

Community Information Meeting Questions

Academies of Loudoun

June 23, 2022

PUBLIC UTILITY SERVICE CENTER

Attendance: Sara Howard-O'Brien and Donna Torraca, LCPS; 1 Community Member.

Questions raised and a brief summary of the responses provided below:

1. Where is the access?

Access is proposed from Sycolin Road on Loudoun Academy Drive. The only access to Gulick Mill Road is for emergency access.

2. How many people will work on the site and when do they arrive?

There are approximately 20 people who will work on site. 16 are part of grounds crew and 4 stay on site to work in the small engine repair shop. Employees arrive between 6:30am and 7:00am and leave around 3:00pm. Teams will arrive earlier (4:30am) during inclement weather, once the storm event is over and clearing begins.

3. What is stored on the property?

Salt and sand are stored on the property along grounds maintenance vehicles and equipment, trucks, lawn mowers, snow plows, empty dumpsters, empty sea containers, trailers that haul equipment and construction equipment.

4. How tall is the pole barn?

The height has not been determined but will be less than 40 feet, the maximum height in the TR-10 Zoning District.

5. Where is equipment stored?

The equipment is stored both within the pole barns and in outdoor storage yards.

6. Does it have separate storm water management from the school?

Yes. The stormwater facilities will be designed as a part of the site plan submission.

7. How far will the facility be from the property line of the Goose Creek Bend residential development?

The closest facilities to the common property line with the Goose Creek Bend neighborhood are the proposed pole barns at approximately 280 feet. Limits of clearing and grading are approximately 200 feet.

8. Can you add more evergreen trees?

Yes. Since the community information meeting the initial draft plan has been revised to incorporate a Type C evergreen buffer. A landscaping modification buffer request has been filed to allow all of the

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Type C plant units to be evergreen and to provide the evergreen buffer in lieu of a solid 6 foot in height fence, wall or berm.

9. How much lighting will there be on the site?

The lighting for the site will be determined as a part of the site plan design. All lighting will be directed inward and downward toward the site and must comply with County lighting regulations.

10. What is the fencing like?

LCPS typically installs a 6-foot black chain link fence. The entire public utility service center will be fenced.

11. Who maintains the lock on the emergency access? Will this facility have access to unlock the site?

Access to Gulick Mill can only be used in the event of an emergency. LCPS does have the ability to unlock the gate. It is a gate that was installed by LCPS as a part of The Academies of Loudoun development.

12. When do you anticipate filing the application?

We anticipate filing the applications within the next 30 days.

13. What is the review of the applications like?

A brief overview of the application process was provided at the community information meeting. Below is the description included on the County's web site for legislative application processing: <https://www.loudoun.gov/1077/Legislative-Land-Use-Review>

County Staff and State Agency Review

When an application is officially accepted, a project manager within the Planning Department is assigned the case and the application is sent out to relevant county staff, state agencies and town staff for review.

Referral Process

- Referral agencies have 30 to 45 days to review the application and submit any comments to the project manager.
- Project manager compiles and shares comments from referral agencies to the applicant.
- Applicant responds to staff and agency comments.
 - Please note: applicants may request a meeting to discuss any questions or receive clarifications on referral agencies.
- Applicant provides necessary changes and submits response, now a second referral.

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- Referral agencies review the response and prepare a second referral report outlining any remaining outstanding issues.
- Applicant provides necessary changes and submits a response to the second referral.
- The project manager then receives the applicant's response and then prepares a staff report sharing any remaining outstanding issues and staff's recommendation for the application.

Planning Commission and Board Review

After going through the referral process, the application is then sent to the Planning Commission.

- Prior to the Planning Commission hearing, the applicant will be responsible for notification letters sent to adjacent property owners and for posting signs on the property (instructions are provided by staff).
- The County is responsible for placing an advertisement in a local newspaper serving the area.
- Project manager provides a brief overview of the application to the Planning Commission (PC) prior to the public hearing.
 - During the briefing, the PC may request additional information or ask questions to be answered at the public hearing. PC briefings are open to the public; however, the Commission typically does not comment from the applicant or the public at this meeting.
- At the PC public hearing, staff and the applicant will provide a presentation of the project including additional information that may have been requested at the PC briefing.
- During the PC public hearing, the Commission takes public comment, reviews the application, and may make a recommendation to the Board of Supervisors. Often an application will be sent to a PC work session to discuss issues.
- Once the Planning Commission makes a recommendation to the Board of Supervisors, the project manager prepares a staff report for the Board of Supervisors public hearing. The process for the Board hearing is the same as the PC public hearing with the exception that the Board does not currently get a briefing from the project managers.
- Generally the Board's procedure is to not vote on an application at a public hearing, placing the application on a future BOS business meeting for action or sending the application to a future Standing Committee meeting for further discussion. However, the Board may make a motion to suspend the Rules of Order at the public hearing in order to bring the application to a vote at the public hearing.

14. How visible will the facility be from Gulick Mill Road?

The pole barns will serve as a screen between Gulick Mill Road and the interior of the use. In addition a Type C buffer will be planted. LCPS is requesting a landscape buffer modification to allow all plant units required by the Type C buffer to be evergreen.

15. Where is the truck wash located?

The truck wash is located central to the site.

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16. Where does the runoff go?

The stormwater management will be designed as a part of the site plan process which will occur after legislative approvals are obtained. Loudoun County stormwater regulations require all sites to manage runoff.

17. Is there any noise mitigation possible?

The proposed inclement weather facility is located on the northern portion of the site the furthest away from the residential community. The estimated distance is 950 feet from the common property line with the Goose Creek Bend neighborhood. Between this facility and the neighborhood will be the storage yard which includes the pole barn structures, an evergreen buffer and a deciduous buffer (existing trees) This facility will only be operational in the event of bad weather. On average, LCPS mobilizes for facility treatment ten times a year.

18. Will we be notified when the application is accepted and when the public hearings are held for the applications?

Yes. The County will send a notice to surrounding property owners when the application is accepted. LCPS will notify property owners when the applications come before the Planning Commission and Board of Supervisors for their respective public hearings.

19. Where does the Planning Commission meet?

The Planning Commission meets in the same building and room as the Board of Supervisors at 1 Harrison Street in Leesburg, Virginia. Planning Commission public hearings are usually held on the first floor in the Board room.

23. How many people were notified of the community meeting?

There were 56 notices mailed for this meeting and a public notice was placed in Loudoun Now two weeks prior to the meeting.