



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

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November 10, 2016

BROADLANDS ASSOCIATION INC

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): 119355852000

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 November 22, 2016, the Loudoun County Planning Commission will hold a public hearing on a proposed Zoning Map Amendment (ZMAP) and Zoning Ordinance Amendment (ZOAM) to revise the existing boundaries of the Floodplain Overlay District (FOD) (Major Floodplain and Minor Floodplain) to conform to the updated 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), with an effective date of February 17, 2017. This ZMAP and ZOAM propose changes to the zoning map classification of your property by revising the existing, and establishing new, boundaries for the FOD (Major Floodplain and Minor Floodplain). Properties mapped within the FOD are subject to the requirements and use limitations of Section 4-1500 of the Revised 1993 Loudoun County Zoning Ordinance in addition to the requirements and use limitations of their underlying zoning district.

The proposed new/revised boundaries of the FOD will apply to all special flood hazard areas and certain other areas of flood hazard identified by the FIRM and FIS for Loudoun County, which covers all areas designated by Loudoun County as major and minor floodplain and includes 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 Planning Commission will hold a public hearing on the proposed ZMAP and ZOAM on:

Date: Tuesday, November 22, 2016
Time: 6:00 PM
Place: Board of Supervisors Meeting Room
Loudoun County Government Center
1 Harrison Street, S.E., First Floor
Leesburg, VA 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 Deputy Clerk to the Planning Commission at (703) 777-0246. 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 Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20175, or by email to dpz@loudoun.gov.

Additional Information:

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

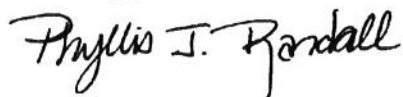
Loudoun County Department of Building and Development
Loudoun County Government Center
1 Harrison Street, S.E., Second Floor
Leesburg, VA 20175

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

Additional sources of information include:

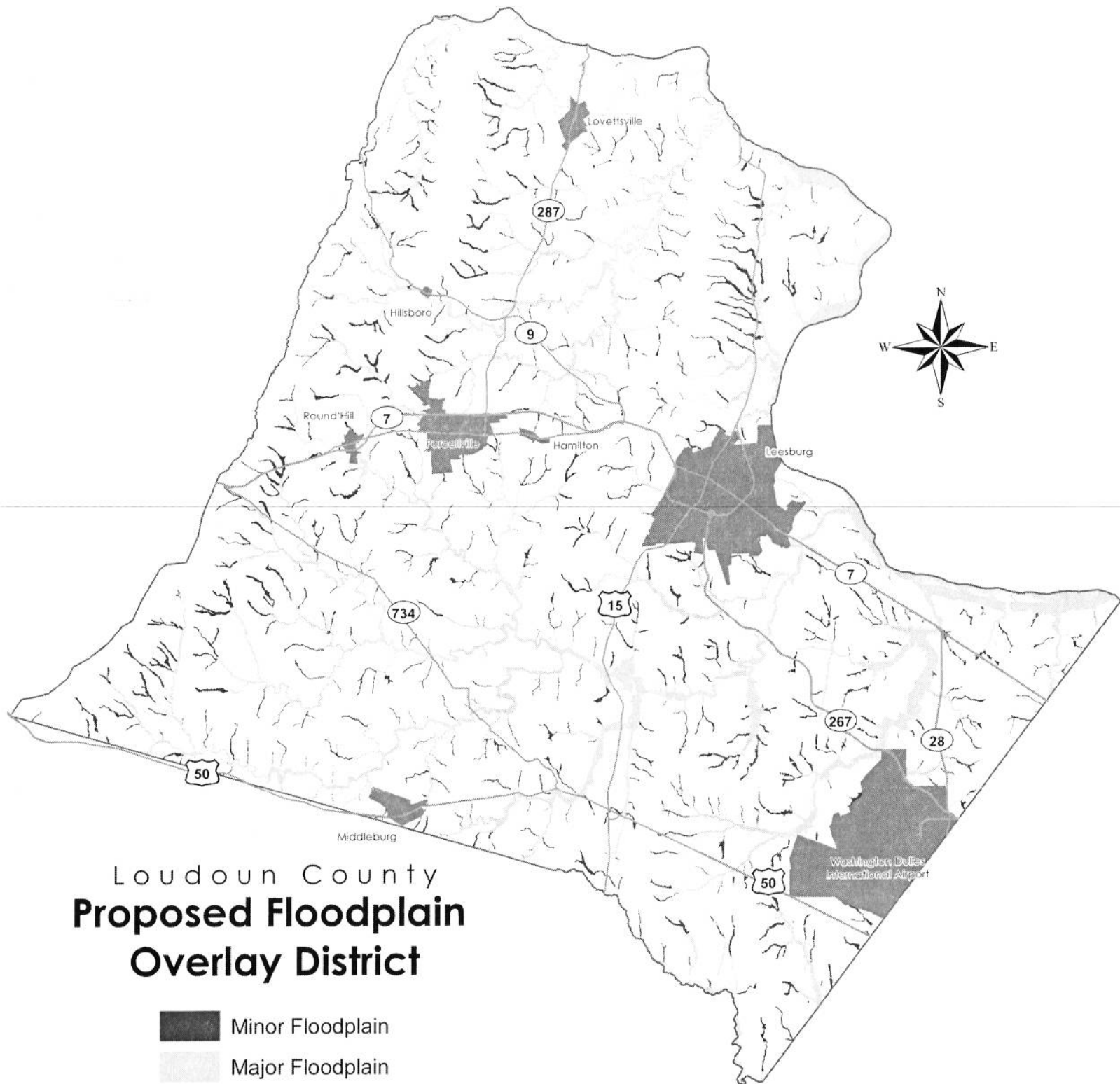
Website: www.loudoun.gov/FODzmap
Email: flood-maps@loudoun.gov
Telephone: (703) 737-8746

Sincerely,



Chair
Loudoun County Board of Supervisors

Attachment – Map of Loudoun County Proposed Floodplain Overlay District



Loudoun County Proposed Floodplain Overlay District

- Minor Floodplain
- Major Floodplain
- Major Roads



