

## MEMORANDUM

**DATE:** July 6, 2020

**TO:** Building and Development  
County Attorney's Office  
Loudoun County Public Schools  
Loudoun Water  
Planning & Zoning, Zoning Administration  
Transportation & Capital Infrastructure

Scott Berger  
Courtney Sydnor  
Sara Howard-O'Brien  
Andrew Beatty  
Chris Mohn  
Lou Mosurak

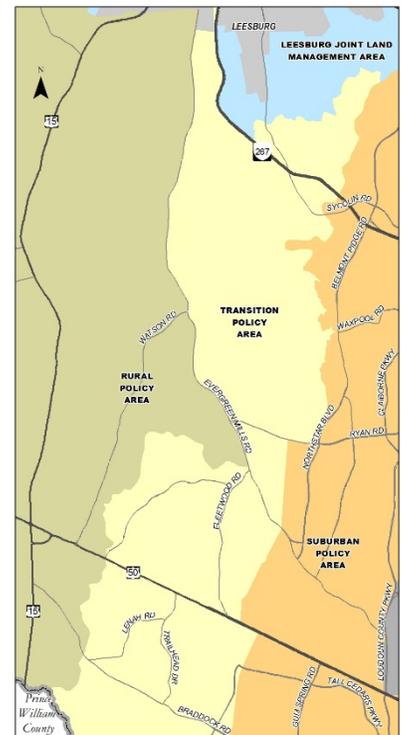
**FROM:** Pat Giglio, Project Manager

**RE: CPAM 2020-0001, PUBLIC FACILITIES IN THE RURAL POLICY AREA**

**Comment Due Date: July 31, 2020**

Please provide referral comments (both MS Word and PDF) to [Patrick.Giglio@loudoun.gov](mailto:Patrick.Giglio@loudoun.gov) and copy [Avril.Andrews@loudoun.gov](mailto:Avril.Andrews@loudoun.gov). For more information, please call 703-737-8563.

**BACKGROUND:** At the June 16, 2020, Board of Supervisors (Board) Business Meeting, the Board unanimously voted (9-0) to initiate a Comprehensive Plan Amendment (CPAM) to the *Loudoun County 2019 General Plan (2019 GP)* to permit the extension of central water and wastewater to serve public facilities located on contiguous parcels in the Rural Policy Area (RPA) located immediately adjacent to the western boundary of the Transition Policy Area (TPA). The CPAM proposes a minor text amendment to the existing policies in Chapter 6 of the 2019 GP pertaining to the extension of central water and wastewater service into the RPA to add additional language to permit extension to public facilities as outlined above. The 2019 GP currently includes provisions for the extension of municipal water and wastewater originating from the Towns to serve public facilities located in the RPA but does not provide for the extension of central water and wastewater (e.g., Loudoun Water) to serve public facilities within the RPA. The proposed CPAM will partially reconcile the 2019 GP's treatment of municipal and central systems with regard to public sewer and water extensions into the RPA to serve public facilities, such as schools.



The CPAM will also amend the 2019 GP's Existing Facilities Map to identify a future middle school as a feature shown on a potential County-owned public use property located on the far eastern edge of the RPA where it adjoins the TPA. The CPAM may also revise other sections of the 2019 GP as necessary to implement and maintain consistency with the proposed amendments.

Please find attached the draft text amendment and the 2019 GP's Existing Facilities Map generally noting the area of the future middle school site for your review and comments.

## CPAM 2020-0001, Public Facilities in the Rural Policy Area

New proposed text for the *Loudoun County 2019 General Plan* is shown underlined in blue below. In addition, the Plan's Existing Facilities Map (Map Number 2018-147) is also proposed to be revised as an Existing *and Planned* Facilities Map depicting the location of a future middle school site on the eastern edge of the RPA bordering the TPA within the area of the circle as shown on the map.

## Chapter 6 - Fiscal Management & Public Infrastructure

### Rural Policy Area – On site and Community Systems

#### *Strategy*

- 4.5 Protect the rural character of western Loudoun by considering the ability of an area to support onsite or community water and wastewater systems for any areas proposed for development.

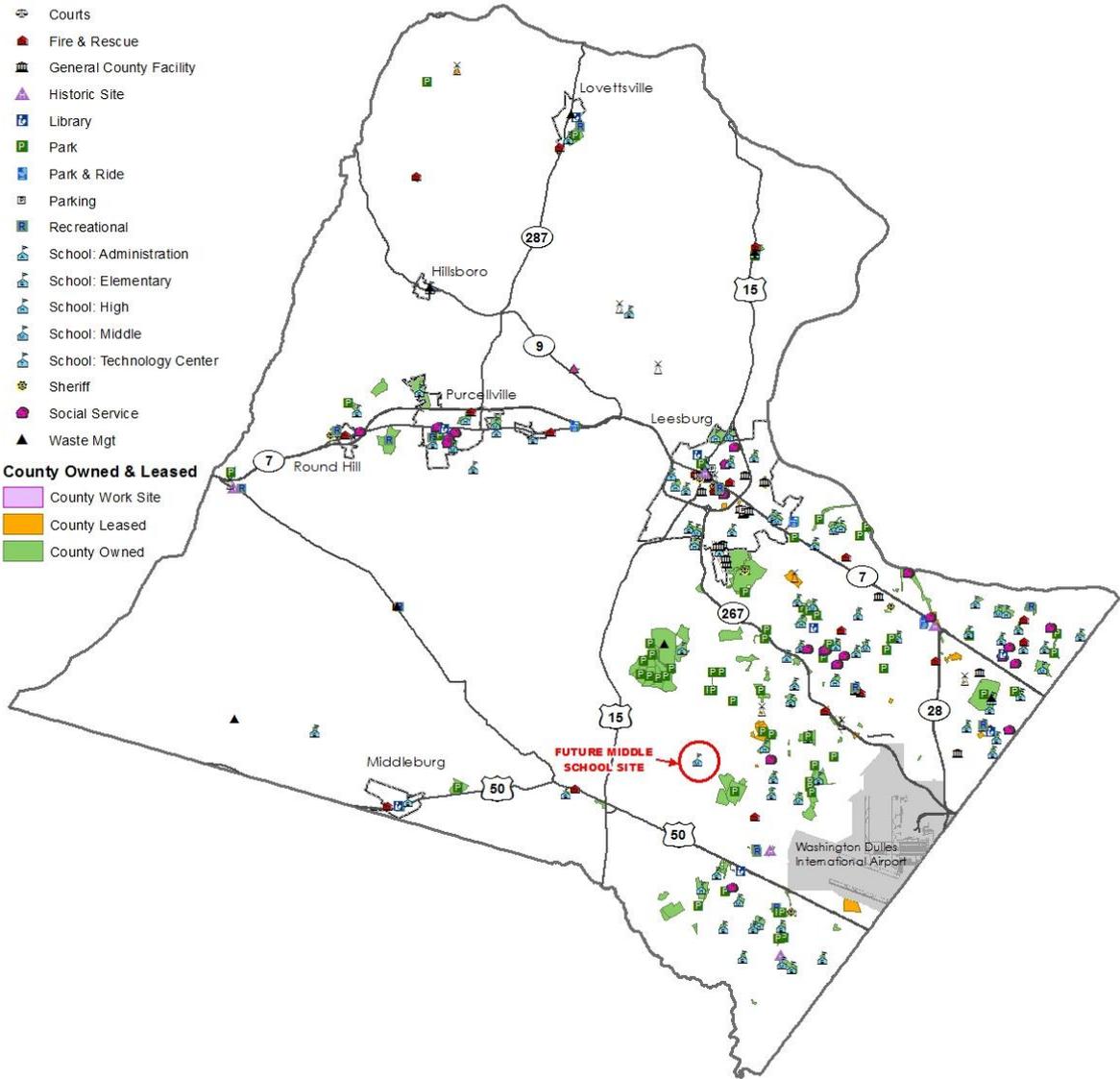
#### *Actions*

- A. Prohibit extension of central water and wastewater service into the Rural Policy Area, except as allowed herein to address a public health threat to an existing rural community or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.

Loudoun County  
**Existing  
 and Planned**  
 Facilities  
 2019 General Plan



- ▲ Animal Control
  - ✕ Comm Facility
  - ⚖ Courts
  - 🚒 Fire & Rescue
  - 🏠 General County Facility
  - 🏛 Historic Site
  - 📖 Library
  - 🌳 Park
  - 🚗 Park & Ride
  - 🅅 Parking
  - 🏊 Recreational
  - 🎓 School: Administration
  - 🎓 School: Elementary
  - 🎓 School: High
  - 🎓 School: Middle
  - 🎓 School: Technology Center
  - 👮 Sheriff
  - 🏠 Social Service
  - ▲ Waste Mgt
- County Owned & Leased**
- 🟪 County Work Site
  - 🟠 County Leased
  - 🟩 County Owned



Loudoun County IS NOT LIABLE for any use of or reliance upon this map or any information contained herein. While reasonable efforts have been made to obtain accurate data, the County makes no warranty, expressed or implied, as to its accuracy, completeness, or fitness for use of any purpose.

