

LOUDOUN COUNTY PUBLIC SCHOOLS COMMUNITY INFORMATION MEETING NOTICE

Loudoun County Public Schools (LCPS) will hold a community information meeting to review a proposed public utility service center on **Thursday, October 27, 2022, in Room 1101 of The Academies of Loudoun (42075 Loudoun Academy Drive, Leesburg, VA 20175) at 6:30 p.m.**

Commission Permit (CMPT 2022-0003) and Special Exception (SPEX 2022-0038) applications have been filed to allow a public utility service center with outdoor storage on the rear portion of The Academies of Loudoun property. The 119-acre site located on the west side of Sycolin Road, to the east of Gulick Mill Road and to the southwest of the Dulles Greenway, in Leesburg, in the Catoctin Election District. Access to the site will be from Sycolin Road on Loudoun Academy Drive with an emergency access only to Gulick Mill Road. The site is more particularly identified as Tax Map Number /77/////////34B (PIN# 194-16-6764) and is zoned TR-10-UBF (Transitional Residential-10). The property is located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Airport. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit and Special Exception in accordance with Section 6-1101 and Section 1301. The proposed public utility service center site is governed under the policies of the Loudoun County 2019 Comprehensive Plan (2019 GP). The subject property is designated for Transition Large Lot Neighborhood. This place type includes low density residential communities (one unit per ten acres) with significant open space and public facilities as conditional uses.

The proposed use is identified in the School Board Adopted FY 2023 – FY 2028 Capital Improvement Program as a Joint Use Dry Bulk Storage Facility. The primary purpose of the public utility service center, with outdoor storage, is to house the grounds and inclement weather maintenance operations of LCPS. The site would be used to store grounds maintenance equipment (trucks, trailers, mowers, snowplows, salt spreaders and similar equipment) as well as sand, salt, and similar materials to be accessed during inclement weather for treatment of LCPS and County of Loudoun owned properties (i.e. driveways and parking lots). The proposed use would also include a small engine repair shop of approximately 5,000 square feet that would service equipment.

The purpose of the meeting is to share information with the surrounding community on the proposed project. Please-contact our office if you are unable to attend the meeting and would like more detail on the applications.

Those who need translation/interpretation assistance or a reasonable accommodation for any type of disability in order to participate meaningfully in the meeting should contact the Planning & GIS Services office at least three (3) business days prior to the meeting.

Beverly I. Tate, Director
Loudoun County Public Schools
Division of Planning & GIS Services
21000 Education Court, Ashburn, VA 20148
Telephone: 571-252-1050
Email: lcpsplan@lcps.org

**LOUDOUN COUNTY PUBLIC SCHOOLS
PUBLIC UTILITY SERVICE CENTER
MCPI 194-16-6764**

EMERGENCY ACCESS ONLY;
THE ACCESS WILL BE
VIA SYCOLIN RD

APPROXIMATE FUTURE PUBLIC
UTILITY SERVICE CENTER

LOUDOUN ACADEMY DR

CREEK BEND PL

LE NOIRE PL

NOLEN CT

HALPRINCT

DR IN LOCKS

ENERGY PARK DR

RED TRIANGLE LN

DULLES GREENWAY
DULLES GREENWAY

THUNDERBALL DR

TURNER PARK



5/2022 SITE096

LEGEND

- PUBLIC UTILITY SERVICE CENTER
- ACADEMIES OF LOUDOUN
- RESIDENTIAL DEVELOPMENT

