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Loudoun County Board of Supervisors, Public Hearing, Wednesday, May 15, 2024

Date Wednesday, May 15, 2024
Place Board Room, First Floor, Government Center, 1 Harrison Street SE, Leesburg, Virginia
Length 3h 3m (video)

- Official meeting video (county, Granicus): <https://loudoun.granicus.com/player/clip/7675>
- Agenda (Granicus): https://loudoun.granicus.com/AgendaViewer.php?view_id=73&clip_id=7675

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Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-19. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:02:27] Hello, Supervisor Turner. Can you please test your audio and radio? I'm on testing one, two, three. Thank you, sir. We can hear you well, and we can see you, too. Okay, great. Thanks.

[00:02:43] Thank you.

[00:04:39] Am I on? Okay, great.

[00:06:38] I called the order of the May 15th, 2024, Loudoun County Board of Supervisors Public Hearing. This room is equipped with a hearing loop. If you need hearing assistance, switch your hearing aids to telecoil mode.

[00:06:55] If you need a headset, we have those available as well. please see the clerk to request one. As a reminder to all members of the public addressing the board this evening, you may only sign up to speak on matters that have been advertised for this public hearing.

[00:07:14] Due to the broadcast delay, any members of the public who are not in the boardroom wishing to address the board on items number one and number two, which are on the consolidated hearing agenda, please call the number scrolling across your screen at this time. All members of the public who have signed up to speak will be allotted two and a half minutes. If you are in the boardroom, we ask that your name is called. Ask that when your name is called, please come to the podium, state your name for

the record, and you can come to either podium, either on your left or on your right. The timer on the podium will indicate your remaining time.

[00:07:51] When your time has expired, please yield the floor to the next speaker. If you are providing your comments by phone. I ask that you use a stopwatch to track your time. I will monitor your time in the boardroom as well and notify you when your time has expired. When taking public input for items, I will first ask if there is anyone in the boardroom wishing to speak, and then I will go to the moderator, Mr. Torres. Mr. Torres, can you hear me?

[00:08:19] Loud and clear. Awesome. Thank you. And ask if there are any speakers via online. Please note that there is a slight delay between the broadcast and the boardroom. Pursuant to Virginia Code section 2.2-3708.3 and the board's rules of order, Ashburn Supervisor Mike Turner has requested to participate in this meeting by electronic communication. A physical quorum of the Board of Supervisors is present in the boardroom and the board has made arrangements for the voice of Supervisor Turner to be heard by

[00:08:55] all persons in the boardroom. Supervisor Turner made this request within the required time frame and the county attorney determined that Supervisor Turner's request meets the qualifications to participate remotely. The board will record in its minutes that Supervisor Turner participated remotely from a private location in Denver Colorado due to personal reasons. We do have a slight change to our agenda this evening we have a deferral the applicant has requested to defer item 6

[00:09:31] leji 2023-0031 till its view zmap 2022-003 therefore this item will be deferred to the July 2nd 2024 board business meeting due to this not being advertised as a deferral publicly advertised we will take public comment on this item after the adoption of the consolidated agenda for adoption of the consolidated agenda the board will hear the following items as a

[00:10:03] consolidated hearing as yes ma'am madam chair uh i would like to make a motion to overturn the deferral to appeal the deferral no we can take that motion now i believe okay thank you so i'm I'm sorry, state your motion again.

[00:10:25] I'm moved to overturn the decision of the chair to defer the Tillots View application to the July 2nd business meeting. Second. Okay, we have a motion to appeal the decision to defer the Tillots View application. Would you like to make an opening?

[00:10:44] Yes, Madam Chair. While Chair Randall's my friend. Seconded. You want me to say seconded by Supervisor Armstead? Okay, go ahead. Thank you. Well, Chair Randall is my friend, and I want to be respectful of her ability to comment and vote on this application.

[00:10:59] I must also weigh the respect I have for my constituents. This application is appearing at its third public hearing, and the July meeting would be a fourth appearance. I do not see the outcome changing between now and July, as the applicant and I have had several conversations about the project that could not progress beyond what is proposed now.

[00:11:19] Simply to save everyone time and to be respectful for the energy my constituents have put into three public hearings and three community meetings, I do not want to defer this application any further. Thank you, Supervisor Glass. Any other comments on the motion to appeal?

[00:11:39] Supervisor Umstead seconded the motion. Okay. I will not be supporting the motion to appeal. The decision, oh, I'm sorry, Supervisor Turner, any comments? Yes, I vehemently stand in opposition to

this request to appeal.

[00:11:58] The reconsideration process has been, I'm trying to choose the very best word I can, absolutely inappropriate and unprofessional for the applicant. Chair Randall is not here.

[00:12:14] If we appeal this and vote on this today, we are essentially disenfranchising Chair Randall's constituents. And I absolutely am opposed to this, especially at the last minute like this. It's just really, really unprofessional, and I very, very strongly disagree with this.

[00:12:33] Supervisor Kirshner? Thank you, Madam Chair. I just want to reiterate what Supervisor Turner says. I think there's been a request, I think, to defer this by the applicant. I believe Chair Randall, who was not able to be here today, I think it sounds to me like that was her desire as well.

[00:12:49] I know we're a body up here, and it just seems to me that it's a bit disrespectful. We've already, this particular applicant, we've already denied motion to reconsider, and now we want to ram this through when they've asked to defer, especially when certain people aren't even here.

[00:13:05] I just, that's just, that's not the kind of board this board should be, quite frankly, and so I think that we should give that its full opportunity to be heard with the full board here. Thank you. Supervisor Umstead. Thank you, Madam Chair. I'm going to vehemently disagree with Supervisor Turtur. This is not inappropriate. It is not disrespectful. Supervisor Glass, regardless of whether any members of the board may agree or not with her motion to appeal,

[00:13:43] Supervisor Glass is doing her darn best to represent her constituents who are concerned that this will just drag out in the hopes that they will lose interest and that they have no way to predict when this vote might take place if there are all these delays.

[00:14:08] So while we may agree or disagree with Supervisor Glass, she has every right to do exactly what she's done. She's being very respectful towards her constituents, and I think she deserves credit for that. Thank you, Supervisor Umstead.

[00:14:25] Supervisor Sains? Thank you, Madam Chair. Yeah, I would agree. I will vote not to defer this item. As has been stated, we had a public hearing, we listened to it, had a business meeting, voted, reconsidered, heard some more.

[00:14:46] We've had numerous meetings and conversations. I'm sure all of us have had meetings and conversations with the applicant over these many months. As far as I know, nobody's changing their vote. So if Madam Chair was here or not here, nobody's changing their vote.

[00:15:03] So what's the point of kicking the can down the road? for discussion on this until July or wherever the point may be, if nobody's changing their vote. We are wasting staff's time, we're wasting the residents' time, we're wasting, quite frankly, the applicants' time and their money and efforts on this too. So if nobody's changing their vote, let's have the vote today, plain and simple.

[00:15:24] And this is not, we're not going against any other procedures or whatever, this is our procedure. We can have these discussions, we can make these votes, so we're following our rules of order in our business. So I will not be voting, so I do not support deferring this item.

[00:15:39] I think we need to take this vote today and be up and down, yes or no, for this application and move forward on other business as we have. Because, again, the point was made, oh, we're not voting. We should respect that you're not being here. Well, we have other applications on the table.

[00:15:55] Nobody's talking about deferring those because she's absent. So if that was the case, then we need to be postponing this whole meeting then. Right? So thank you. Thank you. Without objection from my colleagues, I'd like to make sure that Supervisor Letourneau is up to date.

[00:16:13] We have a request from the applicant, until it's viewed, to defer the application to July 2nd. That decision was made, and now Supervisor Glass is appealing the decision. That's what we need to vote on, the motion to appeal. Thank you.

[00:16:29] Supervisor Tacroni? Thank you, Vice Chair Briskman. So at first I didn't know if we were legally allowed to do this, but it sounds like we are. I would say that the residents have been coming out to multiple meetings.

[00:16:47] I appreciated having a conference call or a Zoom meeting with the residents. And I know that delaying it till July, that's over holiday season. And I just think it would be more difficult the residents I'd be more in favor of just June not July but if it's July if it has to be July I can't support that because I just think it is not convenient for the residents they have really been vocal they've been following this

[00:17:23] application they've been very diligent and so out of respect for the residents and for Supervisor Glass, who represents the district, I will be supporting her motion. Thank you, Supervisor Letourneau.

[00:17:40] Yeah, just to be clear where I'm at on this kind of thing, if the absence of a supervisor would change the outcome of the vote, then I think it's appropriate to defer the item, but that is not the case in this instance. So I don't think it's appropriate to defer further. Thank you, Supervisor Letourneau.

[00:17:58] I think that the absence of a supervisor is kind of beside the point. I don't recall at any point in time when an applicant has come to us and asked to defer an item that we have not deferred the item.

[00:18:14] It's a professional courtesy to the applicant when they have come to ask us to defer an item. You know, even to my frustration, there are times that we continued and deferred items. Do we need to take a recess?

[00:20:48] Gentlemen, we're going to take a recess until about 630.

[00:21:24] thank you okay folks we are going to re-establish this meeting apologies for

[00:44:35] the delay we are procedurally although miss glass will not be returning to the meeting procedurally we do have to take the vote on her appeal of the deferral of the item I think when we left off I was going to make some comments and then call the vote um but uh given the situation this evening i i think my vote to uh deny the appeal was clear already but um i won't make any more comments and we will just take the vote um the

[00:45:11] vote was a motion to appeal the deferral of the tillotsview item to july 2nd the motion was made by supervisor glass and seconded by supervisor umstead all in favor please say aye all opposed nay mr turner mr turner are you with us can you hear me yes are you okay thank you so much

[00:45:45] okay um excuse me uh we will now move on to the consolidated agenda i'm sorry we actually since Since the Tillots view item was on and advertised for public hearing tonight, we will be taking public comment on this item because it was an advertised public hearing.

[00:46:18] If you are here to comment on that item, I'll be calling your name.

[00:46:36] Oh, thank you. The results of the vote to deny Supervisor Glass's appeal is 702. Thank you very much. Okay. Okay, the first person on the list for Tillots View is Sharik Mirza, followed by Sarah Mirza, and then Asad Chaudhry.

[00:47:06] You can come to either podium, and you have two and a half minutes.

[00:47:17] Good evening. Sorry to hear about Sylvia. I hope she's doing better. I'm here as a resident of Broadlands for the last 11 years and a resident of Loudoun County, Brambleton area for almost 20 years now.

[00:47:36] uh we've been here before this is my third time i've talked to kristin i've talked to laura we've set up some meetings we've talked to you julie and many others the whole primary purpose of us being here is that safety and security and transportation issues related to the tillers view application it was denied last time and it was brought back which was surprising to many of us from a material perspective not much has changed eagle ridge remains 104 percent above

[00:48:10] its enrollment today single lane what we call farm road peckspool road still connects four schools today adding six thousand percent more traffic according to vdot on that road is beyond dangerous and i would urge the board of supervisors to again vote no keeping into consideration the safety of our kids and the impact to education this application simply

[00:48:41] doesn't fit the infrastructure around it there is metro walk with 492 homes high density around big streets there is waxpool crossing high density around big streets but none of them are connecting for schools on a single lane waxpool road like in the same manner which is used by walkers it's used by bikers it's used by car drivers I also shared another video couple days ago about kids making a left turn on Belmont Ridge and that day before at the same spot there was an

[00:49:19] accident. The Belmont Ridge traffic today is slow because of the construction, because it's only one lane working. When that lane opens up, that turn, left turn, will become even more dangerous, and I urge the Board of Supervisors to, I guess, agree with Sylvia's request to add a light at the Belmont and Waxpool Road.

[00:49:47] Please deny this application. Thank you. Thank you, sir. You will be followed by Sarah Mirza and then Asad Chowdhury and then Melanie Lagulan. Dear respected members of the Board of Supervisors, I stand here and look up to you with a strong belief that you will make the right decision to safeguard the safety of the communities and uphold the standards of public education system that Loudoun County has come to boast about.

[00:50:21] I have four children, two of whom are still in the public school system, namely Eagle Ridge Middle School and Briarwoods High School. Seeing them off each morning brings the feeling of pride and contentment to my heart knowing they are safe on the community roads and learning the best at school.

[00:50:39] This feeling of security for my children's future is fading as the concern for not only my children but all of our children grow in our minds. The traffic situation as is is becoming challenging with more cars added to our roads from the adjacent and surrounding new communities, routed to Eagle Ridge, Mill Run Waxpool, and Guidepost School.

[00:51:03] This patch of Waxpool Road is a major transportation access for many communities that are guided to these schools. It is already a speedway. Buses, car riders, bicycle riders, walkers, all are affected

by the growing number of residents around here, especially our walkers and bicyclists.

[00:51:22] My daughter and her friends have to work three crossings to get over to middle school. And very often, they and others face the danger of a car speeding, pulling in the corners faster than the posted speed, kids pulling their friends back from stepping onto the crosswalk, or a single walker becoming hesitant in crossing.

[00:51:43] Shifting to this traffic directed toward Briarwoods High School via Belmont Ridge section in question. Coming out of Vaxpool Road, it takes on average 7 to 13 minutes per car to make the left turn onto Belmont Ridge in peak hours. People are in a hurry to get to work and students to get to school. Young drivers, elderly drivers especially, affected in terms of length of time and safety on the road here. My daughter faces this challenge every day like so many other students and have witnessed accidents on that tee. Now we add yet another community in an area which is already a

[00:52:18] bottleneck for increasing traffic and its related challenges. Something to think about deeply. In the zone that was carefully zoned for one single family home per acre we are now looking to cram 257 homes to our astonishment we don't have to imagine rather we all know your time is up ma'am compounding negative effects thank you very much if you have anything else you'd like to say please feel free to email or give your statement to the clerk asad chowdhury followed by melanie lagulan followed by Tia Ehrman.

[00:52:56] - Hello, good afternoon. My name is Asad Chaudhry, I'm a cardiologist. I've been practicing here for over a decade and I live on auction barn. I'm a resident of Broad Run. And I would just like to make the point that when we look at projections, we look at studies, these are all, a lot of this is theoretical.

[00:53:16] We use these roads day in and day out. So I'd like for us to really reflect on what our experience has been as residents who are using these roads routinely. I've dropped both of my daughters off at Eagle Ridge Middle School and at Mill Run Elementary School. And I can tell you right now, before this construction has been completed, that it is not as easy as people make it out to seem.

[00:53:37] We received an email that Mrs. Glass and Mrs. Randall both went to the drop-off lines and they made it through twice in six minutes. I find that very hard to believe. you have to go there during drop-off hours and see what the experience is like.

[00:53:55] There's never been a day, and you know, my kids are now in seventh grade and in fourth grade, there's never been a day when it's been like that ever. And especially when there's days and it rains, when the weather is bad, there's an exponential increase in the number of people using cars to drop their kids off to school.

[00:54:11] I think we're going to reach a critical threshold, which will be not sustainable if we allow this type of density to go in. It doesn't fit with the surrounding area. And my number one concern is safety for our children, the extreme increase in traffic, and the overburdening of our public school system.

[00:54:28] So I hope you take these comments to heart and think about the way you vote on this application. Thank you. Thank you very much. Next, we have Melanie Lagulan. Please correct me if I say this wrong. Lagulan, and then Tia Ehrman, followed by an on-the-phone speaker, remote speaker, Shannon Detling.

[00:54:48] Hi, I'm Melanie Lagulan. You did it right. Okay, thank you. Hello, I've been a Broadlands resident since 2009, and I have two kids who have gone through Mill Run Elementary, Eagle Ridge, and Briar Woods High School. I'm also here to lend my voice with my fellow neighbors to ask you to please deny this application for rezoning and ask you to please listen to the residents who have come before you repeatedly trying to tell you what the ground truth is around these roads in question.

[00:55:17] We all have had personal experiences driving through these drop-off and pickup lines ourselves. Now that my kids have graduated and on to college, I still actively avoid that area during school hours because it is such a chaotic site.

[00:55:33] I mean, you have the kids trying to race across the street, even though there's tunnels there. They don't want to go to the tunnels. They'll race across the street to get to the Dunkin' Donuts or the Sunoco across the street. While you've got cars whizzing back and forth and cars trying to get out of the schools.

[00:55:50] There are three schools there, as well as the Sunoco Station. It is a mess, and it is a mess right now. I cannot imagine what it's going to be like when you add almost 300 more residences. I do believe we do need more affordable housing here in Ashburn, and if that's where it goes, then that's where it goes.

[00:56:07] But I implore you to please make sure that the developers are doing everything possible and give you a satisfactory solution to this very real problem. It's not going to go away. It's going to get worse. And when that happens in a year or two, the developers are not going to be here. But you know who will be is 300 more families who just moved in and want to know why you guys didn't do a better job of managing this crisis.

[00:56:29] Thank you very much. Thank you, ma'am. Ms. Ehrman. Good evening, supervisors. My name is Tia Ehrman, speaking on behalf of the Piedmont Environmental Council. This item has showcased an interesting dynamic in Loudoun County development and an interesting challenge in reconciling our newer comprehensive plan with our existing community.

[00:56:52] While this property is much too large to technically qualify as an infill development, it is, for all intents and purposes, infill, as it is surrounded by a lively established community complete with existing infrastructure needs and challenges. From our 2019 Comprehensive Plan, Chapter 2, page 43, quote, because of the SBA, sorry, because much of the SBA is currently developed, most new projects will be smaller in scope and need to be evaluated based on how they can be integrated into the surrounding community.

[00:57:23] Ideally, we see this rather large undeveloped parcel in the mostly built-out suburban policy area as an opportunity to use innovative design and creative problem solving to add to the community features and increase the quality of life for all of the surrounding residents while providing much needed additional housing. This is an opportunity for developers to use the frequently requested flexibility of our new ordinance to balance the density increase with the challenges this density creates for the community the project is being built within. Unfortunately, until its view, what we have seen throughout this process is first and foremost the push to simply maximize

[00:58:01] density without the innovative design necessary to enhance the existing community features or the follow-through to fully account for the necessary capital improvements to support such a large development in an existing community. We were glad to see the open space acreages and active rec square

footage at least reach the bare minimum requirement by the ordinance but continue to be disappointed in the missed opportunity with such a large uniquely positioned parcel imagine if instead instead of this instead of this copy paste development cutting back on setbacks open space and tree canopy to squeeze in every horizontal unit possible what could have

[00:58:40] been if the application had offered a large park space with added tree canopy playgrounds skate parks coupled with vertical density offering varying sizes of units maybe even some affordable by design with the rushed resubmission we are finding it difficult to determine exactly what is being voted on not tonight what has changed and what details of some of the new issues staff has highlighted in particular the potential for traffic to stack up in front of waxpool elementary school could certainly use more time to be addressed we encourage the board to reject this application again and push for the innovative design thank you our next speaker is mr shannon detling on the

[00:59:17] phone i'm shannon detling my wife amanda and i live in ashburn next to the site with our four children. We urge you to vote no on the rezoning application for the Table of View Development. We'll worsen the traffic safety hazard for the children going to the four nearby schools and we'll threaten the safety of children walking to school and the children who will one day live at the site when it's developed. There's a blind car on Blackpool Road heading east from the site approaching IANA Spring Drive. And as an example, three weeks ago

[00:59:54] while on the way to school, my wife Amanda watched a car speed right through the crosswalk on Blacksville Road at Ianna Spring Drive were two middle schoolers in the middle of the crosswalk. Luckily, one of the children noticed the car, and otherwise it would have been hit. Unfortunately, this is not a unique problem.

[01:00:12] It is a recurring problem. Adding more cars from this many homes will increase the likelihood of a tragic accident. Also, the applicant's traffic safety study is based on observations and counts from a single day on December of 2021, and a lot has changed since then.

[01:00:30] There's long queues during morning school drop-off times, as has been mentioned. We believe this will result in, or that additional cars will result in more cuts in the surrounding neighborhoods, but worse. Per the Loudoun County 2019 Transportation Plan, the applicant is supposed to mitigate the transportation impacts of the proposed development, but it does not appear to have done so, and the county staff has noted as much in their memo.

[01:00:56] We need to ensure that school children are safe on their way to and from all the schools there, including children who will move into the site when it is developed. I also believe it would be helpful if someone from the board can also describe what occurred during the recess, and I think that information would be helpful for the public.

[01:01:15] Thank you. Thank you so much. That will conclude the – well, I think – hang on, let me just double check. I've got some more sign-ups just set on my desk, and it is not for this item. Okay, thank you. That will conclude the public hearing and the public speakers for the Tillotsview application.

[01:01:36] For clarification, we had a motion on the table to not defer this item to July 2nd, 2024, as requested by the applicant. To make a long story short, the Tillotsview application has been deferred to July 2nd, 2024, when all board members hopefully can be present to engage in the conversation.

[01:02:02] Okay. Now the board will hear the following items as a consolidated hearing. As a reminder, the items are being consolidated because there are no outstanding issues. Staff has recommended approval. The applicant has waived their presentation time and no public speakers are registered in advance to speak to the board. This is item number one, Virginia Erosion and Stormwater Management Program Amendments to the Loudoun County Codified Ordinance and DOAM 2024 0001 amendments to the Loudoun County facility standards manual and item number two

[01:02:36] legy 2023 0095 boucher short-term rental specs 2023 0029 are there any members of the public in the boardroom tonight wishing to speak to the board regarding the consolidated hearing items one and two. Okay, seeing none, Mr. Torres, are there any speakers on the phone wishing to speak regarding a consolidated hearing item? No, Madam Chair, we do not. Okay, thank you very much.

[01:03:11] Seeing none, I will close the consolidated public hearing. Board members, please refer to the document entitled consolidated hearing motion sheet that was distributed via email and placed on your dais seats this evening. The first motion is countywide, so I'll make that motion, and then the second one will be from Catoctin. I move that the Board of Supervisors approve motion 2B for adoption of the proposed amendments as provided in the May 15th, 2024 public hearing item number one, staff report, seconded by Supervisor Letourneau. Any discussion on that

[01:03:45] motion? I have no opening and closing. All in favor, please say aye. Aye. All opposed? That will pass 7-0-2. And I will go to Supervisor Kirshner for the second one. Thank you, Madam Chair. My motion is that I move the Board of Supervisors to approve Motion 2B on the Item 2 for approval of the minor special exception as provided in the May 15, 2024 public hearing Item 2 Staff Report. Thank you. Motion made by Supervisor Kirshner, seconded by Supervisor

[01:04:24] to Crony, any opening? Madam Chair, I just want to thank everyone for voting for this. I'm glad this is included on the consolidated agenda. One thing I'd like to know from staff, and I don't need to know it now, but if they could get back to my office on this, is this is a commercial whole house rental for just two guests in one bedroom of a single-family detached dwelling. I understand that is the way our zoning ordinance is set up at the moment for this particular district.

[01:04:49] However, I find that this is a lot of hoops to jump through for something providing a very basic service i would like to know if staff can get back to me and my staff as to how much this actually cost the applicant i think it's going to be favorable and i think supervisor turner has asked that we at some point i may be wrong have some discussion on this in tuck to see if we can make some of these changes so i'm looking forward to those changes so that we can avoid these extra expenses for something i think that most everyone would agree are a very good service to provide in the western part of the county thank you madam chair thank you any other comments in the motion

[01:05:23] any closing okay seeing none all in favor please say aye aye any opposed that motion will pass 702 thank you okay now we will move on to our agenda item number three or farm rezoning z map 20 22 0 0 2 2 specs 2022 0046 and specs 2022 0048 members of the board regarding excuse me wishing

[01:06:02] members of the public wishing to address the board regarding this item and who have not already done so please call the number scrolling across your screen and i will now turn the time over to staff for any updates and a presentation good evening board my name is marshall brown with

[01:06:40] Department of Planning and Zoning, and I'm here to present the applications for the Orem Farm rezoning. I will note that staff is in support of this application, and the Planning Commission recommended support, recommended approval to the board, so I'm happy to defer my presentation this evening or give the presentation if the board so wishes. Anybody want to see the presentation? Okay.

[01:07:03] We have at least one member that would like to see it. Okay. All right. I shall begin. Okay. The subject property is 11.7 acres in size. It is located north of the Dulles Greenway, south of Tree Mill Road, and west of Sicklin Road in the Leesburg Election District. This site is within the Leesburg Joint Land Management Area, or JLMA, employment place type. The applicant proposes to rezone the subject property from JLMA 20, which supports rural business and residential uses to Planned Development Industrial Park, or PDIP, and two special exceptions to increase the FAR

[01:07:39] from 0.6 to 1.0 and increase maximum lot coverage from 0.45 to 0.60. This is a view of the concept development plan to give you a brief orientation this is oriented north south so Shreve Mill Road where the app the entrance to the subject property is to the north Dulles Greenway is to the south of the property the darker gray hatched area is the buildable buildable development envelope there are areas of tree conservation and archaeological feature on a portion of the property that will not be disturbed the applicant is proposing some enhancements to the site including outdoor seating

[01:08:16] areas the pollinator meadow and they are proposing a recreation trail which I'll mention a little bit later the applicant is not proposing to exclude or proffer out any specific use in the PDIP zoning district however the proffers do state that development of the property is limited to the following maximum floor areas for certain uses as shown on this slide I do want to note that the maximum FAR for data center is shown on this as shown on this slide is contingent upon approval of the specs applications. In addition, the proffers state that the maximum trip generation will be no more than 60 a.m. peak hour trips and 50 p.m. peak hour trips for any use that is

[01:08:55] developed on the subject property. The applicant is proposing to improve Shreve Mill Road. Portions of the road narrow to one lane over a bridge across Sicklin Creek. Certain uses proposed may utilize heavy truck traffic, which may exacerbate sight, distance, and other safety considerations on the road due to the road's current configuration the applicant is proposing to restrict construction access coming to and from the site to exit towards Dulles Greenway so that will not there will be no traffic on Sickland Road they are restricting any issuance of the certificate of occupancy

[01:09:30] prior to the closure of Shreve Mill Road or January 1st 2027 whichever is first in time they are proffering on-site truck queuing to ensure that there is adequate traffic management on site so that, again, we will not see heavy truck traffic piling up on Shreve Mill Road.

[01:09:48] And they are proffering, if a heavy truck use does develop, such as warehousing, to improve pavement width and site distance on Shreve Mill Road. They have also proffered additional design standards for buildings on the site that are above the minimum requirements in the zoning ordinance for facades especially facing public rights of way and the Dulles Greenway. Service areas and any mechanical equipment will be shielded from public rights of way. Enhanced landscaping along Dulles Greenway has been proffered and they are also proffering to construct a trail

[01:10:25] consistent with the LPAT along the southeastern property boundary and to dedicate this trail to the county. With this the planning commission did recommend approval to the board 702 at the March 15th work session and staff is in support of this application. The staff finds that the proposed rezoning is

consistent with the joint land management area employment place type and that mitigation has been provided for the proposal. Happy to take any questions. Okay, thank you very

[01:10:58] much. This is in the Leesburg District, so I'll go to Supervisor Umstead first. I only have one question which is does the warehouse use permit a distribution warehouse I believe so yes so wouldn't the traffic generated under that use be significantly greater potentially it would be greater but the applicant is proffering to limit I'll go back to a couple that's right you're correct he's limiting the offering to limit traffic yes that's all I've got thank you

[01:11:34] supervisor to crony uh thank you so um is the applicant willing to proffer out data centers i would have to data center use oh sorry so i'm not allowed to ask the applicant right now no okay so um my question to staff is um the um template the habitat template was that ever completed by the applicant it looks like you asked for the for a template to be done for the

[01:12:10] habitat protection? That's correct. We did, this was an outstanding issue earlier on in the process, but we did work with the applicant to come to a satisfactory compromise that will work for this site and with the species that have been identified. Okay, and what is, is there any buy rate, what's the buy rate use on this property in the JLMA? JLMA is rural business and light commercial, so it supports a range of uses, but this would be an intensification of uses. So not data center, not substation? No, ma'am. No, just light industrial? Light industrial. Yes, I do not believe. Flex

[01:12:47] industrial? Yes. Actually, I would like to walk that one back. Data center is a complementary use in this place type, in the place type, but for the zoning district, that data center is not allowed. Complementary, meaning they have to get a legislative approach? Correct. Okay. And then I understand that the applicant has mentioned it might be a substation. What's the square footage of the substation, and were any design standards talked about for the application?

[01:13:18] There are no specific design standards for a substation, but the proposal, I'm trying to find my notes real quick, the proposal, the proffers limit it to occupying a land area of no more than 220,000 square feet. That is below the minimum FAR in PDIP, so it would be considered a permissible use.

[01:13:43] Okay, but no design standards, right? No particular design standards for that, but there are other design standards for other, like, shielding of mechanical equipment, extra landscape buffering, that sort of thing. Okay. Thank you. Thank you, Supervisor DeCrony.

[01:13:59] I'm going to go to Supervisor Turner before I forget. Do you have any questions, Supervisor Turner? Thank you, Madam Chair. Can you hear me okay? Yes, sir. Okay. Thank you. For staff, I just want to walk around clockwise from north of the neighboring parcels.

[01:14:21] The Microsoft campus is directly to the north and the area to the southeast. And then I believe the area directly south across the Greenway both allow data centers. Is that by right? They allow data centers?

[01:14:38] as shown on the screen, the site that is to the east and to the south is part of an active legislative application to allow data centers. So at the moment, that's in process. It would not be by right. Okay. So if this became a substation, it would end up probably being a substation serving both all three, the Microsoft campus and the application to the east and south, correct?

[01:15:05] It may. I would have to. I can't answer that question definitively. Okay. Thank you very much. Supervisor Sains. Thank you, Madam Chair. All right. So right now, data center is not a by-right use, and that's why they're having, that's part of the reason for the application in front of us is to get it zoned to do by a data center and substation. Is that correct?

[01:15:31] Correct. Okay. And then if this was to be data center, substation, are there currently lines underground now that would power if staff knows that answer? I do not have that information. So I don't know if staff knows this answer or not, but say if this was to be zoned and approved for substation or data center, how would the power lines get there?

[01:15:54] I guess maybe that's probably a question for the applicant. So there is, I do want to mention, it's probably a bit difficult to see because a lot of my labels are over top of it. But if you see the four lines to the east of the site that are underneath the labels, that is a future transmission corridor that is under consideration by Dominion at the moment.

[01:16:14] Interesting, because I thought the, somebody help me if I get the numbers, the letters wrong, P-E-M-J or whatever it is, peanut butter and jelly. They're saying they can't do power lines along the greenway and stuff. This is right next to the power, to the greenway. So you're saying that those lines are not running parallel to the greenway?

[01:16:34] I would have to, you know, get back to you with more specific information. I do believe they are going to run down the Greenway, but I know the current alignment may jog, as it shows here. Okay, well, if it's possible, staff can answer, get some of those answers when this comes back or send us an email with an update regarding existing lines, where the lines would go, do you have to add new lines and all that stuff, because I think that's very important, and I'll ask the applicant the same, if they can cover that in their questions or whatnot.

[01:17:06] but okay, thank you. - Thank you, Supervisor Sains. - Before my, this is just to make sure this is a special exception, not a ZRTD or anything, right? - This application is ZMAP and two specs requests. - No, it's a special request, all right, thank you. - Gotcha, okay. Just to put a fine point on it, you mean the dotted black and white lines?

[01:17:28] That's the power line? - Yes, ma'am, that is. - Okay, okay, all right, just wanted to make sure, thank you. A lot of my questions were answered when my colleagues asked them, But what are the archaeological features? So the archaeological feature that was identified is a portion of the remnants of Shreve's Mill, which is what the road is named after.

[01:17:50] It is not proposed for disturbance at this point in time. So it is outside of the buildable envelope. Okay, thank you. And then this application is grandfathered in, correct? It would not have any constraints that are under the new ZOR. Correct.

[01:18:06] This is being processed under the Revised 93 Ordinance. Revised 93. Okay, great. And I guess staff says this would be a more intensive use, but you're supporting the application. I guess my question is, they're asking for an increased FAR from 0.6 to 1.0.

[01:18:26] What FAR would be too far, in staff's opinion? So the maximum they are allowed to request is up to 1.0, and that's what we've analyzed. Oh, I see. So it is limited. They can only ask for 1.0. That's correct.

[01:18:41] The only, PDIP only allows a special exception to increase FAR to 1.0. The base is 0.6. I got you. So it's not subjective at all. It's, they can ask for up to 1.0 and then staff evaluate. I mean, that's just okay, I guess.

[01:18:57] Okay. All right. And then I think those were all of my questions. So we will move on to the applicant. You will, you can use the podium. you can stay at the table and you have 10 minutes thank you thank you and good evening my name is denise harover i'm here with roy barnett we are before you in a capacity a little different than usual we represent the orm family that owns this particular property we are working working for

[01:19:32] them if you will with this rezoning if i can go to slide two please as it was pointed out by Supervisor Turner. This slide actually has indicated the site is literally in the middle of the slide. To the north is the Microsoft campus, which is rezoned to PDIP. To the south is the Greenland Park current rezoning that is asking to be rezoned to PDIP. To the east of that is already zoned PDIP. And then there's another small application to the north. So the entire area

[01:20:07] has really taken on the PDIP job, if you will, for that particular side of the corridor. If you could go to slide 11, please, where I'm going to let you answer this. Supervisor Sains asked a question regarding power, and I'm going to turn it over to Roy since he's the Dominion expert.

[01:20:26] So I've been working with this. So this is called the Altair transmission line. It was approved by the SCC. It's Route 2. The original application had three different routings. So Route 2 is the one that was approved, comes along from the main transmission lines where they cross the Dulles Greenway down by the Creek, Goose Creek.

[01:20:46] It comes along the Greenway, but it's inset into the property, so it's not within the Greenway right-of-way. It's outside the Greenway right-of-way on private property, about 20 foot inside the property line. And it comes along the Greenway up to Sickland Creek and runs, traverses along up Sickland Creek to Shreve Mill Road and then into the substation, the first substation of Microsoft.

[01:21:14] And so that is the Altair Transmission Line. We have worked closely with Dominion, and this is also in the Novak service area. So we've worked with them to understand how the routing goes, the service lines. They've actually got their construction drawings processing through permitting right now.

[01:21:31] And the last discussion I have at Dominion, they were hoping to start construction in the next couple months. So that line is coming, and we've coordinated with them how they can access this site from that transmission line. We've worked with them on that application. Thank you.

[01:21:49] If we can go to slide 5, please. When we originally started working on this project, it was brought to our attention that DTCI had intended to close Shreve Mill Road with the extension of Cross Trail Boulevard.

[01:22:07] So where the arrows are located on this slide is the entrance to the site and literally the end of Shreve Mill Road. So this site ends up becoming the last parcel at the end of Shreve Mill from Sicklin Road. In making this closure on Shreve Mill Road, it really started to limit the options that are available to this site.

[01:22:31] Originally, we were looking at a gas station with a potential last-mile distribution center. The issue becomes the access requires the traffic to go down Crosstrail up to Sickland to come down Shreve

Mill, and the folks aren't just going to – this is not an ideal situation.

[01:22:49] We did try to work with DTCI as well as the toll road folks to put in a roundabout that would still allow access from the toll road to this site, and obviously that did not make any traction. Therefore, the site ends up being a dead end at the end of Shreve Mill, which really starts to limit your options.

[01:23:10] We did look at data centers. we've actually proffered to the new data center design standards that are in the updated zoning ordinance. We are mitigating with buffers around the site, including a six-foot berm along the Dulles Greenway with additional landscaping to include two evergreen trees every 100 linear feet to create the evergreen hedge. We are not leaving any options off the table for this site since it

[01:23:43] is limited access so our users will not be as plenty. The other thing I would like to point out I'm sorry I was going to make sure I go over any other questions. We are meeting the open space requirement. We are 31 percent for open space and we do have additional easements on site. We've worked with Loudoun Water for the extension of their water and sewer in this area and have already provided easements. Happy to answer any questions. Okay thank you. This is in the Leesburg District So I'll go to Supervisor Umstead first.

[01:24:22] I do not have any questions for the applicant. Thank you. Okay. Anybody else have questions for the applicant? Supervisor Tocroni? So I'll go back to my original question that I was told I couldn't ask. I'm asking the applicant, would you be willing to proffer out the data center use?

[01:24:41] We have, since the conception of this project, worked to make sure that we present an application for this property that is totally compliant with the 2019 general plan the uses and the zoning districts set forth in that plan for this area in the place type that many of this board voted to approve and at this point because of the limited access that we have for this site and taking off our direct connection to Crosstrail Boulevard which we vehemently opposed during the design

[01:25:16] process for Crosstail Boulevard, we tried to have the county staff include an access to this property so that it would have other options to use. But since we are very limited with now, we have great location, but you can't get there easily. You know, it's one of those quadrants. So with that, we think we've brought forth an application that's compliant with the general plan and the place types and the zoning uses that are permitted in or described in that plan so how the Greenland property is coming to the Planning Commission at the end of the

[01:25:51] month are you working with that applicant you know I'm just wondering if there is some relationship it's right next door do you do you see maybe a substation going here for that application because that application is data center I'm just wondering if there if there have been any discussions with that neighboring Greenland property we we have had discussions with several property owners in the area we because of the transmission line location we had

[01:26:26] and working with Dominion we have been a worked on a substation design as one of the options that could go here it would be 150 megawatt substation that's why the square footage is stated in the proffers it um it is the location of that site but and you asked a question earlier about design standards of course a substation is a substation but all of our perimeter buffers and our enhanced buffers remain in place which is really the key item if this was coming in as a standalone application you would be asking for buffers

[01:27:01] and those are proffered as well for this overall case so we are providing the enhanced buffers in the Birmingham and that as well, especially along the Greenway area. So we have had discussions in multiple property owners in this general area.

[01:27:17] There is some interest there, but, you know, we don't have, we have not closed with anybody, and no one has told us their exact use. I am. We are working with a contract purchaser, but they haven't decided what use or have discussed with us what use they would put on there.

[01:27:37] It's basically they acknowledge that we have the application pending with the PDIP zoning district as it's set forth for you all to consider. And they're aware of that application and they're accepting of that application. Okay. Thank you. Thank you.

[01:27:52] Supervisor Turner. Yeah, I'll just ask the question. I know the answer. I think would the applicant be willing to proffer out substations? I think I would have to go back, Supervisor Turner, to the same statement that we are trying to comply with the place type and the general plan that actually you all voted for.

[01:28:17] So that is one of the permitted uses in that PDIP district. Thank you very much. Okay, so just because it's a permitted use doesn't mean you can't proffer it out. So those are yes or no questions with all due respect. Would you proffer out a data center and would you proffer out a substation on this property?

[01:28:37] I cannot sit here tonight and answer that question, Vice Chair Briskman, because we are representatives here. I am not the property owner. That would be a property owner decision that I would have to go back to. But at this point, I have not been given permission to proffer at any uses.

[01:28:56] Can you go back and ask? We can always ask, yes. Thank you. Thank you. I appreciate that. And then my other question was, do you have an end user or a buyer right now for the property? We, like I said, we are in negotiations with a contract on the property.

[01:29:15] Because of the confidentiality requirements in that contract, I'm not allowed, I cannot discuss anything other than that. You said a contract purchaser. What does that mean? That means they're contracting to purchase the property. Contracting to purchase. To purchase. Okay, okay. All right. And then could we go back to an aerial view of the property?

[01:29:37] Thank you. Yeah. Okay. So this is what body? Is that the Broad Run or the Goose?

[01:29:53] That is Sicklin Creek. Sicklin Creek. Okay. Sicklin Creek. Hence Sicklin Road, I suppose. Okay. And then can we go back to the slide where you showed the purple where some are approved and some aren't approved on the applicants? Thank you so much, Marshawn. I appreciate it.

[01:30:10] Slide two. Oh, it's not purple at all. It's green. okay so what you're saying is these sort of medium colors are already rezoned or there's applications to rezone those are pending applications okay so these are pending and then this one and this one those are approved applications approved already yes okay and then do we know anything about down here where i can't sorry it's there you go uh south of the greenway

[01:30:47] the west of the greenway is a different place type that's a uh compact residential neighborhood place type. So that... Is it? Okay. Okay. Okay. All right. I think those are all the questions I have. Thank you. Supervisor Umstad, would you like to make a motion? Yes. Madam Chair, may I ask the applicant a question in relation to that motion? Is it a point of clarification? Yes. Okay. Thank you.

[01:31:20] You stated that you were willing to or wanted to go back and talk to your client. Does that mean you would prefer that this um the motion be to send this to the July 2nd meeting rather than to vote on it tonight I think I will say that that's the discretion of the board I don't know if the uses they would be willing to proffer the uses out because we again are limited on what we can

[01:31:54] do here we are very limited and that's what with crosstalk I know I'm speaking but okay we have to I mean, I will make a motion. I'm sorry, Supervisor Umstead, I forgot that we have an actual public hearing before you can make a motion.

[01:32:10] We're correct. Yes, my bad. Okay, so, and we do have a number of speakers on this item, so I apologize for missing that. Okay, so first we have Chris Tandy. Next we will have Natalie Pian, and then after that we have Wanda Teal. You can go to either podium.

[01:32:27] Hello, Mr. Tandy. Hello, Supervisor Briskman. Greetings supervisors. I'm Chris. I live in the Ashburn district. It's pretty clear that this is going to be a data center unless you proffer out a data center use. I'm sorry, Mr. Taney, can you pause for just a second? We can't really hear you very well, and your timer hasn't started.

[01:32:47] So go ahead and start. There you go. My name is Chris, and good evening. It's pretty clear that this is going to be a data center unless you proffer out a data center. Given that the applicant doesn't seem satisfied with that option, it'd be pretty irresponsible to approve the rezoning.

[01:33:05] The reasons are pretty obvious, I think. We need more homes in the county very badly, which is by right use, not more data centers. There isn't enough energy for more data centers. We're causing more fossil fuels to be burned to provide power at all these data centers.

[01:33:21] We're almost single-handedly preventing Virginia from complying with the Virginia Clean Economy Act to power one industry, not residential and not even other industrial. Excuse me.

[01:33:37] The public's being forced to pay for energy infrastructure while data centers buy energy in bulk and get a discount. If nothing changes with regard to energy, eventually data centers will have to run their backup generators at times of peak load in summer and winter, causing increased airborne pollution like PM 2.5 that causes respiratory illness leading to early death, lung disease, cancer, problems with babies at birth.

[01:34:01] For example, low birth weight, which sounds extreme, but I didn't make it up, comes from the CDC. I'd urge you to read up on the health consequences of particulate pollution. I'm fairly certain that in that event, the DEQ will give them a variance for that. It seems like, if not for huge public opposition, they would have last year already.

[01:34:21] I would remind you that this isn't a by-right data center. You don't have to approve it. For years, people like me have been hearing that we can't stop by-right data centers, but clearly this one wouldn't be by-right. So I would ask you to represent the public, not the data center industry, do not approve the rezoning. Thank you. Thank you, Mr. Tandy. Next, we have Ms. Pian, followed by Wanda Teal, followed by Steve Teal. Good evening. Hello, my name is Natalie Pian, residing in the Little River District. Thank you for the opportunity to share my thoughts for

[01:34:58] opposing the Orem Farm Data Center rezoning and special exception. I hope we will consider the application from a broader climate change perspective. Hardly a day passes without climate change

and its impacts making the news. The other day, my husband, who is definitely not a climate activist told me that he heard an NPR story about changes in the plant hardness maps so I won't need to worry about protecting my fig trees from winter freeze anymore. Today Bloomberg News reported the world's gold standard carbon dioxide observatory observed its biggest year over year increase as climate change fueled disasters worsened. Carbon dioxide is rising

[01:35:38] faster than ever and the earth's temperature has broken records for the past 11 months in a row. Clearly, greenhouse gas emissions must be reduced and stopped. In December 2023, due to the huge energy demand from data centers and data center proliferation, the Virginia General Assembly authorized the Joint Legislative Audit and Review Commission, JLARC, to study the data center industry impact in Virginia.

[01:36:02] Locally, in February this year, you approved the project plan for data center standards and locations. Every data center rezoning and special exception application you approve will mean, One, more air-polluting, greenhouse gas-emitting, human health-harming diesel-backup generators in Loudoun.

[01:36:21] Two, more water resources for data centers cooling instead of public drinking water supply in Loudoun. Three, more electricity infrastructure destroying Loudoun's natural resources and rural character of Western Loudoun, thereby obliterating Loudoun's very identity.

[01:36:40] Moreover, what happens in Loudoun doesn't stay in Loudoun. Dominion Energy's most recent integrated resource plan, IRP, is a reversal from its prior plan. To meet the rising demand from the data center industry, Dominion Power is planning to, one, delay retiring coal-fired power plants that continue, not stop, emitting greenhouse gas pollution.

[01:36:59] Two, revive the shelved Chesterfield Natural Gas Fired Peaker Power Plant proposed in the low-income people of color community, creating an environmental justice issue as well as emitting more greenhouse gas pollution curtail the climate changing data center demand for fossil fuels by denying this rezoning and special exception application show that you care about the health and well-being of latim residents show that you are serious about climate change and refuse to you miss pin prioritize people over for profit thank you next we have wanda teal followed by steve teal followed

[01:37:36] by dorma tainter hello i'm wanda teal and i am opposing for data center development in the orm property and what most people will not know that we were involved with data center trying to buy a subdivision near red cedar a whole subdivision that had already been built and they they were

[01:38:08] offering a million and a half per acre for that subdivision. And it's hard to say no to data centers when you have that kind of money involved. And frankly, this area, Crosstrail Boulevard, Battlefield Parkway, Evergreen Mills is a traffic grid during rush hour. So I don't know what impact that will happen and you didn't mention the water where the water is coming from for your data center

[01:38:44] application ms teal you just need to direct comments because they can't answer questions from the audience oh they can't well that's what i was curious about are they taking it from sickling creek or what's happening with that and the traffic will impact and you've heard people talking about how development has occurred but nobody's studying the traffic impact on things and it's troublesome i represent three generations living in loudon county and it was a beautiful

[01:39:17] place with a green space and now that's gone and the data centers are a big part of it so i oppose that thank you thank you miss teal if you have further questions you could email your board of

supervisor representative next we have Steve Teal followed by Dorma Tainter followed by Aaron Walter. Good evening. While the review tonight is specific to the transition area,

[01:39:49] your data center growth policies concern me as the county, so to speak, moves west. There doesn't seem to be many data centers that this Board of Supervisors don't love, and that concerns me. I'm a long-term resident of this area. When we moved back here over 23 years ago, we bought our country home south of Leesburg. And we never envisioned that Loudoun County was going to turn into another Chantilly, but it's getting damn close. And I don't like that. I'm angry that we

[01:40:27] let it turn into that. Traffic is one of the issues. It's horrendous. You've already heard about the situation in other locations, but all over this county, traffic is a big problem.

[01:40:47] And the more you all approve higher growth rates, more data centers, it's only going to get worse. The travel times, normal travel times, have increased by factors. Getting here tonight would be normally a seven-minute drive from our home.

[01:41:04] It took us a half an hour to get here tonight, just to let you know, okay? As we have earned the reputation as the data center capital of the world, not only have the data centers blotted our beautiful countryside, side, they've not produced the expected tax revenues for us taxpayers. Our taxes keep going up. You keep building data centers, and yet we don't see any tangible benefits. That concerns me also, and it should concern other Loudoun County citizens. On top of that, it's already been talked

[01:41:42] about the energy situation. The data centers are consuming 30% of our energy in this county, And I'm not so sure we're getting a fair shake for the infrastructure that we're providing that's being provided for these data centers.

[01:41:59] And I would oppose any new data centers, not just this one that may or may not be proffered. I would oppose any new data centers until we do a more in-depth analysis of what the true cost is of a data center so that we might get some benefit as a taxpayer.

[01:42:17] Thank you, Mr. Teal. You're welcome. Next, we have Dorma Tainter, followed by Erin Walter, followed by Thomas Donohue. It's Dorma Tainter. But next time, I'll use, like, big letters.

[01:42:32] Thank you. Okay. So I'm Dorma Tainter from Waterford, and I want to start by thanking you guys for the resolution about Western Loudoun and the transmission line. So I'm here tonight to ask you to keep at it. Regarding this application, I'm asking you to deny the application unless the applicant is willing to proffer out data centers and substation uses.

[01:42:54] No design standards, buffers, trails, landscaping, or even tax revenue in a county over-reliant on a single industry is worth deepening our undeniable energy crisis in Northern Virginia. Thank you.

[01:43:10] Erin Walter will be followed by Thomas Donahue. We'll be followed by Tia Ehrman. Hi there. Erin Walter. I've been here before I'll say something similar to what I've said before I don't think we should be approving data centers without understanding the infrastructure needs such as the amount of power the amount of water they need nowhere in the application is there any information on that and I think we all know at this point that we're out of power in the county the water situation isn't as clear to me and I don't think we have public information regarding

[01:43:47] that situation. So I think you don't have enough information to be doing this, and we also don't understand the infrastructure needs and the cost to the citizens overall. Thank you very much. Thank you.

We now have Thomas Donahue, followed by Tia Ehrman, who will then be followed by Jem Bingle. So I'd like to go back to the earlier discussion about substations and the fact that we We don't know how many substations there are going to be, how much power there's going to be, how they all interrelate with each other.

[01:44:22] There is the substation that Dominion is building, which I think will be around 300 megawatts because it's supporting a 230-kilovolt transmission line, so that would make sense. But I don't know how all the power that these guys are going to need fits into that. I don't know how the power of Greenland is going to fit into that. It's just, to me, it's a land-use issue.

[01:44:40] Where does all this stuff go? And how does it all fit together? Similarly with water, I read the application and I see, yes, there's plenty of water to flush the toilets and do whatever else goes on in these buildings, but I don't understand that there's water being accounted for for the cooling that will be required.

[01:44:58] For a smaller data center like this, you should expect it to be very dense. The last one we saw that was about this size was around 300 watts per square foot. So this will be a fairly dense thing, and the question is how much water cooling is it going to need? How is cooling going to shift by the time these data centers actually get built because the industry is moving to more direct cooling of the actual computer racks because they can't do it anymore with the way they've been doing it?

[01:45:23] How does that all fit together? This is not a question of should there or should not there be a data center. The question is what the heck are we doing? How does this fit together? Finally, I'm at a point right now where I'm trying to think, how are we going to respond to the proposal to turn Western Loudoun into a national interest electric transmission corridor?

[01:45:43] That's a two-mile-wide corridor that's been projected to go right through the county. And as we make decisions here, my question is, how do we balance these decisions to do more data centers against this desire not to be a national interest electric transmission corridor and thus be subject to federal regulatory oversight for any decisions that will go with the energy infrastructure in the future?

[01:46:11] Thank you. Thank you, sir. Next, we have Tia Ehrman, followed by Jem Bingle, who will then be followed by Sarah Richardson. Good evening, again, supervisors. For the record, my name is Tia Ehrman speaking on behalf of the Piedmont Environmental Council. This application is a very troubling one to see coming before you this evening as it represents a continuation of the rezonings and upzonings which have led Loudon into our current energy crisis.

[01:46:35] As it stands today, the Orem Farm property is not able to build a standalone data center. As it stands today, this property cannot add to our energy crisis by right. As it stands today, this property cannot further our headlong fall into a mono economy.

[01:46:51] but that is precisely what the applicant is asking you to change with this legislative action. With the additional special exceptions also up for your consideration this evening, the applicant is requesting to increase the negative impacts of a future data center on our community by not only building another of these energy hogs where one is not permitted today, but increasing both the footprint and density of that facility.

[01:47:13] The anticipated square footage of the future data center without the included special exceptions does not seem to be included in the packet for the public to read. We are not even to discuss the

base allowance and understand the vast increase to be approved without it being discussed.

[01:47:31] The number in the packet, which includes the special exceptions, is 508,000 square feet in total. That's a 508,000 square foot addition to our energy crisis, increasing the need for more transmission lines, crisscrossing our residential communities, adding numerous generators to lessen our air quality and continue to set back any progress Virginia makes towards our climate change goals.

[01:47:53] The other potential uses for PDIP rezonings the applicant has highlighted include warehousing, storage or mini warehousing, and flex industrial uses. Others which seem applicable to this property include an auction facility, manufacturing general, and wholesale distribution. All of these represent more diverse economic development options with minimal, broader, negative impacts to the Loudoun community and its electrical grid, air quality, or energy usage.

[01:48:18] All could be net positives for the community as a whole and the businesses we are trying to attract or support from within. And we could support the board in allowing the rezoning to PDIP at this time if the developer adjusts the props to exclude the data center use. When we say stop digging the hole deeper, this application is exactly what we are talking about.

[01:48:38] When we say pause all legislative rezonings and upzoning, pause all discretionary approvals, this non-buyright application is exactly what we are talking about. Thank you. Thank you, Ms. Ehrman. Now we have Jem Bingle, followed by Sarah Richardson, followed by Richard Rasmus.

[01:48:55] Good evening. Good evening, Vice Chair Briskman and board members. I'm Jem Bingle, also speaking on behalf of the Piedmont Environmental Council. On top of our objection to changing the zoning from JLMA to PDIP, if the applicant isn't willing to exclude the data center use, it's not helpful to Loudoun residents to keep approving data centers, particularly with the lack of transparency that you have regarding the details of data center applications.

[01:49:26] You are put in a position of making decisions without critical information for land use. So in Section 6-1210 of the Zoning Ordinance, Part E, on zoning map amendments, it states, if the application is for a reclassification of property to a different zoning district classification on the zoning map, the applicant shall address all the following in its statement of justification or PLAT, unless not applicable, and the Planning Commission shall give reasonable consideration to the following matter, adequacy of sewer and water, transportation, and other

[01:50:05] infrastructure to serve the uses that would be permitted on the property if it were reclassified. So that information isn't in the application or on the plat or in the statement of justification, just a square footage maximum. These are crucial data points and essential for proper land use planning.

[01:50:23] The same consideration applies to special exceptions in Section 6-1309, Issues for Consideration No. 6. Here's a couple of mind-boggling stats from Loudon Water, even if they haven't objected to the application or referenced water consumption.

[01:50:40] Their data shows data centers use two and a half times more potable water between 2019 and 2023. Two and a half times in five years. That last year, end last year, that figure exceeded the amount of reclaimed water used by data centers.

[01:50:57] But given data center sprawl, it's not a surprise. And there's no reclaimed water system out here. Here's another one. A mind-boggling one gallon per day per square foot is what Loudon Water states

that data center maximum daily use is for water-cooled data centers on their website.

[01:51:16] So, what's being done to plan for that? Is there a plan? Do we know? Have you talked about it? I mean, honestly, even if Dominion is planning a power line here with the kind of growth that people are trying for, I'm sorry, I'm out of time. Thank you, Ms. Bingle.

[01:51:33] Sarah Richardson will be followed by Richard Rasmus. Thank you. Mr. Rasmus is a remote speaker. Yeah.

[01:51:49] Hi, Mr. Rasmus from Hamilton, and I'm with this special exception. With each new data center, we add to the risk of future life-threatening electricity blackouts here. Projected data center electricity demand is causing new transmission lines, one through the heart of the county's most beautiful undeveloped areas.

[01:52:09] This imported power is solely to serve projected data center demand, not population growth, EV charging, heat pumps, security mining, or connecting commercial wind or solar facilities. Data center electricity demand completely offsets our efforts to conserve energy and switch to renewable power.

[01:52:29] Electric utility experts warn that as this demand continues, more power lines will come to other neighborhoods and electricity rates will double in the next 10 years. Supply demand are educated guesses, We see growing numbers of brownouts and blackouts during unexpectedly hot summers or cold winters, as Texas learned three years ago when 206 people died due to a prolonged winter blackout.

[01:52:58] As past zoning policies accommodate thousands of acres for by-right data center construction, the only way to protect the county's electricity margin of safety is to deny unnecessary zoning amendments and special exceptions like this one. I understand that a data center moratorium is not permissible and that each application be considered on its merits.

[01:53:20] However, this project can still be built using their by-right zone land, and it seems to me that this and other exceptions, such as increases in the FAR and maximum coverage, are solely intended to increase the profitability of this project, and that doesn't seem like a merit that the board is obligated to accommodate.

[01:53:40] Thank you. Thank you. And that concludes our list of public speakers on this item. Now I will go to Supervisor Umstead for a motion. Thank you, Madam Chair. I am going to make the first motion, which will be descended to the July 2nd Board of Supervisors business meeting.

[01:54:00] But first, I have a motion that the Board of Supervisors suspend the rules in order to do that. Second. I'll second that. Okay. Okay. So just for clarity, board members, in order to send this to the July business meeting, we do need to suspend the rules per the former rules, but the General Assembly rules will be changing as of July 1st, so that's why we need to suspend rules on most of our motions tonight.

[01:54:34] Any opening? I know that the applicant is somewhat uncertain whether how conversations would go with their client, but I do think it would be a good idea for them to touch base with their client, given what you've heard from board members tonight.

[01:54:58] So I would like you to have that opportunity. Thank you. All right. Anybody else? Good. Okay. On the motion to suspend, all in favor, please say aye. Aye. Supervisor Turner, on the motion.

[01:55:19] I'm a no. I'm sorry. You won't suspend the rules. Okay, that motion will pass 6-1-2 with two folks off the dais. And then Supervisor Umstead second. Thank you, Madam Chair. I move that the Board of

Supervisors forward LEGIE 2023-0052, ORM Farm Rezoning, ZMAP 2022-0022, SPECS 2022-0046,

[01:55:48] and SPECS 2022-0048 to the July 2, 2024 Board of Supervisors business meeting for action. Motion made by Supervisor Umstead, seconded by Supervisor Sainz.

[01:56:06] Do you have an opening, Supervisor Umstead? I do not, thank you. Okay, anyone wish to comment on the motion to forward this to the July 2nd business meeting? Supervisor Turner? No, I'll speak at the July meeting.

[01:56:25] Thank you. Okay, thank you. Okay, all in favor of the motion by Supervisor Umstead, seconded by Supervisor Sainz, please say aye. All opposed? No. No. That motion will pass 5-2-2 with Chair Randall and Supervisor Glass off the dais.

[01:56:52] Okay. Thank you very much. We will see you July 2nd. Thank you.

[01:57:06] Okay. Members of the public, sorry, we will take up item number four now. LEGIE 2023-0034, Arcola Farms Residential ZMAP 2022-006, ZMOD 2022-0029, ZMOD 2022-0030, ZMOD 2022-0031, ZMOD 2023-0021, and ZMOD 2023-0022.

[01:57:38] This is split between the Ashburn and the Little River District. Members of the public wishing to address the board regarding this item and who have not already done so, please call the number scrolling across your screen and i will now turn to staff hello thank you you have me for the next three items or actually two items and still it's okay well it's a pleasure to see you i feel like we haven't seen you in a while got a haircut okay just for you guys i talk to my kids and they say why do you do this because i'm on hd tv or high definition

[01:58:13] tv and i need to look sharp thank you board members for that pause uh 80 acres outside of rambleton south of ryan road east of evergreen mills road this property is located or currently zoned tr10 and also a portion is pdh4 also outside within one mile of the ldn 60 airport

[01:58:53] noise corridors noise contours so multiple applications with this proposal first is a zoning map amendment to convert the property to r4 zoning which would allow up to 307 single family detached units. Two options for affordable units. One would be 39 units as cottage lots as part of a potential LIHTC project or 39 dwelling units per the standard article 7 of the ordinance and would have one additional unmet housing needs units. It's the election of the applicant to do

[01:59:29] either or. Also a number of ordinance amendments regarding the development standards that would apply to this project. This is the concept development plan. You'll see as in the legend There are four types of units proposed, or widths of lots, which correspond with units between 2,500 square feet and up to 3,300 square feet.

[01:59:54] Three issues we'll need, or we're asking for the board's consideration or feedback on, first is land use and compatibility and also fiscal impact. There is a distinct planning effort or planning philosophy for this place type.

[02:00:13] So this is the transition small lot neighborhood place type within the transition policy area, which is to do two main functions. One, a design that creates a transition and visual character to the rural and transition policy areas, and also an open space or perimeter open space that will create a visually distinct area, especially as seen from area roads.

[02:00:33] In this case, the staff assessment has not met the intent of this place type. What the applicant has offered is that this is an extension of the Bramilton community and indicative of the same development patterns and density as seen in that development.

[02:00:49] This also explains visually sort of the anticipated small neighborhood district. You'll notice up to four dwelling units per acre. Also, the key, again, that language at the bottom of the slide, which is that surrounded by natural buffers that visually screen from both area roads and neighboring developments.

[02:01:08] Again, a visual representation. we have the suburban area to the east we have the transition policy area in the middle of the screen as you see this is the transition small lot neighborhood place type bordered by the transition large lot neighborhood place type to the north and south the the lcps school cluster you'll be seeing soon and i do need to note that there is a typo here this is actually the transition policy area now per your recent cpam in terms of fiscal impacts the applicant is asking to credit transit

[02:01:42] regional roads and also capital facilities towards the expansion of Ryan Road. This would mean that in lieu of, they would not pay these specific fees for each of the market rate units. Policies, the CTP policies would acknowledge that regional road improvements that go beyond their impact would be appropriate for a credit for regional roads, but there is not a corresponding credit for transit contributions. Also, fiscal policies anticipate that the full capital impact of the project be mitigated which would mean the per unit capital facilities contributions there is a board

[02:02:16] policy or has been a board policy accepting capital facilities credits for regional roads that exceed the impact of the development so that is one aspect of the proposal we're asking the board to consider zoning modifications a number of modifications to the district this is a grandfathered application there are criterion or criteria on which to evaluate those we have determined or our analysis is that these are intended to achieve greater density on the property.

[02:02:44] One item I wanted to show is that the Planning Commission did ask for a side-by-side comparison of the development standards that would apply under the new ordinance and the previous ordinance. The most definitive change between the old ordinance and the new ordinance is a 100-foot perimeter setback, as you see on the upper left-hand corner.

[02:03:01] Applied to the development proposal, houses adjacent to Evergreen Mills Road and Ryan Road are about 75 feet, building restriction line from the road. But this standard would also apply to all perimeter development. Lots on the east and lots on the west are close as 10 feet to the neighboring properties.

[02:03:18] So if this standard were applied to this site, it would probably be about 89 units that would be impacted by the implementation of that standard. And again, this standard is meant to implement the place type aesthetic that we were talking about earlier. The commission has recommended approval.

[02:03:36] There were some additional commitments to Ryan Road and also enhanced buffers along Evergreen Mills Road to create the aesthetic that I just talked about. Other than that, staff is not in a position to support board approval at this time. That is the end of my presentation.

[02:03:52] Happy to answer any questions. Thank you very much. This is in the Ashburn and Little River District, so I don't forget I would like to go to Supervisor Turner first. Okay. Do you have any questions for staff? Supervisor Turner?

[02:04:14] Okay, we will suspend that, and we'll go to Supervisor Tacroni first. Thank you, Vice Chair Brissman, and thank you, Marchant, for that presentation. I do have a few questions. So I understand, you know, the concerns that it is not visually meeting the transition small lot neighborhood place type.

[02:04:41] However, they do have that central floodplain that they've tried to create, you know, around it to preserve it. And I think, you know, that you can't kind of get around because it is kind of in the center of the property.

[02:05:02] Do you see that as being an opportunity to at least achieve some of, you know, the vision of that place type, of the transition place type? Correct. So strictly on the math, they meet the 50% open space requirement of the place type.

[02:05:22] It is the nature of that open space that we're asking the board to weigh in on. But, yes, this is a feature that is preserved and amenitized as part of the development, and we'd be consistent with other policies of the plan. Okay. Um, so I didn't understand the two lot approach for a AH use.

[02:05:42] Has that been resolved? I saw that in the, um, application that the applicant looks forward discussing this topic further with staff prior to the hearing. Um, what, what is that two lot approach for a H use affordable housing units?

[02:05:58] So the light tech part of the light tech program is administering units that are all on the same lot because you're in an r4 district you can't create multiple lots on or multiple units on a single lot so it was a logistics exercise that we were trying to work with the applicant on how would this work and the two lot option was one option we're still working on that with the applicant i think we do have a solution um that was just more of a an ongoing topic that we had but i don't believe it it would change our recommendation of the application okay so it's still one unit on a lot, right? Correct. Yeah, you're not squeezing in two units on a lot.

[02:06:35] Correct. I apologize, it sounds overly bureaucratic, but it's just, it's trying to, this is something innovative we've not seen before. Okay. So being the first out of the gate, we're trying to figure out logistically how this might work. So I noticed that the planning commission requested that the Ryan Road improvements constructed by others be removed from the proffer statement, and it's still in there. So I'm just kind of wondering why it's still in there. The applicant did submit revised proffers today that would address that, and I believe they're prepared tonight to talk to that. I just wanted to make clear that the intent of the applicant was either the county will build it or the applicant would build it. It would not

[02:07:09] give a third party out of that. Did I say that right? I can ask that question again, but that I noticed. Okay, you're shaking your head. Okay, excuse me. My apologies. When we come to you, yeah, you can do it. So the applicant's not requesting, is it one more, a reimbursement from the county, right at all for Ryan Road.

[02:07:29] They're willing to take on all the costs. Thank you, Supervisor Tacroni. Well, he can answer that quickly. He can. Yes. I'm sorry. No, there is a amount of right of way that there's a potential that the county may have to step in and offer or help accomplish in order to finish the project.

[02:07:47] And there's provisions in the proffers that allow for that. Thank you. I understand that Supervisor Turner is back with us. Do you have any questions for staff, Supervisor Turner? I think I am. Can you hear me okay? Yes, sir. There you are. Thank you. Very good. The only question I have, and you may have covered I was disconnected there for a bit.

[02:08:07] Can you just describe, and this may be the applicant, the disposition of the three parcels that are white on the map here? What's going to happen to those? What's the context of those? I can have the applicant answer that, Mr. Turner.

[02:08:23] Okay, that's good. I'll wait. Thank you, Madam Chair. Okay, Supervisor Letourneau. Thank you. So what's the delta or the difference between what staff thinks that the road improvements credit should be versus what's requested?

[02:08:40] The difference in the credit? Yeah. Staff doesn't agree, I think. Well, just a policy issue that you would, for this improvement, you would accept the burden of the capital improvements for each of these units. But what, do you know what the dollar amount is?

[02:08:57] Yeah, 16, about \$17 million. \$17 million. Correct. That's a big difference. Yeah. Okay. this particular place type i think my recollection um and you were certainly there for the comp plan was the board was trying to get smaller lot type of housing here would you agree with the characterization that the z mods are intended to reduce the yard sizes most likely to build bigger units of housing i think i understand your question so this is they are small lots

[02:09:35] some of the lots some of the there's like there's five z mods in here to me every one of them looks like it's intended to get a bigger building with less yard that was one of our concern yes sir okay and that's because it sort of flies in the face of what the board's intent was with the transition small lot place type in which we were trying to get more so the visual the visual separation or distinction between other other developments within the area but yes to your point as well considering the board wanted those the actual housing units to be smaller if this allows them to all be bigger it's contrary to what the board was talking about in 2019 yeah interesting okay

[02:10:15] Well, that might kind of answer the question that I had written down, and that is what specifically does staff think is inconsistent with the transitional small lot neighborhood place type?

[02:10:32] Again, it's the nature of the open space and the transition behind. I mentioned earlier that a lot of these units that are on the perimeter, it would be more of a cluster and more spread out. I'm sorry, I'm not very eloquent on this tonight. As you pass by from the road, you're seeing a visual distinction.

[02:10:50] If you're leaving Brambleton, crossing this property into the transition area, this is a visually distinct development proposal that has larger setbacks, has more, has larger and enhanced screening, not quite hiding it in plain sight, but making it visually distinctive that you're moving into a separate planning area of the county.

[02:11:11] I see. And the board at that time had envisioned that the actual square footage of each unit would be smaller as well? Correct. Do you know the average square footage of the units here? I said the smallest is 2,500, largest 3,300. It's probably about 2,700 square feet.

[02:11:29] And would you, is that considered a . . . I'm sorry, that's the unit sizes, the lot sizes I would have to defer to the . . . That's okay, unit size is what I was interested in. And when you're talking about a unit size, that doesn't count the basement, correct? I believe so, but I have to, I'm sorry, I'd have to verify that.

[02:11:46] It does not count the basement. That's what I thought, because I learned that as a homeowner. So in other words, a 3,300-square-foot home could have another 800-square-feet or 400-square-feet underneath it that would make it like a 3,600, 3,700, 3,800-square-foot home.

[02:12:03] Depending on what's unfinished space or finished space. If they were to make it finished space. Go ahead. The other thing I wanted to offer to you is that the overall density is within the range of the place type, but that anticipates that you're meeting all the other elements of the place type as well.

[02:12:22] the nature of the open space the nature of the transition so yes in that instance is within the range of the density what we're asking the board is that is this sort of this is a i want to call it some people call it a natural extension but this being extension of the brambleton place type you do have ryan road and evergreen mills road that are defining this from the rest of the planning areas sure so um in itself is it an interesting development yes is it necessarily inconsistent with the place type no but it is a pattern that's that's recognized just to the east and south okay and and so the density is okay it's just more the layout the design and the nature of

[02:13:01] the open design and the nature of the open space okay okay okay okay i think those are all my questions to confirm your point um under the proffers the the square footages that marchant noted are exclusive of porches garages basements and other structural options so the basements are not included in that square footage that he's quoting. Okay. Okay. Thank you. The applicant has 10 minutes. You can stay at the table or come to the podium. I have a feeling you're coming to the podium. Hello, Ms. Gillis. Good evening. Sorry, I'm catching up. That's okay. Oh, wait,

[02:13:37] here. I forgot. Do we have the clicker? Hold on just a second. Am I not good? Give me a second.

[02:14:02] Okay. Tell me when. Okay. Excellent. My name is Colleen Gillis. I'm an attorney with Curata Partners, and I'm here tonight on behalf of Toll Brothers, the applicant here for Arcola Farms residential. So I'm going to start with this slide. You see that this property is literally snuggled up next to Brambleton, which is really important as we talk about this perimeter buffer and some other things. But more importantly, the Brambleton HOA board has voted to annex this

[02:14:37] property into Brambleton if ultimately approved by the Board of Supervisors, meaning that any resident here will have access to all of the pools, all of the amenities of Brambleton. And if you can see that there's a small triangle to the top right of the blue area that's our property that is actually the most recently opened and delivered pool and bathhouse for Brambleton. So if this application is approved, people will be able to very easily walk across Ryan Road at a pedestrian activated signal intersection there on Ryan Road. Supervisor Tacroni, I think, also got a letter of

[02:15:11] support from the Brambleton HOA supporting this application just in the last week or so. So in the in the area what we have we've got obviously brambleton to the east we've got the schools to the west this is an incredibly well situated parcel for residential development i'd respectfully submit with ultimately three schools on the west side of evergreen mills road brambleton brambleton middle school and independence high school just down the street from it and so we think that it is appropriate and we understand why the board some of you are on you know we're on the board when you change the place type here to transition small lot neighborhood allowing up

[02:15:48] to four dwelling units of the acre, all single family detached houses, and we're really proud of it. This is the proposed layout, 307 single family detached houses, inclusive of 39 single family detached affordable units, which is, we think, pretty spectacular. I'm going to jump to this image, although it's not as pretty, because it shows you that there are four distinct housing types. All of these are single family detached houses. We've got 50 foot wide lots, 41 foot wide lots, 33-foot wide lots, and cottage lots. Those

cottage lots, which I know we've had a lot of conversation with Supervisor Crony about, are our affordable product. And they range in size,

[02:16:28] as discussed already, from 2,500 square feet to 3,300 square feet. These are smaller than the units that I know the board was enthusiastic, some of you, for at the Fleetwood South application about two years ago. These are all smaller units than were approved in that, which was a similar place type. These are those 39 single-family detached AHUs. We're excited about this as a concept because, one, it hasn't been done in the county yet. We're not aware of it being done in the state either. But importantly, if we get LIHTC funding, and we've got our LIHTC provider

[02:17:05] partner here for any questions, if it is approved, these units, these 39 units, will be subject to a 75-year covenant for affordability, which is far longer than an ADU covenant would be applied if they were ADUs. So this is just an aerial view, so you get a sense for what's going on here. On the left side of the slide here are those affordable units, those 39 affordable units.

[02:17:29] I like this because it really demonstrates those homes nestled up against the floodplain. Those would, if they were for sale units, be premium lots backing to all that open space and those mature trees, but also gives you a sense for some of those significant areas of open space and amenitization. One of those areas of open space and amenitization is a one-acre Arcola Garden Park that you can see here is opening up to the front doors of many of the homes. You've got the Arcola Square Park here. Again, walk out your front door and be right in an amenitized area. It's not leftover space, it's front door space, and those spaces are amenitized with some of the things that

[02:18:07] you see here. It's not just open space, it's actually amenitized. Important to become a part of Brambleton. These are those cottage lots that we said already. They are supported by on-street parking, each one of the homes being supported by at least three spaces of on-street parking.

[02:18:23] On the top, you have the 30-foot wide home lot at a maximum of 2,750 square feet. These are rear load units. On the bottom, it's 41-foot wide lots at 2,900 square feet. And then these are your more traditional front-load single-family detached houses at up to 3,300 square feet.

[02:18:44] We talked a little bit, or Marchant talked a little bit about the natural buffers. This is a conversation topic that we had with the Planning Commission, and we really tried to work with the planned place type guidance here about creating natural buffers. Along the roads, what the plan calls for is a natural buffer. What you can see here is that what we have today are just a bunch of front yards for which there is no natural wooded buffer to preserve. But what we have done through the work with the Planning Commission is to enhance that buffer. And so in addition to an enhanced buffer along Ryan Road, additional 50 plant units per 100 feet, we've also added this

[02:19:24] native kind of more meadow planting mix here. You can see it on the ground. The setback here is approximately 75 feet back from the edge of pavement for Ryan Road. You can see the native, the meadow planting mix, and then the enhanced tree buffer beyond that.

[02:19:42] Another view here, and then along Evergreen Mills Road, we were asked to add an additional 60 units, 60 plant units, doubling the required landscape buffer along Evergreen Mills Road. And so what that will look like, you can see here, is a lot of evergreen trees, deciduous trees, to create a buffer. It doesn't exist today because of the condition of those lots today, but we are adding to it to make it, I think, more robust and more enhanced. Really proud of that.

[02:20:12] Supervisor Letourneau, you asked some questions about the zoning modifications, and you said, hey, these look like they're all intended to create a bigger lot, you know, a bigger home on a smaller lot. And I can appreciate that that might be what you thought we were doing. However, what I do want to point out is that many of the zoning modifications we are asking for would not actually be necessary under the new zoning ordinance.

[02:20:33] So in anticipation of the new zoning ordinance being adopted, we actually ask for zoning modifications that under the old ordinance are necessary but would not be necessary. The only two exceptions that we've got here that we would still have to ask for, one, a reduced front yard of 9 feet versus what the new zoning ordinance would call for, 10 feet.

[02:20:53] So we're asking for one additional reduction of foot. And that is because we've got those rear load units and we want to create ample space behind there to allow for driveway length. So it's going from 10 foot of front yard to 9 feet. And then the other one is to allow units to be accessed by private streets.

[02:21:12] This was required in the old ordinance. We would want to ask for it in the new ordinance as well. And then if we were coming in under the existing ordinance, as Marchant pointed out, there is that 100-foot perimeter setback here. We think that 100-foot perimeter setback is mitigated by the landscaping that we're putting on Evergreen Mills Road and Ryan Road.

[02:21:30] And we also think it wouldn't be appropriate to have 100-foot of setback between Brambleton, our future HOA, and our community. Now, when we talk to you over the last couple of weeks about this application, I feel like we really get excited about those 39 single-family detached affordable units.

[02:21:48] But we also think that it's appropriate to get really excited about the prospect of us doing Ryan Road. Ryan Road, as you probably remember from your most recent budget deliberations, is not improved for a significant section from Beaver Dam Drive all the way out to Evergreen Mills Road.

[02:22:04] Your recent budget calls for the county to spend \$38.4 million to do this improvement. This is an increase, a 10% increase, over what it was budgeted in your last budget. So just in one year, the cost has gone up by 10%, \$3.3 million.

[02:22:23] And you're all budgeting that that would be completed if done by the county in 2030. We think that our proposal, instead of paying our \$16.6 million in capital facilities, transit, and transportation contributions, instead of that, to take that \$38.3 million project off of the books of the county, so the county can deploy that money some other way, we think is an exceptional deal for the county.

[02:22:47] It's been some time since I think a developer has thought this big about how do we deploy our money in a way that makes sense for the county and the county's constituents. I think that this is that example. I want to be clear. We're taking the cost risk of the cost increases of the cost of construction going up.

[02:23:05] What we are asking for is the county's help in acquiring the right-of-way. We are, with our project, providing 55% of the necessary right-of-way for this project. and we just would like the county's assistance in acquiring the other 45% of right-of-way. We've shifted the road off of as much onto our property as we can.

[02:23:22] This is a net benefit to the county of \$21.8 million. \$21.8 million the county can spend in some other way, and obviously being completed faster than 2030. So the question was asked by Supervisor

Turner, what's happening, I think it was Supervisor Turner, with regard to these parcels.

[02:23:40] these are all these parcels the white ones that you see are owned by property owners that decided not to put their property in they all have unique stories i'm happy to discuss why each of them made the decision that they did their life circumstances that led them to have that make that choice but what we have done is is meet with with the folks who live here and ensure that we are being good neighbors so with regard to the parcel that's on evergreen mills road we were asked to do a fence And we are providing and proffering to do a fence along our shared boundary.

[02:24:12] For the property owner that opens to Ryan Road, they actually asked for additional landscaping, and we're proffering to that. And I think I'm going to take a breath, and I think I made it in my 10 minutes. Happy to answer any questions. Thank you. Thank you. Supervisor Turner, do you have any questions for the applicant?

[02:24:31] Yeah, I just want to clarify. So I guess my question is, this project for run-on-road would cost \$38 million, and you're asking for essentially a \$17 million credit to build that road. Why would you do that?

[02:24:48] A couple of reasons. One, it's no secret that the private sector can do this project more cost-effectively and faster than the county can. it's important for toll to be able to control their destiny at their front door and to build a road that shows a really attractive front door um and three i think that the other aspect of it is is that you know we do have in our past probably i'm looking at supervisor letourner is probably the only person who was on the board who who remembers some some developer initiatives to take major road improvement projects off of the books of the county loudon county parkway

[02:25:23] is a is one a couple of different segments our cola boulevard i know and supervisor letourneau's office or his district is another one these have really proved to be quite beneficial to the county and i think it was it's really just an an example of toll thinking outside the box and seeing how it can be a partner with the county on this project yeah and i don't doubt that for a second i take that on face value and that it's it's it's a genuine uh interest um is it also possible that you've done the math and that you've figured out you can build this road for \$17 million or less?

[02:25:58] Our cost estimate that we provided to the county is closer to \$20 million. It's between \$19 and \$20 million. Yeah. So we are paying for our cap facilities and then some. So it's not like we're just paying for it and we're not offsetting our own impact as well. We're doing that. But we did provide that to staff about six, eight months ago. Okay. And my understanding is that if the LIHTC funding does not come through, that you will commit to those still being attainable units, even though they're not LIHTC funded. Is that correct?

[02:26:33] Absolutely. So if the LIHTC funding doesn't come through, what that means is we'll have to distribute the units throughout the community as ADUs. But we know in discussions with Supervisor Tocroni, her interests and perhaps some of y'all's interests in making sure that we give it the good college try that we make this happen so we've committed in the proffers to not just take the first no as as the no and to continue to to press forward we're we think that that's the right way to do it we're really excited about that as a prospect as well okay and one real quick question this is kind of a loaded question because i'm a little fuzzy in my mind what is your preference is your preference that we vote on this tonight is your preference that we prefer the the vote

[02:27:11] what's your preference um i'm reading the room i don't think we're getting a vote tonight I'm just going to say that. That said, we would love to be forwarded to the June public hearing date for a vote that night.

[02:27:29] We try. The proffers have not been approved for them. We're still working on the proffers. Thank you. Yes, for clarification, we really can't go to the June public hearing because we don't have enough time to advertise. So it will probably be July 2nd business meeting.

[02:27:47] Supervisor Tocroni? Yeah, thank you, Vice Chair Brissman. And, Colleen, thank you for adding in the proffers that you're going to look for alternative financing if you can't get LIHTC and come back to the Department of Housing and Community Development to work on getting that funding because I think 75 years is a real benefit to the community.

[02:28:10] So another question I have is about affordability. Supervisor Letourneau brought it up a little bit. I know that you compare yourself to Fleetwood South. However, we've looked at the actual price points there, and they're really expensive.

[02:28:26] So a 3,110-square-foot house is going for a million dollars there, and a 4,300-square-foot home is going for 1.35. So that application is in the transition area, very similar place type.

[02:28:48] And I'm wondering if there's any way we could include garages. I just would hate for the smaller units that you guys have put in place. They suddenly become bigger when you add garages, when you add bump-outs, when you add covered porches, when you add basements.

[02:29:07] And then the price goes up, and then we really don't have that affordability component that I think we're all looking for, especially in the vision that we've tried to achieve. I will say, I mean, Toll is doing the very same thing and trying to stay to be as affordable as possible.

[02:29:25] Obviously, a lot of it is market driven. I was sitting this evening with Angela Rossis of Toll, and we were looking at the DAR report and single family detached houses averaging right now just shy of a million dollars. And that's an all in inclusive of inclusive of resales and things like that.

[02:29:43] We're happy to sit down and look at the floor plan with you and share it. just because we're not we're not not affordable one million and up isn't affordable we we appreciate we appreciate that perspective so much of it is market driven it's not driven by by a decision that toll's doing that's why they're capping the square footage because on a price per square foot basis we're trying to trying to ensure that they are you know one marketable but then also stay stay hopefully more affordable than yeah and fleetwood south did cap it too but they went But because of all the additions, they became bigger, and then they became, you know, one million plus.

[02:30:21] So, yeah, let's sit down and talk about that. And then, let me see what else I have. Oh, the schools. Yes. So, Stone Ridge, the Stone Ridge application that we're having next, they're phasing some of the development because of the school overcrowding that's anticipated.

[02:30:41] Would you be willing to phase this project? so hs14 is an issue so um let me just let me just i looked at the school generation for for this project just this evening um and the elementary school is anticipated to to go to sickling creek which is fine it's fine and then watson mountain middle school will open this fall and so that as i look at the the generation for these schools in the out years they they have

ample capacity i'm for sure not the the expert here um but i will tell you we have not discussed a phasing for this

[02:31:18] for this project and i will also say that with the commitment to bring on to to to bring on uh the expand the the improvement to ryan road it's important that we don't get out ahead of ourselves right where we've got this huge improvement of 20 million dollars and we have to now hold back the revenue that will pay for us our ability to do that thank you supervisor saynes thank you madam chair thank you to the applicant for being here and presenting all right so the cottage lots which you're saying are the affordable units those are single family detached yep in the images i

[02:31:57] didn't see any garage there's no garage they have three surface parking spaces will there be a basement or is it no basement and how many rooms three or four three or four three or four bedrooms Yeah, not rooms, bedrooms.

[02:32:13] Okay. Yeah. So it's main level and then... Upstairs. So the second level, that's it. Yeah. Okay. And what's the square footage for that? 2,500. Okay.

[02:32:29] That's still a pretty big size. My house, which does have a basement, is at 2,962 square feet, four bedrooms. So that's... And what's the price point? Those are LIHTC. Those are our affordable units.

[02:32:45] And so they will be for rent, professionally managed by our LIHTC provider for 75 years. We're going to subject them to a covenant to be affordable for 75 years. You still don't know a price point? I don't know what the price point is because it's set by Department of Housing and with their financing program to figure out what they're going to rent for.

[02:33:09] Okay, well, if we can get some type of numbering going on, that would be very helpful. you don't have to do that on the fly you can just take that for homework and and please reach out to my office i know ben i think you did reach out for this one and i didn't get back to you so my apologies on that but if you can please make sure to reach out to to my aides uh to get that set up okay um so we can have some more dialogue because i i'll be honest yeah i'm a little leery when we say this is going to be affordable but then looking at square footage looking at the unit prices possibly for the for sale units these are going to be these are going to be up there in number

[02:33:47] uh price point so just a little bit about that so definitely like to have some more yeah we can definitely set up a time to chat on that so but if you can do the more homework and research on that and then reach out to us please yeah definitely all right thank you supervisor letourneau thank you i got a few comments but for questions um walk me through the beginning of the presentation you said something about how it would be walkable across ryan road to the uh the pool area and i actually used to live off ryan road um having a hard time if you if you haven't been in that section of ryan road in a while i drive that section of ryan road um i might

[02:34:27] be 50 of the reason why i'm making angela and toll accelerate this road um but um but with the construction of the pool and bath house on the north side of ryan road i'm trying to get to a slide here that could be helpful um brambleton installed a um a supervisor a hawk there you go it's a pedestrian activated crosswalk where you it is not it's not within intersection it's not a traffic signal that that that controls any vehicular traffic it is literally there's a

[02:35:02] trail on the south side of ryan is it not a vdot maintained road it is a vdot maintained road they'd allowed it and so when you upgrade ryan road would it not be to the same standard as the rest of

ryan road which is median divided four lanes it it will be but this pedestrian activated hawk is in the section that's already been improved so what would happen i'm gonna have to go see it obviously yeah so what so let me say uh okay so the pool and bathhouse is in this

[02:35:37] location right here okay that's where it's constructed apologies for the old image and so and and ryan road is improved to this intersection here which is beaver dam and the signal to cross is roughly here and there is a trail along the entirety of brambleton on the south side of ryan we will extend that trail onto our property as well so any of the residents here will be able to Well, it's already, I mean, what you're saying, it's already in place.

[02:36:07] Yes. And the pool's fully built already? Pool's fully built. It'll be open for the first season this coming. This year. Yeah, probably Memorial Day. Okay. Exactly. Okay. Well, we'll have to go take a look and see how that works out. So you're not really changing anything.

[02:36:22] You're just tapping into it to the west to. I was just pointing out that this is, that with the approval of this application and the annexation into Brambleton, they will have easy access to that. Okay. All right. I'll go take a look. Thank you. Thank you.

[02:36:39] Is this, that's not a road. What's that, power lines? That's the overhead transmission line. Yeah, okay, okay, that's what I figured. Yep. And maybe I can help a little bit with the, well, I could be completely wrong, but it sounds to me as if the county is helping buy the right-of-way for the road, then you're not taking on the full cost.

[02:37:04] Exactly. Right, so that's why it would be \$21 million for you and still a couple million or whatever for us because we're buying some of the right-of-way. Yes. The county's estimate, if I were to flip to that page, if I were to flip to that page from the county's budget, you would see that there is an allocation of right-of-way.

[02:37:23] Oh, for acquisition right-of-way. Then that is \$5.8 million. But that includes acquiring our property as well. And so we're 55% of that. And we're making up the other 45% of acquisition right-of-way. Exactly. Okay. Exactly. We're going to make the effort to acquire it, and then if we acquire it, the county would reimburse us.

[02:37:43] If we can't, y'all can use eminent domain. This is new to me that you would have LIHTC single-family detached homes built for rent. It is brand new. It's brand new. It's brand new. And it's just an example of, I think, this developer thinking outside the box about what could be possible.

[02:37:59] Well, is it new to the developer or new for LIHTC? It's both. Okay. There has been a lot of work been done, and this is to the question that I think Marchant was trying to address, right? LITECH typically requires you to— Right, all in one. Right, right, right, right.

[02:38:15] And so that's that one lot, two lot or multiple lot situation there. The funding sources may require us to put them all together on a single lot. Oh, I think we had—I see. Got it, got it, got it, got it. There's always been the option to do that, but it's been hard to administer.

[02:38:33] And the scoring, when you go to apply to LIHTC funding, the scoring is less. I've also talked to some folks that when it's disparate throughout the development, it's harder to maintain. Oh, for sure, for sure. Okay, okay, I got it. This is the first time we've seen it this way. It's not impossible.

[02:38:48] They're just making it potentially viable. I feel a little, well, first of all, you're saying the market's going to dictate the size, but that's not. No, the market will dictate the price. It will not dictate the size we're proffering to the size. So you could build 1,500-square-foot or 2,000-square-foot homes.

[02:39:08] You could build smaller homes. These are maximums, yes. These are maximums. They're not minimums. They're not minimums. Because the homes, my staff just did a little off-the-cuff review, and they're very expensive, even at 2,500, 3,300 square feet, and we're trying to make sure that folks can actually buy homes.

[02:39:28] And we're right there with you. We're trying to figure out, right, what's marketable, what's going to sell. Well, any size is marketable in Loudoun County. But we also have to, right, if we're not doing this road improvement, but we are doing the road improvement, which is, you know, the cost of CAP facilities, transit, and transportation, we do need to recoup some of those costs as well in that.

[02:39:51] So it's a balancing game, and I'd be happy to have that conversation further with you. Okay, yeah, we can talk. Okay, I am out of time. So, Supervisor, oh, wait, I'm sorry. We need to have our public hearing. Almost forgot again. We have one speaker that has signed up for this application, and that is Ms. Tia Ehrman, unless there's somebody else, and I don't think there is because I don't have any other blue sheets.

[02:40:16] I'm used to standing alone. Hi, all. Good evening. Good evening again. For the record, I'm Tia Ehrman speaking on behalf of the PEC one more time. We agree with staff's recommendation of denial for Arcola Farms as its application contradicts the county and resident-approved guidelines for both the transition policy area as well as the transition small lot neighborhood place type.

[02:40:40] Loudoun's TPA is a special part of our county and showcases an excellent use of these sometimes limited tools in our toolbox in this Dillon rural state to craft a unique landscape that distinguishes Loudoun from its neighbors and creates a diverse range of environments for its residents to call home.

[02:40:56] Development patterns, however, trend towards one-size-fits-all approach, which consistently chips away at this diverse zoning vision. Of all of Loudoun's policy areas, the TPA is the most in danger and continues to be undermined, as this application exemplifies.

[02:41:13] The transition small lot neighborhood place type envisions clusters of houses in a more rural style with deep setbacks screened from the roads. Open space, the dominant feature. This is an important component to the TPA's goals of being a transition from suburban east to rural west.

[02:41:29] This application inappropriately sacrifices the open space aesthetic tree canopy, a unique look and feel of this policy area for literal suburban sprawl. This is literally extending Brambleton into the TPA. To be clear, there is nothing wrong with suburban neighborhoods.

[02:41:44] I grew up in one and have lived in suburbs from Santa Fe to Percival. But if Loudon wishes to bring its vision of a diverse place type to life, this is the moment to follow through and insist on that vision. If this is no longer the line, where is it? When does it actually apply?

[02:42:01] Our county documents direct that special exceptions must be justified and shown to offer innovative design or improve upon the intent of the existing regulation. The numerous special exceptions accompanying this application serve to increase the unit size, making them less affordable by design,

remove quality-of-life features like tree canopy and open space, and detract from the intent of the TPA regulations.

[02:42:23] They serve to increase density. Please deny this application and insist on development which respects the unique policy areas of Loudoun County and insist on neighborhoods suited to each unique place type, recognizing that all of these place types have a value to add to the overall picture of Loudoun.

[02:42:39] Thank you. - Thank you, ma'am. Supervisor Tacroni, would you like to make a motion? - I would. So, I move that the Board of Supervisors suspend the rules. Second. Motion made by Supervisor to Crony, seconded by Supervisor Letourneau.

[02:43:00] Any discussion? Anyone else? No? Okay. All in favor, please say, oh, I'm sorry, Supervisor Turner, any discussion on the motion to suspend the rules? No, ma'am. Okay. All in favor? Aye. Aye. Anyone opposed?

[02:43:16] That will pass 702. Do you have another motion? I got it. Okay, I move that the Board of Supervisors forward LEGIE 2023-0034, Arcola Farms Residential, ZMAP 2022-006, ZMOD 2022-0029,

[02:43:45] ZMOD 2022-0030, ZMOD 2022-0031, ZMOD 2023-0021, and ZMOD 2023-0022 to the July 2nd, 2024 Board of Supervisors business meeting for action.

[02:44:12] Motions made and seconded by Supervisor Letourneau. Do you have an opening, Supervisor Takroni? Yeah. So I am a big advocate of the transition policy area. I've worked my whole activist time living in Loudoun County, protecting the area.

[02:44:31] I do think this area, however, is, you know, surrounded by properties that are single-family detached and very similar in design and look as this development being proposed, and I think that it still gives kind of the spirit of the TPA with the 50% open space and keeping it all single-family detached.

[02:45:01] I do like that the applicant is doing this 39 for rent, single family, detached, affordable housing units as part of LIHTC because they're essentially non-existent in Virginia. So this will really be groundbreaking and something new that we can look to for future developments and future product types.

[02:45:22] I also like that the applicant is widening Ryan Road to four lanes and that they are adjacent to major collector roadways, Ryan Road and Evergreen Mills Road. I do want to work with the applicant to make these small lots and small units more affordable.

[02:45:43] I do think Fleetwood South was kind of the model for this neighborhood, And so I don't really want to see the million-dollar homes. If we can provide more diversity for enhanced affordability, I'd like to see that.

[02:46:03] And I'd also like to just make sure that the proffers are correct regarding Ryan Road, that it won't be completed by others, but that clearly the county's responsibility will be more the right-of-way and that there won't be kind of an escape clause that, you know, the county will work diligently to get the right of way that's needed. So I think there's a little bit more work to be done regarding the affordability, but I thank the board for moving it to July 2nd.

[02:46:33] Thank you. Supervisor Turner, any comments on the motion? No comments. Thank you. Okay. Supervisor Letourneau. Yeah. So I have a little bit of Fleetwood South PTSD. The good news is I like this better than I liked Fleetwood South. I went back and looked and on Fleetwood South I said at the time we just lived through 15 years of insanity in this part of the county with rush traffic lights and shifting

attendance boundaries at schools. With this plan approved and with the standard set for denser development the school system will end up asking the board of supervisors to find room in the capital budget for a new high school. They did. That's HS14. Since the schools will be over capacity

[02:47:10] he dismissed the idea that the developers proffered size restrictions will encourage affordable housing. If you really think between a 3,000 and 4,500 square foot single family home in this area is going to be affordable, then I have a bridge in Brooklyn I can sell you, or at least over the broad run, I said at the time. So I don't want to repeat that. And the good news is, as I said, I don't think we're starting at that place. I think we're starting at a much, much better place because, first of all, one of the problems with Fleetwood South was the profit package was completely inadequate and this one is much better and the Ryan Road piece is important and is good

[02:47:47] but I do want to dig in a little on the size of these units I have particular affinity for a transition small lot myself and Supervisor Meyer at the time spent a lot of time on this and we had a really particular vision and we wanted smaller single-family detached homes and I think my definition of smaller and your definition of smaller are probably not the same thing so maybe there's a little room there that we can kind of come in between. The other thing to look at, since we were talking about schools, is we got to be a little careful because I, in the next application coming, and some others, we have been talking about HS14 and assuming some changes to

[02:48:25] attendance boundaries. You cannot control that or look at that. I understand that. But we kind of all know what's happening up here. So at some point, I do want to make sure if we're anticipating various changes which are going to move students into the HS14 zone. We just have to figure out okay then where are you putting you know what's that capacity like when you add this in and it may well be that it's not a problem but I'm just saying you know HS14 has kind of become the cure all for every development that's happening anywhere around here and we've got to be a little bit careful about what the cumulative impact is of the board decisions to date because the referrals

[02:49:03] are kind of lagging that and don't include those things often so so that's something I will look at so definitely I'm not saying I'm a no here I'm just saying I think there's a little bit of work to do on getting to what that true vision was of what the transition small neighborhood was supposed to be on some of the unit sizes and I guess we'll take a little deeper look on schools and just understand a little better the the Delta between what staff saying on the on the proper packages okay uh thank you supervisor letourneau um i just have a quick question for

[02:49:39] the applicant what what is your density here per acre i think we're 3.7 but just funny and what's the max 4.8 with a they're at 3.8 you're at 3.8 and four is the max four without affordability and then you get a 20 bonus density with affordables and that gets you to 4.8 okay that the place type says four but you do get you could get to 4.8 and you are at 3.8 yes okay um so i i actually respectfully disagree i do think that this in in many ways does meet what we were looking for

[02:50:16] um in the in the general plan um and and this place type um i think that when we keep saying small lot maybe what we really should be saying is small unit um because i think that's the idea that, you know, Supervisor Meyer and Supervisor Letourneau were working on so hard back during the general plan. I don't love this feeling that we're just contributing to more suburban sprawl.

[02:50:42] It feels very much like that's kind of what we're doing when we're when we're really trying to do something a little bit more unique here. And I personally, I can't speak for anybody else, but I would if

there were more unique smaller units together maybe a little bit more together I would personally think it's okay to go up in density because you're not at the max density now lightning is probably going to strike me from PEC and some other folks but that that I mean I wouldn't I would look at that because you you have the capability to do that and what we're complaining about is

[02:51:20] that they're not small enough well how do you get enough units when we're saying to make them smaller, but to build more, a few more units. So, um, you know, I'm not the district supervisors, but that, that, that's where my mind goes. Um, and so I'm happy to, I'm happy to support sending it to, um, to the July 2nd meeting where, you know, where you guys can work on it a little bit more. And, um, I'd love to meet with you. I think I didn't meet with you on this. Maybe my staff did for some reason, um, which is fairly unusual. But, um, the other thing is the, the, and somebody

[02:51:55] said this a minute ago I think it was Ms. Ehrman the way this is designed they will be not affordable eventually by design right because people will add things to them and as we've all heard anecdotally tonight the prices of homes that are even 3,300 square feet 2,500 square feet are 800 a million dollars right now so but thank you very much I appreciate the work thank you oh do you have a closing. I just want to echo what Supervisor Letourneau said regarding HS14. Let's take a look at that. I know that the school board approved a non-traditional school option that's temporary

[02:52:33] until HS14 comes. So I just want to take a further look at that because he's correct that it seems to be the panacea for everything, all the rezonings, and it just can't accommodate all that. So I look forward to talking about that as well. Thank you.

[02:52:48] Thank you. Motion made by Supervisor Tacroni, seconded by Supervisor Letourneau. All in favor, please say aye. Aye. Any opposed? That passes 7-0-2 with Chair Randall and Supervisor Glass off the dais.

[02:53:06] Colleagues, I really apologize. I broke my own rule, and we did not have a dinner break. I ate dinner before the public hearing, so that's probably why I wasn't getting ready to complain.

[02:53:22] Would you like a break for dinner? We have one left. Would you like a break or one more? Okay. All right. We will move ahead. Again, I apologize. If this ever happens again, feel free to kick me under the dais. you guys weren't complaining that's true okay so item number five we have um next up stone ridge section 40. members of the public wishing to address the board regarding this item and who have not already done so please call the number scrolling across your screen the applicant provided

[02:53:59] their presentation already at the march 13th 2024 board public hearing therefore we will not have an applicant presentation, but staff, do you have any updates for us? None beyond what was already distributed in the packet. As a returning item, I'll forgo the presentation. It's ready for your action this evening. Okay, great. Does anybody have questions for staff? I have a question.

[02:54:26] Supervisor Tacroni. Thank you, Vice Chair Brisman. Just really quick, I noticed that you had in the staff report that you were looking for architectural commitments for land bay zero i don't know if that was applied for the with the hoa you know kind of what they were looking at regarding their shed or the structure they further clarified it but there's still a level of detail that staff was looking for but they did provide some basic design features in the proper okay and then i also was wondering are they there's a lot of trees on that property i don't know if the plan is to clear cut that whole property or just clear what you need for

[02:55:02] the shed i think right now the intent was just for the shed just to clear what's needed for the shed correct okay okay yeah i just said i just noticed that we didn't have any information on what that might look like the the structure correct right now they're proffering to have it generally meet the design of the buildings that are within proximity to it and they'll provide that detail at the time of site plan once they provide that facility okay so so there's not there they won't remove trees if not if not if not there'll probably be some disturbance with associated

[02:55:40] with it but i don't believe the intent is to clear cut it okay um and then i guess the shaw property the 26.5 acre five nine acres um there's a tree conservation area there as well and there's going to be a buffer to the neighborhood right that's um the westfield's neighborhood i think is what it is correct okay great and i noticed they didn't want a path no path right to correct the shaw property okay great thank you for clarifying supervisor turner do you have any

[02:56:13] questions on this returning item i do not thank you okay thank you so much um i think we are ready for a motion because i don't think we have any public speaker okay uh are there any members of the public in the boardroom tonight wishing to speak to the board regarding the public hearing item number five do we have any speakers on remote mr torres we do not madam chair okay then i will close the public hearing do we have a motion supervisor letourneau yes i move the board of

[02:56:52] supervisors approve legy 2023 0042 stonebridge section 40 zmap 2022 0019 zcpa 2021 0003 zcpa 2022 0006 specs 2023 0012 specs 2023 0034 zmod 2022 0066 and zmod 2022 0067 subject to the The proffer statement dated April 19, 2024, and the conditions of approval dated April 22, 2024.

[02:57:18] And based on the findings for approval provided as attachments 1, 2, and 3 to the May 15, 2024 Board of Supervisors public hearing staff report. Second. Do you have an opening? Yeah, just briefly. We've heard this application before. It's returning. I think we've really resolved all the significant issues regarding the design.

[02:57:38] The Stone Ridge Asia Way is well known for having very strong design standards. very confident anything that's built there will look consistent with the neighborhood there's another outstanding staff issue related to the width of the sidewalks we've kind of covered that at length i think that's really not a major issue um it's considered what they're building is consistent with the existing sidewalk overall you know it's i'm not going to say everybody in the neighborhood is thrilled because there's a parcel of land that's been a farm for a long time on the southern part of this project and then an undeveloped parcel on the other parcel that

[02:58:12] is going to be developed and so if you live in that immediate vicinity you're probably not thrilled about that however i think the applicant has done as much as can be reasonably expected to mitigate those impacts i think they've been receptive to the input from the community they've worked with an adjacent hoa on ensuring appropriate buffers on the south side of the property and they're doing some good things for us here including extending significant missing sidewalk links that are ranked very low in our um in our list not because they're not important but because we have so many sidewalks so it means they wouldn't get done without this project

[02:58:51] um and so i'm i'm pleased about that i'm also pleased that we were able to work out a phasing agreement that would take into account capacity issues at the john champ high school cluster and I think the anticipated opening of HS-14. So I think we've done as much as can be done on an application like this, and it's overall a good application, so I urge support.

[02:59:13] Okay, Supervisor Umstead. Thank you, Madam Chair. I will be voting no. This is going to add about \$2.2 million a year in school operational costs.

[02:59:34] to the county budget with a \$9 million capital cost addition. Supervisor Letourneau is correct. The school system seems ready to try to get more schools funded, but right now the 2029 to 30 projected enrollment is showing overcrowding at a number of the area schools.

[03:00:02] So it's a no vote from me. and that's it thanks okay I think this is one of the oddest applications I've seen since since being here but I think it does fit and I think that the supervisor has done obviously a good amount of work because they aren't there aren't a lot of neighbors here screaming no about this application so clearly the community community if not supportive is at least okay with it and I appreciate the work from our dullest district and that's about it for me would you like a closing uh no

[03:00:39] just just to clarify just on the comment the supervisor said certainly respect your position but um the the overcrowding is showing is not taking into account the new school so that's why we did some of the things we did on on the phasing there to try to address that issue but i certainly understand the point there okay we have a motion for approval by supervisor letourneau seconded by vice chair briskman all in favor aye aye any opposed nay that will pass six one two with

[03:01:13] supervisor glass and chair randall off the dais and i think uh that is the end of our agenda with no other business i call the public hearing adjourned



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