



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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September 3, 2020

Comprehensive Plan Amendment (CPAM-2020-0001)/Public Facilities in the Rural Policy Area (Proposed MS-14, Dulles North Area Middle School) Planning Commission Public Hearing

The purpose of this letter is to advise that the Planning Commission Public Hearing for CPAM 2020-0001 is scheduled for 6 p.m. on September 22, 2020. The meeting will be held in the Board of Supervisors Meeting Room on the first floor of the County Government Center located at 1 Harrison Street, S.E., in Leesburg, Virginia. Due to the COVID-19 Pandemic, the meeting may be conducted electronically. The County has placed a notice of the public hearing in the Loudoun Now newspaper and a copy of the full advertisement has been placed on the LCPS web page at: <https://www.lcps.org/Page/227914> (Reference MS-14, Dulles North Middle School).

The Board of Supervisors-initiated Comprehensive Plan Amendment (CPAM) proposes to:

1. 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), and
2. identify a future middle school as a feature on a potential County-owned public use property located near the far eastern edge of the RPA where it adjoins the TPA.

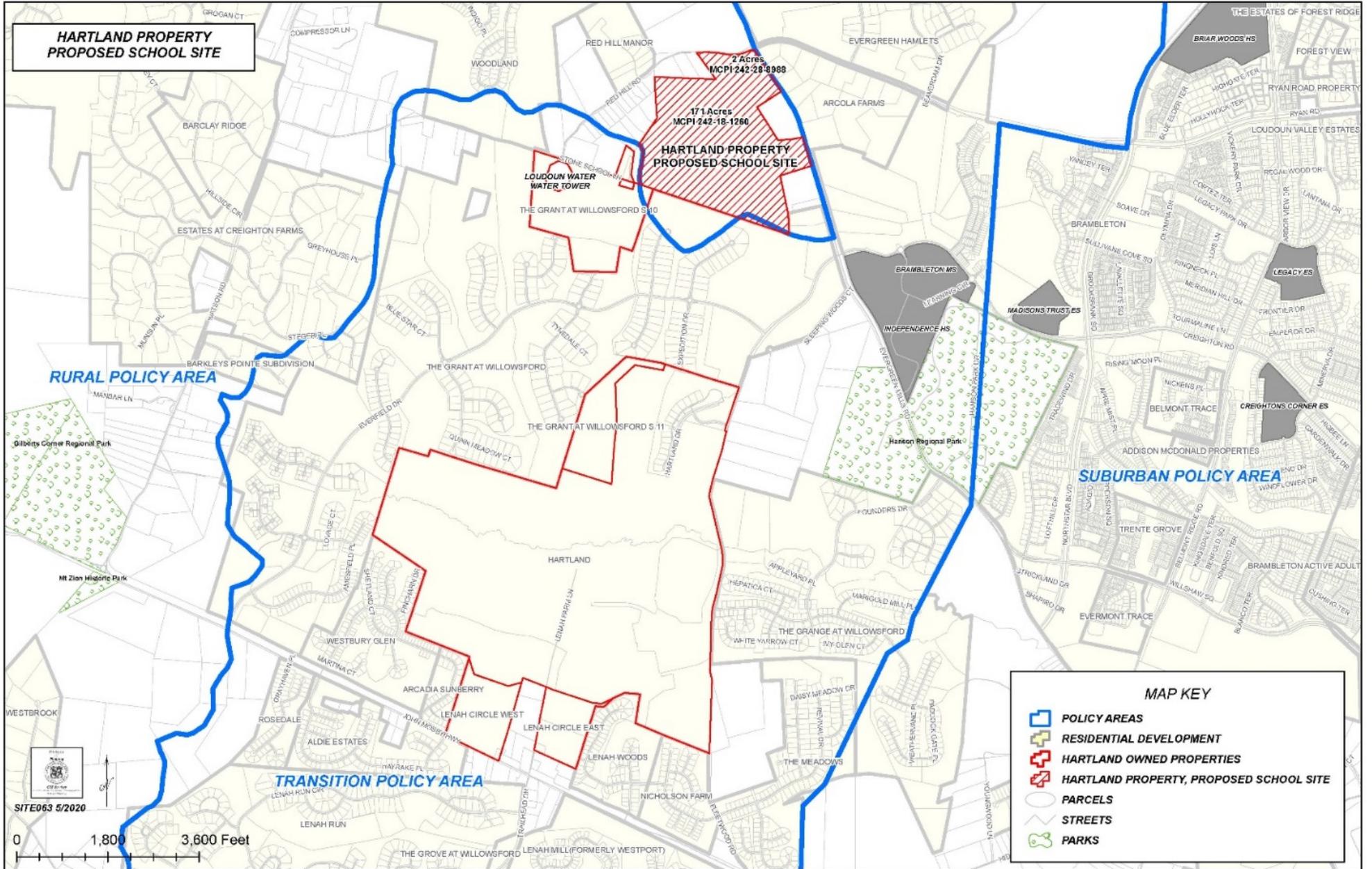
The *School Board Adopted FY2021-FY2026 Capital Improvement Program (CIP)* identifies the need for a Dulles North area middle school (MS-14) with a planned opening of fall 2024. The LCPS Dulles North Planning District is one of the fastest growing areas in the County; the scarcity of developable land, with existing or planned water and/or wastewater utility service, makes locating schools near the population they will serve challenging. The Loudoun County Board of Supervisors and the Loudoun County School Board executed a Contract of Sale with Timber Ridge at Hartland, LLC in December 2019, for the purchase of 172.9 acres of land (MCPI 242-18-1260 (171.0 ac.) and MCPI 242-28-8988 (1.9 ac.)) located on the west side of Evergreen Mills Road, southwest of the intersection of Evergreen Mills Road with Red Hill Road/Ryan Road. The 172.9-acre property is the proposed location for MS-14. It is anticipated that the property will accommodate additional public facilities, including schools, in the future. Only the location of MS-14 will be considered as a part of CPAM-2020-0001. Any additional public facilities that may be developed on the property in the future would be reviewed separately by the County through the Commission Permit application process.

Information related to CPAM-2020-0001 has been posted on LCPS' Division of Planning Services webpage at <https://www.lcps.org/Page/227914>. Should you have any questions or comments related to the proposed middle school (MS-14), please send your written inquiries to LCPSPLAN@LCPS.ORG or mail to the LCPS Division of Planning Services at the address included on this letter. You may also contact the Planning Services office at 571-252-1050. If you would like to have a copy of the full notice sent to you, please contact LCPS by email or phone.

Sincerely,

Sara Howard-O'Brien, AICP
Land Management Supervisor

**HARTLAND PROPERTY
PROPOSED SCHOOL SITE**



RURAL POLICY AREA

SUBURBAN POLICY AREA

TRANSITION POLICY AREA

MAP KEY

-  POLICY AREAS
-  RESIDENTIAL DEVELOPMENT
-  HARTLAND OWNED PROPERTIES
-  HARTLAND PROPERTY, PROPOSED SCHOOL SITE
-  PARCELS
-  STREETS
-  PARKS

