

MEMORANDUM

To: Rob Donaldson, Project Manager

From: Hilary Russo, Planner III, Zoning Administration

CC: Ryan Reed, Deputy Zoning Administrator, Zoning Administration
Michelle Lohr, Deputy Zoning Administrator, Zoning Administration

Date: January 18, 2023

Re: CMPT-2022-0003, SPEX-2022-0038, SPMI-2022-0006, Academies of Loudoun Service Center, Second Submission

PIN: 194-16-6764

The above referenced application proposes a Commission Permit (CMPT) and Special Exception (SPEX), pursuant to Table 2-1402 of the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) to establish a public utility service center with outdoor storage. The public utility service center is also subject to the additional regulations of Section 5-621 of the Zoning Ordinance. The site for the propose public utility service center is an existing public-school site (Academies of Loudoun) composed of approximately 119 acres zoned Transitional Residential-10 (TR-10).

General Comment: Since the first submission of CMPT-2022-0003 and SPEX-2022-0038, the Applicant has added an additional application, Minor Special Exception (SPMI)-2022-0006 to modify the Type C buffer regulations found in Section 5-621 of the Zoning Ordinance.

Zoning Administration Second Submission Comments

Commission Permit and Special Exception Factors for Consideration

- 1. First Submission Comment: In the second submission statement of justification, include a narrative regarding the proposed SPMI-2022-0006 and address the Issues for Consideration in Section 6-1309 as they relate to the proposed SPMI-2022-0006.*

Second Submission Comment: Zoning Administration staff defers to the Community Planning division of the Department of Planning and Zoning to opine on whether the proposed modification (SPMI-2022-0006) and

compliance with the policies of the Loudoun County 2019 Comprehensive Plan.

CMPT-SPEX Plat

Cover Sheet

2. For the election district information in the title, please include both the 2011 and 2022 election districts as follows:
 - 2011 Election District: Catoctin
 - 2022 Election District: Little River