

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, September 22, 2020, at 6:00 p.m.** to consider the following:

CPAM 2020-0001 **PUBLIC FACILITIES IN THE RURAL POLICY AREA** *(Comprehensive Plan Amendment)*

Pursuant to Virginia Code §§ 15.2-2225 and 15.2-2229, and a motion adopted by the Board of Supervisors on June 16, 2020, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment to amend the Loudoun County 2019 General Plan (2019 General Plan) to add text and policies relating to the extension of central water and wastewater to serve public facilities located on contiguous parcels within the RPA (Rural Policy Area) and immediately adjacent to the western boundary of the TPA (Transition Policy Area). The amendment will also revise the Loudoun County 2019 General Plan Existing Facilities Map to identify a potential future public middle school site as a feature shown on a property located along the eastern edge of the RPA where it adjoins the TPA. The potential future public middle school site is approximately 172.9 acres in size and is located on the west side of Evergreen Mills Road (Route 621), on the south side of Red Hill Road (Route 617), and southwest of Ryan Road (Route 772). This site is more particularly identified as PIN: 242-18-1260 and PIN: 242-28-8988. The amendment proposes revisions to Chapters 6 and 7 of the 2019 General Plan and the Existing Facilities Map, and such other Chapters, policies, and provisions of the 2019 General Plan as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the policies of, the above-mention section of the 2019 General Plan. The proposed CPAM would apply within the Rural Policy Area. The proposed text amendments under consideration include, without limitation, the following:

Amendments to Chapter 6 - Fiscal Management & Public Infrastructure:

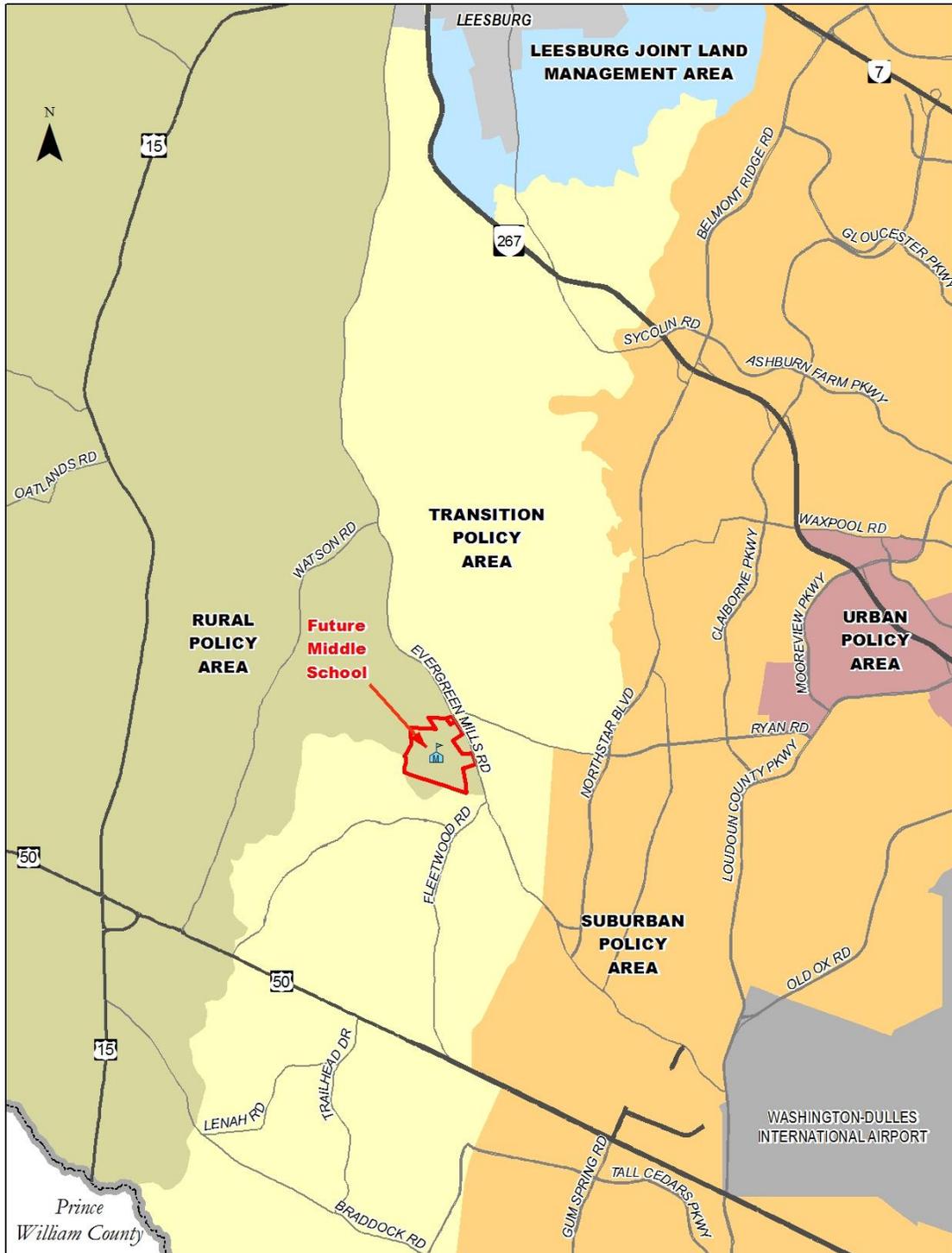
- Establish new and/or revise certain existing policy language in regard to the extension of central water and wastewater to serve public facilities located on contiguous parcels within the RPA and immediately adjacent to the western boundary of the TPA.
- Revise certain existing policy language in regard to the definition of utility system service areas.

Amendments to Chapter 6 - Fiscal Management & Public Infrastructure, Loudoun County Existing Facilities Map (Map Number 2018-147):

- Revise the existing map in regard to the identification of a future middle school as a feature shown on a property located along the eastern edge of the RPA where it adjoins the TPA.

Amendments to Chapter 7 - Implementation, Implementation Matrix, Chapter 6, Fiscal Management & Public Infrastructure:

- Establish new and/or revise certain existing policy language in regard to the extension of central water and wastewater to serve public facilities located on contiguous parcels within the RPA and immediately adjacent to the western boundary of the TPA.
- Revise certain existing policy language in regard to the definition of utility system service areas.



Unless otherwise noted in the above notices, copies of the above-referenced amendments, applications, ordinances, and/or plans and related documents may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-777-0246 (option 5) to request hard copies or electronic copies, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. To arrange a time to view the file at the Loudoun County Government Center, please email dpz@loudoun.gov or call 703-777-0246, or you may view the file electronically at www.loudoun.gov/lola. For detailed instructions on how to access documents using LOLA, to request that documents be emailed to you, to receive physical copies of documents, or to arrange a time to view the file at the Loudoun County Government Center, please email DPZ@loudoun.gov or call 703-777-0246 (option 5). Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc.

Due to the COVID-19 Pandemic, this meeting may be conducted as an electronic meeting. Members of the public are encouraged to view and/or participate in the public hearing electronically; however, the Board Room remains open for any members of the public who wish to attend in person with appropriate social distancing. Planning Commission public hearings are available for viewing on television on Comcast Government Channel 23, Open Band Channel 40, and Verizon FiOS Channel 40, and are livestreamed at loudoun.gov/webcast. All members of the public who desire to speak will be heard as to their views pertinent to these matters. Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Instructions for remote participation will be forwarded to all individuals who sign-up in advance and posted online the day of the public hearing at loudoun.gov/pc. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. In the event that the second Thursday is a holiday or the meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be moved to the third Tuesday of the month. In the event that Tuesday is a holiday or the Tuesday meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be held on the following Thursday. The meeting will be held at a place determined by the Chairman.

