



Planning and Zoning

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October 26, 2022

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



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): 118187833000.

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 Board of Supervisors 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 revise 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 upon all sales 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. as otherwise necessary for clarity and internal consistency within 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.

Aircraft Noise Impact Area(s) of Existing AIOD	Aircraft Noise Impact Area(s) of Proposed AIOD
	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 Board of Supervisors 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: November 9, 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 County Administration at 703-777-0200 by noon on the day of the public hearing. Speakers may also sign up at the hearing on a first-come, first-served basis

Written comments are welcome any time and may be sent to the Loudoun County Board of Supervisors, 1 Harrison Street SE, PO Box 7000, Leesburg, Virginia 20177-

7000, or by e-mail to bos@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 electronically at 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.

Board agendas and documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/bos.

If you have any questions, please contact Project Manager Joshua Peters by email: dpz@loudoun.gov or call 703-777-0246.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Kroboth", with a stylized flourish at the end.

Joe Kroboth, Interim Director
Loudoun County Planning and Zoning

cc: Public File