



Loudoun County, Virginia

www.loudoun.gov

Office of the Chairman

Loudoun County Board of Supervisors

1 Harrison Street, S.E., MSC #1, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

December 20, 2016

BROADLANDS ASSOCIATION
21907 CLAIBORNE PKWY
BROADLANDS, VA 20148-4535



NOTICE OF PUBLIC HEARING
PROPOSED ZONING CHANGE AFFECTING YOUR PROPERTY
Zoning Map Amendment (ZMAP)-2016-0021
and
Zoning Ordinance Amendment (ZOAM)-2016-0015
FLOODPLAIN OVERLAY DISTRICT (FOD)

Parcel (County Property Identification Number): 156404193000

Revised Environmental Overlay Zoning District: Floodplain Overlay District (FOD)

Dear Property Owner:

According to the current real estate tax assessment records, you are the property owner of the parcel(s) identified by the County Property Identification Number(s) ("PIN") listed above. The PIN is used by the County to identify parcels of land.

This letter is to give you notice that on January 11, 2017, the Loudoun County Board of Supervisors will hold a public hearing on a proposed Zoning Map Amendment (ZMAP) and Zoning Ordinance Amendment (ZOAM) to revise the existing boundaries of the zoning district known as the Floodplain Overlay District (FOD). The FOD regulations are contained in Section 4-1500 of the Zoning Ordinance. The FOD regulations contain use restrictions and requirements that apply to property that is susceptible to being impacted by flooding, and these regulations divide such potentially impacted areas into two categories called (i) Major Floodplain and (ii) Minor Floodplain. The FOD is called an Overlay District because the FOD regulations apply *in addition to* the regulations of the underlying zoning district (such as, for example, AR-1 Agricultural Rural-1, TR-1 Transitional Residential-1, etc.). The FOD regulations apply only to the portion of land within the FOD boundaries and, thus, may apply to only a portion of your tax map parcel.

In order for property owners in Loudoun County to be able to obtain the protection available under the National Flood Insurance Program (NFIP), the County's FOD boundaries must conform to the boundaries of the Floodplain Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for

Loudoun County prepared by the Federal Emergency Management Agency (FEMA) pursuant to the requirements of the National Flood Insurance Program (NFIP). FEMA has revised the Floodplain Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Loudoun County with an effective date of February 17, 2017. The purpose of this ZMAP and ZOAM is to change the FOD boundaries of the zoning map to conform to the revised FIRM and FIS boundaries and preserve the ability of Loudoun County property owners to obtain flood insurance coverage. This necessary revision of the existing FOD boundaries and establishment of new boundaries for the FOD (Major Floodplain and Minor Floodplain) will affect land (including all or a portion of your property) that is not currently subject to FOD restrictions.

The proposed new/revised boundaries of the FOD will apply to all special flood hazard areas and certain other areas of flood hazard labeled and identified by the FIRM and FIS for Loudoun County. The Floodplain Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Loudoun County cover all areas designated by Loudoun County as major and minor floodplain and include the lands adjacent and generally in proximity to any stream that drains an area of 100 acres or more. The attached map of the County depicts the locations of all of the affected areas of floodplain. All parcels within any portion of the floodplain may be affected.

Public Hearing:

The Loudoun County Board of Supervisors will hold a public hearing on the proposed ZMAP and ZOAM on:

Date: Wednesday, January 11, 2017
Time: 6:00 PM
Place: Board of Supervisors Meeting Room
Loudoun County Government Center
1 Harrison Street, S.E., First Floor
Leesburg, Virginia 20175

All members of the public will be heard as to their views pertinent to this matter. Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign-up in advance, please call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up at the public hearing. Written comments are welcomed at any time and may be sent to the Board of Supervisors, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20175, or by email to bos@loudoun.gov.

Additional Information:

To view a more specific map of your property and the proposed changes to the boundaries of the Floodplain Overlay District (FOD), please use the FOD Mapping Program available at www.loudoun.gov/FODzmap. On the opening web page, click on the map image to access the FOD Mapping Program. Once you have agreed to the terms and conditions, you will be able to display the FOD boundaries on your property by entering your street address or PIN in the search box located in the upper left corner of the map. You may also use the dropdown menus on the upper right side in the blue area to show different layers

(for example, clicking on the Basemap Gallery will allow you to change the background map from aerial imagery to a street map or a topographic map).

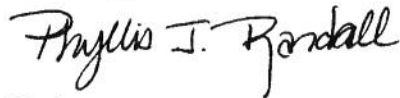
A copy of the proposed Zoning Map Amendment (ZMAP) and Zoning Ordinance Amendment (ZOAM) is available for review at:

Loudoun County Department of Building and Development
Loudoun County Government Center
1 Harrison Street, S.E., Second Floor
Leesburg, Virginia 20175

Normal business hours for the Department of Building and Development are weekdays, 9:00 AM to 4:30 PM, except for holidays.

If you have questions, please contact county staff by email at flood-maps@loudoun.gov or telephone at 703-737-8746. (We consider your email or phone message important and will respond to it within one business day, although an extremely high volume of emails/calls may require an extra business day for a response.). Please also review the Frequently Asked Questions (FAQ) attachment to this letter for additional information and explanation.

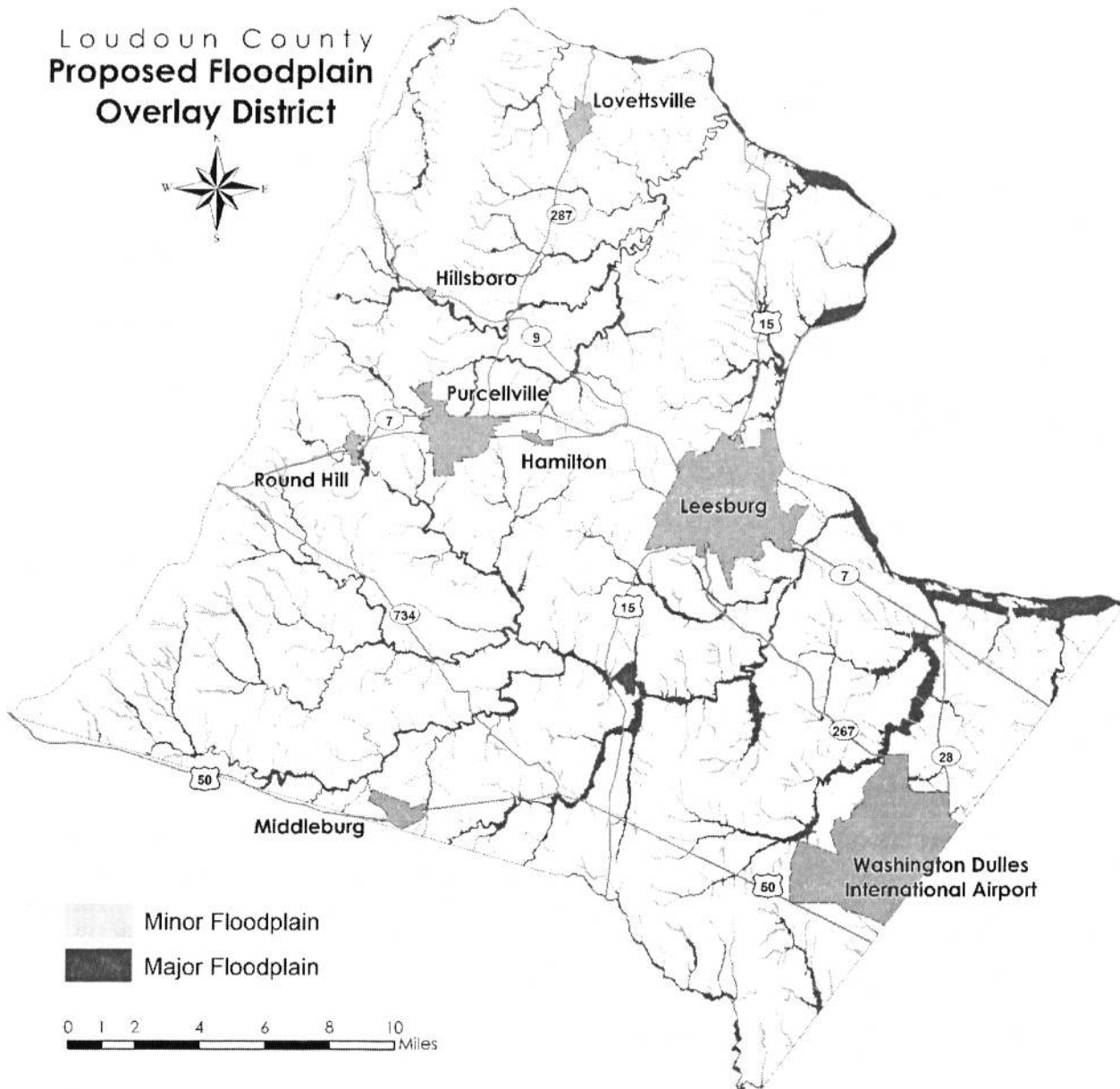
Sincerely,



Chair
Loudoun County Board of Supervisors

Attachments: Countywide Map of Loudoun County Proposed Floodplain Overlay District and
Frequently Asked Questions

Loudoun County
Proposed Floodplain
Overlay District



Overview of Proposed New Boundaries for the Floodplain Overlay District (Major Floodplain and Minor Floodplain) in Unincorporated Areas of Loudoun County, Virginia, in Accordance with Proposed ZMAP-2016-0021 and ZOAM-2016-0015.

To view the map information at the scale of your property, please use the County's online FOD Mapping Program at www.loudoun.gov/FODzmap. (On the webpage that appears at this link, please click on the map image similar to the one above to get to the FOD Mapping Program.) If you need assistance or cannot access the FOD Mapping Program, please contact County staff at the Floodplain Helpline at (703) 737-8746 (please leave a message and your call will be returned) or email flood-maps@loudoun.gov.

(More information on back of page)

Frequently Asked Questions About ZMAP-2016-0021 and ZOAM-2016-0015

- **Will these proposed amendments affect the use of my property?**

The regulations of the Floodplain Overlay District (FOD) are in addition to the regulations of the underlying zoning district that applies to a property. The FOD is divided into the Major Floodplain and Minor Floodplain, and more regulations are placed on property located in the Major Floodplain than in the Minor Floodplain. The regulations of the FOD are provided in Section 4-1500 of the *Revised 1993 Loudoun County Zoning Ordinance* (available at www.loudoun.gov/zoningordinance). Very generally, property will be affected by the proposed amendments as follows:

- Any area where FOD is added or that changes from Minor Floodplain to Major Floodplain will be subject to greater regulation.
- Any area where FOD is removed or that changes from Major Floodplain to Minor Floodplain will be subject to lesser regulation.
- Any area where the FOD remains unchanged will have no change in level of regulation. Examples of such areas are as follows:
 - The area is located outside of the FOD both before and after the amendments.
 - The area is located within the Major Floodplain both before and after the amendments.
 - The area is located within the Minor Floodplain both before and after the amendments.

- **Is this a new regulation the County is imposing?**

No. Since 1975, Loudoun County has participated in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP), which requires the County to adopt and enforce specific floodplain management regulations and boundaries. These floodplain management regulations and boundaries are implemented through the Floodplain Overlay District (FOD). The FOD was first adopted by the Board of Supervisors as part of the 1972 Loudoun County Zoning Ordinance.

- **Why do the new boundaries of the Floodplain Overlay District (FOD) have to be adopted?**

FEMA recently updated the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Loudoun County. The updated FIRM and FIS will become effective on February 17, 2017. In order to continue its participation in the National Flood Insurance Program (NFIP), and for regulatory purposes, the County is obligated to revise the FOD boundaries on the zoning map prior to the February 17, 2017, effective date for the updated FIRM and FIS.

- **The area shown as Floodplain Overlay District (FOD) on my property has never flooded, so isn't the FOD wrong?**

The boundaries of the FOD are based on FEMA's Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Loudoun County. The FIRM and FIS were not developed using personal experiences or observations by property owners, but were based on years of hydrologic data, scientific study, and engineering analysis. Better data and more sophisticated engineering analyses may result in adjustments to the FIRM and FIS in the future; however, the current FIRM and FIS are considered to be based on the best information available at this time.

- **Will I be required to buy flood insurance because Floodplain Overlay District (FOD) is located on my property?**

The FOD is part of the County's Zoning Ordinance and only regulates land use, whereas flood insurance is a federal requirement administered by FEMA. In very general terms, if your home is located in a FEMA Special Flood Hazard Area shown on the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Loudoun County, federal law requires your lender to ensure you have secured an appropriate amount of flood insurance to cover your structure in the event of flood damage. The amount and cost of insurance is based on the location of your structure in relation to the floodplain boundary and the risk of flooding to the structure. More detailed information is available at the FEMA web site www.fema.gov/national-flood-insurance-program.