

MEMORANDUM

DATE: July 7, 2023

Building and Development
Building and Development

Dominion Energy
Economic Development

Fire, Rescue, & Emergency Services
Fire Marshal's Office

General Services
Health Services, Environmental
Loudoun Water
Metropolitan Washington Airports Authority
NOVEC
Parks, Recreation & Community Services
Planning & Zoning, Comprehensive
Planning & Zoning, Zoning Administration
Transportation & Capital Infrastructure
Transportation & Capital Infra., Capital Projects
Virginia Department of Transportation, District
Board of Supervisors
Planning Commission

Natural Resources Division
Ronald Dunbar/Hilary Russo/
Dustin Canterbury
Brendon Shaw
Katy Lowitz/Alex Gonski/
Bobby Klancher
Maria Taylor
Kevin Federline/
Christopher Richardson
Dennis Cumbie/Mark Aveni
Mark Sharrer
Loudoun Referral Email
Gregg Wollard/Jitin Sahni
Bob Bisson
Mark Novak
Comp Planning Referral Email
Zoning Referral Email
Marie Pham/DTCI Referral Email
Mayra Clayton
Yao Lu
Tony R. Buffington
Roger L. Vance

FROM: Zach Pyle, Project Manager

RE: CMPT-2023-0006, DULLES NORTH HS & ELEMENTARY SCHOOL

Comment Due Date: August 7, 2023

Please provide referral comments (both MS Word and PDF) to Zach.Pyle@loudoun.gov and copy Avril.Andrews@loudoun.gov. For more information, please call 703-737-8862.

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated June 27, 2023
3. CMPT Site Plan dated June 27, 2022
4. Traffic Study Checklist dated June 21, 2022
5. Traffic Impact Study dated June 6, 2023

NOTE: Please see WebLMIS to view application materials.
Agencies outside the County can view documents at www.loudoun.gov/lola.

CMPT-2023-0006
DULLES NORTH HS & ELEMENTARY SCHOOL

APPLICANT/OWNER: Loudoun County School Board
Beverly Tate/Jefferson Miller
Director/Planning Coordinator
960 Sycolin Road, S.E., Suite 110
Leesburg, VA 20175
571-252-1050, 571-252-1585
Jefferson.Miller@lcps.org

REPRESENTATIVE: Loudoun County School Board
Beverly Tate/Jefferson Miller
Director/Planning Coordinator
960 Sycolin Road, S.E., Suite 110
Leesburg, VA 20175
571-252-1050, 571-252-1585
Jefferson.Miller@lcps.org

PROPOSAL: A **Commission Permit (CMPT-2023-0006)** to allow a high school and elementary school to be built on Watson Mountain Middle School on proximately 173 acres on the west side of Evergreen Mills Road and south of Red Hill Road.

PROPERTY LOCATION: West side of Evergreen Mills Road and south of Red Hill Road.

PARCEL: 242-18-1260

CURRENT ZONING: A-3 (Agricultural/Residential),
TR3UBF (Transitional Residential-3 (Upper Broad Run and Upper Foley)

SURROUNDING ZONING/LAND USE:

NORTH	Single Family Residential	AR-3
SOUTH	Single Family Residential	A-3/TR3UBF
EAST	Winery/Single Family Residential	TR-10/PD-H41
WEST	Single Family Residential	A-3/TR3UBF

ELECTION DISTRICT: 2011 Election District - Blue Ridge
2022 Election District - Little River