

June 14, 2022

BROADLANDS ASSOCIATION INC  
21907 CLAIBORNE PKWY  
BROADLANDS, VA 20148-4535

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## **NOTICE OF PUBLIC HEARING**

**PROPOSED ZONING ORDINANCE TEXT AMENDMENT AND ZONING MAP AMENDMENT AFFECTING YOUR PROPERTY: TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, § 4-1400 ET. SEQ. AIRPORT IMPACT OVERLAY DISTRICT AND AIRPORT IMPACT OVERLAY DISTRICT MAP.**

**Zoning Ordinance Amendment (ZOAM) 2021-0002 and Zoning Map Amendment (ZMAP) 2021-0011**

**Parcel (County Property Identification Number): 118191485000.**

Dear Property Owner,

According to the current real estate tax assessment records, you are shown as the property owner of the parcel or parcels identified by the Loudoun County Property Identification Number(s) ("PIN") listed above. The PIN is used by the County to identify parcels of land. The PIN listed above is located within the existing and/or proposed Airport Impact Overlay District ("AIOD") of the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance").

This letter is to give you notice that the Loudoun County Planning Commission will hold a public hearing (see date and time below) on a proposal to **amend Zoning Ordinance Section 4-1400 et seq., AI-Airport Impact Overlay District, to clarify, revise, add, and/or delete existing regulations** and to **amend the Airport Impact Overlay District Map (AIOD Map).**

**The proposed Zoning Text Amendments to Section 4-1400 et seq., AI-Airport Impact Overlay District include the following:**

- Amend the Zoning Ordinance text to reflect that the revised AIOD district boundary, aircraft noise contours, and aircraft noise impact areas are based upon the 2019 Washington Dulles International Airport Aircraft Noise Contour Map Update.

- Amend the Zoning Ordinance text to clarify the requirements for a Disclosure Statement to prospective purchasers of property within the AIOD.
- Amend the Zoning Ordinance text to clarify the effect of the amendments on previously approved residential rezonings.
- Amend the Zoning Ordinance text throughout Section 4-1400 et. seq. to clarify applicability and maintain consistency with the Zoning Ordinance.

**The proposed amendments to the AIOD Map include the following:**

- Amend the AIOD Map to reflect the revised AIOD district boundary, aircraft noise contours, and aircraft noise impact areas based upon the 2019 Washington Dulles International Airport Aircraft Noise Contour Map Update.

The following table indicates the aircraft noise impact area(s) in which the above PIN is located (or partially located) for both the existing and proposed AIOD boundaries.

<b>Aircraft Noise Impact Area(s) of Existing AIOD</b>	<b>Aircraft Noise Impact Area(s) of Proposed AIOD</b>
None	Within one (1) mile of Ldn 60

The public purposes of these amendments are to achieve the purposes of zoning as set forth in §§ 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

**Public Hearing:**

The Loudoun County Planning Commission will hold a public hearing to consider the above described amendments to the Zoning Ordinance ZOAM-2021-0002 and to the Zoning Map ZMAP-2021-0011 on:

Date: June 28, 2022  
 Time: 6:00 p.m.  
 Location: 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 Department of Planning and Zoning at 703-777-0246, option 5 prior to 12:00 noon on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcome any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street SE, PO Box 7000, Leesburg, Virginia 20177-7000, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten copies for distribution to the Commission and the Clerk's records.

**Additional Information:**

Full and complete copies of the above-referenced amendments and related documents may be examined in Loudoun County Department of Planning and Zoning, Loudoun County Government Center, 1 Harrison Street SE, Third Floor, Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola) (click on "searchable list" and search for "ZMAP-2021-0011"). The Loudoun Online Land Applications System (LOLA) provides an additional opportunity for public input. Documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc).

If you have any questions, please contact Project Manager Joshua Peters by email: [dpz@loudoun.gov](mailto:dpz@loudoun.gov).

Sincerely,

*Joseph. Kroboth, III*

Joe Kroboth, Acting Director  
Loudoun County Planning and Zoning

cc: Tim Hemstreet, County Administrator  
Leo Rogers, County Attorney  
Planning Commission (9)  
Public File