work Plan (Attachment 1) for CPAM-2020-0002, Red Hill Community. This Comprehensive Plan Amendment (CPAM) will consider a change to the policy area and planned land use designations of the Red Hill Community that would: 1) move the area from the Rural Policy Area (RPA) to the Transition Policy Area (TPA), 2) designate the Red Hill Community as a new TPA subarea, and 3) change the area designation from the Rural North Place Type to the Transition Large Lot Neighborhood Place Type with a planned residential density of one dwelling unit per three acres in the *Loudoun County 2019 General Plan* (2019 GP). The CPAM will update the land use policies and maps of the 2019 GP and the *Loudoun County 2019 Countywide Transportation Plan* (2019 CTP), as needed, to address these changes.

**RECOMMENDATION(S):** Staff recommends the Board approve the Staff Recommended Work Plan provided as Attachment 1.

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**BACKGROUND:** At the [December 1, 2020, Board Business Meeting](#), the Board initiated (8-1: Umstatt opposed) a CPAM “to consider bringing the portion of the RPA located east of Greene Mill Preserve into the TPA including consideration of any planning document revisions that may be necessary to implement this potential policy area change.” The Board action followed approval of CPAM-2020-0001, Public Facilities in the RPA, which allowed the extension of the central water and wastewater system (i.e., Loudoun Water) to serve public facilities located on contiguous publicly owned parcels in the RPA immediately adjacent to the western boundary of the TPA. Public input and discussions pertaining to the consideration of a middle school site within the Red Hill Community prompted the Planning Commission (Commission) and Board to recommend a possible redesignation of the area to the TPA.

The Red Hill Community is bound on the northwest by Greene Mill Preserve, on the east by the Evergreen Mill Road (Route 621), and on the south by the watershed boundary of Goose Creek,

which serves as the present boundary between the RPA and the TPA (Attachment 2). The Red Hill Community comprises approximately 41 parcels totaling approximately 424 acres. The area is rural in character, with larger parcels in forested open space and agricultural uses with smaller residential lots concentrated along Red Hill Road. Approximately 40 percent (172.9 acres) of the total acreage of the Red Hill Community is owned by the County and is planned for future school/public uses. All the properties within the Red Hill Community are zoned A-3 (Agricultural Residential-3) under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance), which allows a variety of low intensity uses and residential development at a maximum density of one dwelling unit per three acres.

The proposed CPAM will consider a change to the policy area and planned land use designations of the Red Hill Community. Specifically, the amendments would move the area from the RPA to the TPA, create a new TPA subarea for the Red Hill Community, and change the Place Type from the Rural North Place Type to the Transition Large Lot Neighborhood Place Type with a planned residential density of one unit per three acres. Transition Large Lot Neighborhood is the predominant Place Type in the TPA and provides for low-density residential with significant open space allowing for natural and agricultural uses (2019 GP, Chapter 2, Transition Large Lot Neighborhood Place Type). With its 50 percent open space requirement and more rural character, this Place Type provides a natural transition along the boundary between the TPA and RPA.

The Red Hill Community is bordered to the south by the Upper Broad Run Subarea and to the east by the Middle Goose Subarea of the TPA. Adjacent properties that are designated Transition Large Lot Neighborhood have planned residential densities of one dwelling unit per three acres in the Upper Broad Run Subarea and one dwelling unit per ten acres in the Middle Goose Subarea. The CPAM proposes a planned residential density of one dwelling unit per three acres, which is equivalent to the permitted residential density under the existing A-3 zoning district. Redesignating the policy area as TPA, as proposed with this CPAM, will also permit the extension of central water and wastewater service to individual lots within the Red Hill Community as requested by residents. All the properties surrounding the Red Hill Community, including Greene Mill Preserve, are currently served by central utilities.

Staff's Recommended Work Plan projects an 11-month schedule to develop and process the described CPAM. The Work Plan is scheduled to begin in the first half of 2022, following Board approval of the Work Plan. The Work Plan includes two community meetings: one prior to the CPAM agency referral period and one following the development of the draft CPAM policy and map revisions. The Work Plan estimates the Commission will hold a Public Hearing and review the draft CPAM starting fall 2022. Following the Commission's recommendation, the Work Plan anticipates a Board Public Hearing in January 2023 and Board action in March 2023.

**ISSUES:** The proposed redesignation of the Red Hill Community from the RPA to the TPA, creation of a new Red Hill Community TPA subarea, and designation of the area as the Transition Large Lot Neighborhood Place Type with a planned density of one dwelling unit per three acres will not result in a net increase in the by-right residential development potential for the area. However, the availability of central water and wastewater may allow the area to develop more

quickly with clustered residential subdivisions if smaller existing lots are consolidated. Large lot and clustered residential subdivisions are identified as core uses within the Transition Large Lot Neighborhood Place Type (2019 GP, Chapter 2, Transition Large Lot Neighborhood Place Type).

**FISCAL IMPACT:** Department of Planning and Zoning (DPZ) staff will provide the lead staff support throughout this project utilizing existing resources. Staff assumes a cost of \$5,000 over the course of the project to provide public outreach and noticing efforts for the proposed CPAM. These fiscal impacts can be absorbed into the DPZ operating budget.

**ALTERNATIVES:**

1. The Board may choose to approve the Staff Recommended Work Plan as proposed.
2. The Board may choose to approve the Staff Recommended Work Plan with modifications.
3. The Board may choose to defer action on this item, pending further discussion, and direct staff on how to proceed.

**DRAFT MOTIONS:**

1. I move that the Board of Supervisors approve the staff recommended work plan for CPAM 2020-0002, Red Hill Community, provided as Attachment 1 to the May 17, 2022, Board of Supervisors Business Meeting Action Item.

OR

2. I move an alternate motion.

**ATTACHMENTS:**

1. Staff Recommended Work Plan
2. Vicinity Map of Red Hill Community