

## **GCSRAC MEETING AGENDA**

### **September 6, 2022 Meeting**

**Time: 12 Noon to 2 PM (as necessary)**

**Place: 750 Miller Drive, SE, Suite F-3. Leesburg, VA 20175**

**(By the Airport and past the Parks Office)**

**Review and approval of minutes from last meeting.**

**Review and Approval of three referrals from the county.**

- 1. Goose Creek Village West – this site is not on the creek but could have a visual impact. John Cox and I visited the site and will make a verbal report of findings.**
- 2. Pleasant View Substation – this site is neither on the creek nor visible. Dominion Energy is requesting changes.**
- 3. Academies of Loudoun Service Center – this site is not on the creek and likely not visible. The primary concern for the GCSRAC is the potential for runoff into the reservoir. I have attached the plat cover sheet and call you attention to notes 33 and 34. Get out your magnifying glass.**

Due to time constraints for responding, the chair will ask for advance approval to respond, after circulating the draft responses for member comments.

# Goose Creek Village West

**LOUDOUN  
COUNTY**  
VIRGINIA

**Planning  
and Zoning**

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000  
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov  
[loudoun.gov/planningandzoning](http://loudoun.gov/planningandzoning)

## MEMORANDUM

**DATE:** July 29, 2022

**TO:** Building & Development  
Building & Development  
Economic Development  
Finance & Budget  
  
Fire, Rescue & Emergency Services  
  
Goose Creek Scenic River Adv. Board  
Health Services, Environmental  
Housing & Community Development  
Library Administration  
Leesburg Executive Airport  
Loudoun Water  
Mental Health, Substance Abuse & Dev. Ser.  
Parks, Recreation & Community Services  
Planning & Zoning, Comprehensive  
Planning & Zoning, Preservation  
Planning & Zoning, Proffer Review  
Planning & Zoning, Zoning Admin  
Public School Admin/School Board  
Transportation & Capital Infrastructure  
Virginia Department of Transportation  
Ashburn District Board of Supervisor  
Ashburn District Planning Commissioner

Natural Resources Division  
Ronald Dunbar  
Katy Lowitz/Alex Gonski/Bobby Klancher  
Truman Horwitz/Kathryn Miller/  
Megan Bourke  
Maria Taylor/Christopher Richardson/  
Chris Barry/Kevin Federline  
Ben Winn/Erin Smith  
Mark Sharrer  
Rebekah King/Brian Reagan  
Chang Liu  
Scott Coffman  
Julie Atwell/Aubrie Richardson  
Lisa Snider  
Mark Novak  
Comp Plan Referral  
Steve Thompson  
Proffer Referral  
Zoning Referral Email  
Ajay Rawat  
Lou Mosurak  
Yao Lu  
Michael Turner  
Eric D. Combs

**FROM:** Bryce Johnson, Project Manager

**RE:** **ZMAP-2022-0013, SPEX-2022-0034, ZMOD-2022-0046, ZMOD-2022-0047,  
ZMOD-2022-0048, ZMOD-2022-0049, ZMOD-2022-0050,  
GOOSE CREEK VILLAGE WEST**

**Comment Due Date: September 12, 2022.**

Please provide referral comments (both MS Word and PDF) to [Bryce.Johnson@loudoun.gov](mailto:Bryce.Johnson@loudoun.gov) and copy [Avril.Andrews@loudoun.gov](mailto:Avril.Andrews@loudoun.gov). For more information, please call 703-771-5103.

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated July 14, 2022
3. Concept Development Plan dated July 14, 2022
4. Traffic Checklist Acceptance dated June 23, 2022
5. Traffic Impact Study with Appendix dated June 8, 2022
6. Archaeological Phase 1 dated March 25, 2008

**NOTE:** Please see WebLMIS to view application materials. Agencies outside the County can view documents at [www.loudoun.gov/lola](http://www.loudoun.gov/lola)

**ZMAP-2022-0013, SPEX-2022-0034, ZMOD-2022-0046, ZMOD-2022-0047,  
ZMOD-2022-0048, ZMOD-2022-0049, ZMOD-2022-0050,  
GOOSE CREEK VILLAGE WEST**

**APPLICANT:** Goose Creek Commercial LLC  
Alan McKelvie  
42785 Generation Drive, Apt 714  
Ashburn, VA 20147  
703-858-1981  
[didc@aol.com](mailto:didc@aol.com)

**PROPERTY OWNER:** Goose Creek Commercial LLC  
John Paltineanu  
Vice President of Darala Investment & Development Corp.  
20851 Century Corner Drive  
Ashburn, VA 20147

**REPRESENTATIVE:** Bowman  
Packie E. Crown  
Principal/Vice President Planning  
101 South Street, SE  
Leesburg, VA 20175  
703-43-2400  
[pcrown@bowman.com](mailto:pcrown@bowman.com)

Walsh, Colucci, Lubeley & Walsh P.C.  
Sashenka J. Brauer  
1 E. Market Street, Suite 300  
Leesburg, VA 20176  
571-209-5773  
[sbrauer@thelandlawyers.com](mailto:sbrauer@thelandlawyers.com)

**PIN:** 153-17-2472 (20-acre portion)

**ZONING DISTRICT:** Planned Development – Office Park (PD-OP)

**PROPOSALS:** A **Zoning Map Amendment (ZMAP-2022-0013)** to rezone 20 acres to the R-16 ADU Townhouse/Multi-family Residential zoning district in order to develop up to 222 total residential units, including up to 46 market rate Stacked Multifamily residential units, up to 104 market rate Single Family Attached residential units, and up to 72 Attached Multi-Family residential units to be provided as affordable housing units.

A **Special Exception (SPEX-2022-0034)** to modify Section 7-903(C)(1) to reduce the single family attached front yard setback from 15 feet to five feet, the side yard setback from eight feet to five feet, and the rear yard setback from 15 feet to four feet. The application would also modify Section 7-903(C)(2) to reduce the multifamily front yard setback from 25 feet to 15 feet, the side yard setback from 25 feet to 10 feet for corner lots, and the rear yard setback from 25 feet to 10 feet.

A **Zoning Modification (ZMOD-2022-0046)** to modify Section 1-205(A), Lot Access Requirements to allow Single Family Attached units to front on open space.

A **Zoning Modification (ZMOD-2022-0047)** to modify Section 3-607(B)(2), Building Height, Multifamily to permit Stacked Multifamily units up to 60 feet in height without additional setback.

A **Zoning Modification (ZMOD-2022-0048)** to modify Section 3-607(B)(2), Building Height, Multifamily to permit Attached Multifamily units up to 65 feet in height without additional setback.

A **Zoning Modification (ZMOD-2022-0049)** to modify Section 5-1403(B), Road Corridor Buffer and Setbacks Matrix, Table 5-1403(B) to reduce the building setback from 75 feet to 15 feet along Sycolin Road, and to reduce the building setback from 75 feet to 65 feet along the ramps at a grade separated interchange.

A **Zoning Modification (ZMOD-2022-0050)** to modify Section 7-903(D)(2), Lot Coverage, Single Family Attached to increase maximum lot coverage from 75 percent to 81 percent for Single Family Attached units.

**PROPERTY LOCATION:** West of Belmont Ridge Road on the east side of the Dulles Greenway and the north side of Sycolin Road.

**SURROUNDING ZONING/LAND USE:**

NORTH	Vacant/Open Space	PD-IP
SOUTH	Sycolin Road & Goose Creek Village East Residential	R-24
EAST	Vacant/Open Space	PD-OP
WEST	Dulles Greenway	PD-IP

**ELECTION DISTRICT:** Ashburn











**CMPT-2022-0002 & SPEX-2022-0032, SPMI-2022-0003,  
PLEASANT VIEW SUBSTATION**

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**APPLICANT:** Dominion Energy Virginia  
Laura Meadows  
Supervisor of ET Siting and Permitting  
10900 Nuckols Road  
Glen Allen, VA 23060  
804-239-8246  
[etpermits@dominionenergy.com](mailto:etpermits@dominionenergy.com)

**OWNER:** Virginia Electric and Power Company  
Mark Allen  
Authorized Representative  
120 Tredegar Street  
Richmond, VA 23219-4306  
804-239-8246  
[etpermits@dominionenergy.com](mailto:etpermits@dominionenergy.com)

**REPRESENTATIVES:** Dewberry Engineers, Inc.  
Andrew Tull, RLA  
Project Manager  
1503 Edwards Ferry Road, Suite 200  
Leesburg, VA 20176  
703-840-1926  
[atull@dewberry.com](mailto:atull@dewberry.com)

**PIN:** 150-16-7050

**ZONING DISTRICT:** Joint Land Management Area (JLMA-3)

**PROPOSAL:** A **Commission Permit (CMPT-2022-0002)** to allow the expansion of an existing distribution substation within the JLMA-3 district.

A **Special Exception (SPEX-2022-0032)** to permit modification to Section 1-405 to terminate the legal non-conformance status of the existing use.

A **Minor Special Exception (SPMI-2022-0003)** for removal of the 95% opacity requirements in the North and East buffers.

**PROPERTY LOCATION:** Northwest of Cochran Mill Road. Between W&OD Trail and Samuels Mill Court.

**SPECIAL EXCEPTION REQUEST**  
 SECTION 2-202-1 USE TABLE UTILITY

**REQUEST:**  
 1. Termination of Non-Conforming use status in conformance SECTION 1-400.

**MINOR SPECIAL EXCEPTION REQUEST**  
 SECTION 4-1000 TYPE C BUFFER ADJUSTMENT TO UTILITY SUBSTATIONS

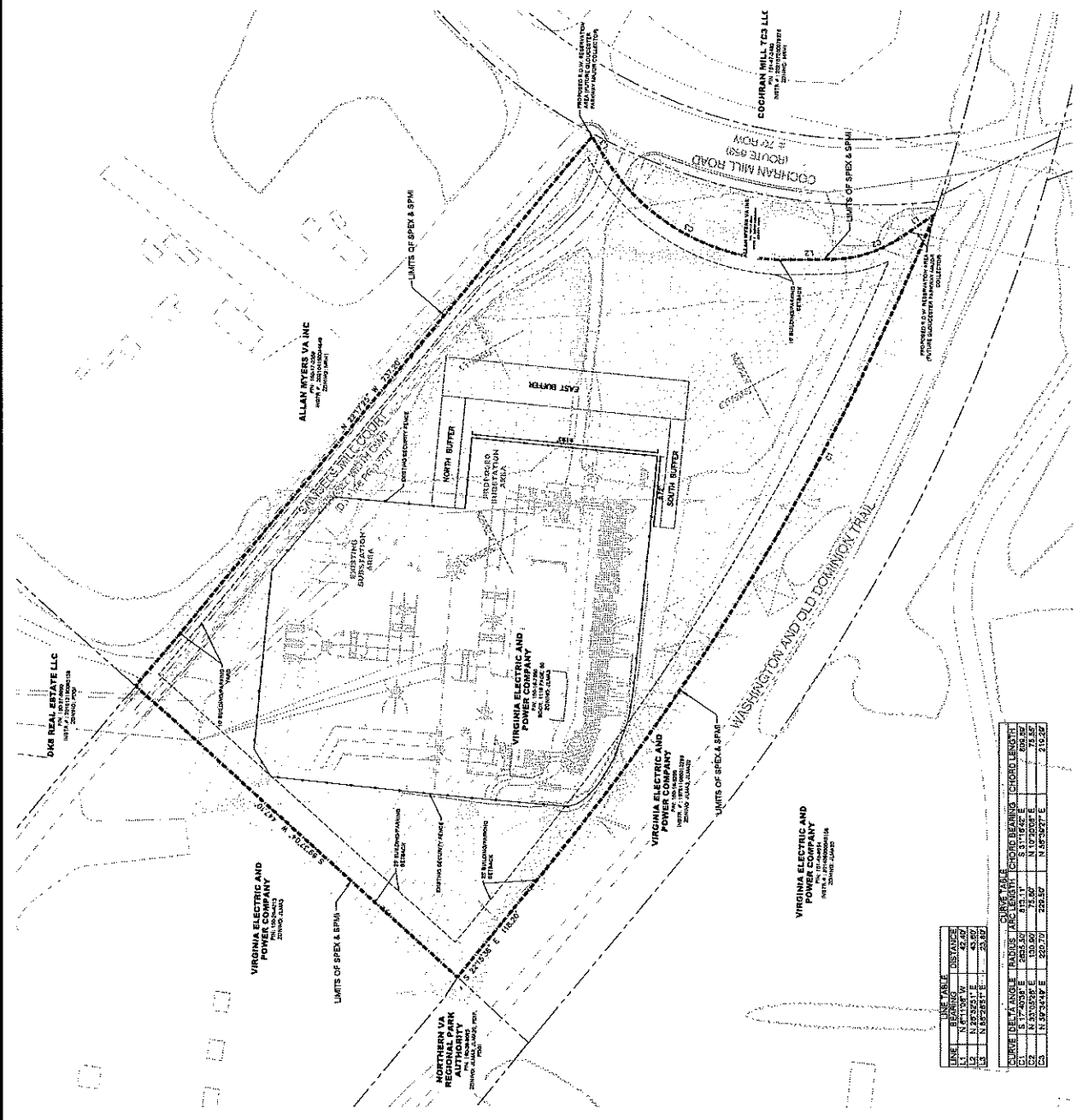
- GENERAL NOTES**
- THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO CONVERT THE EXISTING LEGALLY NON-CONFORMING UTILITY SUBSTATION DISTRIBUTION USE TO A PERMITTED USE WITHIN THE JUMAS ZONING DISTRICT AND TO ADJUST THE TYPE C BUFFER OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
  - THE PURPOSE OF THIS MINOR SPECIAL EXCEPTION IS TO REMOVE THE 80% CAPACITY REQUIREMENTS DESCRIBED IN SECTION 5-1400(D) OF THE 1993 LOUDOUN COUNTY ZONING ORDINANCE FOR THE NORTH AND EAST BUFFERS, IN ORDER TO MAINTAIN THE CAPACITY LOSS THE EAST BUFFER WIDTH IS BEING EXPANDED FROM 25' TO 40'.
  - TRANSMISSION AND DISTRIBUTION ALIGNMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CORRIDORS, STRUCTURE LINES AND RELATED COMPONENTS ARE SUBJECT TO FINAL DESIGN.
  - THE PROPOSED TYPE C BUFFERS ARE SUBJECT TO CHANGE BASED ON THE RECORDING DESIGN AND THE APPLICABLE TYPE C, TYPE D AND TYPE E BUFFER REQUIREMENTS. THE APPLICABLE SPAN 2022-0003 SAID BUFFERS SHALL BE IN CONFORMANCE WITH SECTION 5-816 AND 5-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, EXCEPT AS SPECIFICALLY MODIFIED WITH THE APPROVAL OF SPMI-2022-0003.
  - THE 'SOUTH' BUFFER IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE PROVIDED IN CONFORMANCE WITH THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE AT THE TIME OF SITE PLAN SUBMISSION.

BUFFER YARD	TYPE	REQUIRED WIDTH	PROPOSED WIDTH
NORTH	C	25'	25'
SOUTH	2	15'	15'
EAST <sup>(1)</sup>	C	25'	40'

<sup>(1)</sup>SEE GENERAL NOTES

**LEGEND**

- LIMITS OF SPK & SPMI
- PROPERTY BOUNDARY
- MAXIMUM PERMITTED CAPACITY
- BUFFER WARD



LINE	BEARING	DISTANCE
1	N 41°13'00" W	42.00'
2	N 89°52'11" E	45.00'
3	N 89°52'11" E	25.00'

CHANCE TABLE	CHANCE WITH	CHANCE WITHOUT	CHANCE EITHER
1	13.11	5.01	18.12
2	75.50	1.00	76.50
3	225.50	0.00	225.50



**CMPT-2022-0003 & SPEX-2022-0038,  
ACADEMIES OF LOUDOUN SERVICE CENTER**

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**APPLICANT:** Loudoun County School Board      Loudoun County School Board  
Beverly Tate      Sara Howard-O'Brien  
Director      Land Management Supervisor  
960 Sycolin Rd.      960 Sycolin Rd.  
Suite 110      Suite 110  
Leesburg, VA 20175      Leesburg, VA 20175  
571-252-1050      271-252-1156  
[sara.howardobrien@lcps.org](mailto:sara.howardobrien@lcps.org)      [sara.howardobrien@lcps.org](mailto:sara.howardobrien@lcps.org)

**OWNER:** Loudoun County School Board      Loudoun County School Board  
Beverly Tate      Sara Howard-O'Brien  
Director      Land Management Supervisor  
21000 Education Court      21000 Education Court  
Ashburn, VA 20148      Ashburn, VA 20148  
571-252-1050      271-252-1156  
[sara.howardobrien@lcps.org](mailto:sara.howardobrien@lcps.org)      [sara.howardobrien@lcps.org](mailto:sara.howardobrien@lcps.org)

**REPRESENTATIVES:** Loudoun County School Board      Loudoun County School Board  
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**PIN:** 194-16-6764

**ZONING DISTRICT:** Transitional Residential – 10 (TR10)

**PROPOSAL:** A **Commission Permit (CMPT-2022-0003)** to allow a Public Utility Service Center.

A **Special Exception (SPEX-2022-0038)** to permit public utility service center with outdoor storage and small engine repair.

**PROPERTY LOCATION:** West side of Sycolin Rd (R. 625) East side of Gulick Mill Rd (Rt. 648), 1.5 miles west of Belmont Ridge Road (Rt. 659)

**SURROUNDING ZONING/LAND USE:**

NORTH	Vacant	TR-10
SOUTH	Goose Creek Bend Substation	TR-10
EAST	Vacant, NOVEC and Data Center	TR-10, PD-OP
WEST	Vacant	TR-10

**ELECTION DISTRICT:** Catoctin  
2011 Election District: Catoctin  
2022 Election District: Little River



IMPACT OVERLAY DISTRICT).

31. THE SITE IS LOCATED WITHIN THE RESERVOIR PROTECTION OVERLAY DISTRICT.
32. THE LIMITS OF CLEARING GRADING SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
33. ALL ASPECTS OF THE LAYOUT SHOWN HEREON ARE CONCEPTUAL AND ELEMENTS MAY BE MODIFIED, REMOVED, OR ADDED DURING PREPARATION OF THE FINAL SITE PLAN PROVIDED THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN AND IS IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
34. THE PROPOSED IMPROVEMENTS WILL INCLUDE FEATURES THAT ARE DEEMED TO BE A STORMWATER HOTSPOT. THE FINAL SITE PLAN WILL INCLUDE ALL MEASURES NECESSARY TO ADDRESS THE STORMWATER HOTSPOT CONCERNS, SUCH AS, BUT NOT LIMITED TO:
  - OIL AND WATER SEPARATORS TO TREAT ALL RUNOFF FROM AREAS USED FOR VEHICLE SERVICES, MAINTENANCE, STORAGE, AND CLEANING
  - SALT CONTAINMENT PONDS OR BELOW GROUND STORAGE TANKS TO CAPTURE AND STORE RUNOFF FROM AREAS SUBJECT TO SALT HANDLING DURING THE TIME WHEN SALT OPERATIONS (DELIVERY, LOADING, ETC.) ARE ACTIVE. "SALT SEASON" IS GENERALLY NOVEMBER THROUGH MARCH. SALT LADEN RUNOFF IN THE SALT CONTAINMENT PONDS OR UNDERGROUND STORAGE TANKS WILL BE PUMPED AND HAULED TO AN APPROVED DISPOSAL SITE ON A REGULAR BASIS DURING "SALT SEASON" OR WILL BE USED ONSITE FOR BRINE OPERATIONS. AT OTHER TIMES DURING THE YEAR WHEN SALT OPERATIONS ARE NOT ACTIVE, VALVES WILL BE USED TO ALLOW RUNOFF TO FLOW FREELY TO THE STORM DRAINAGE SYSTEM. AREAS SUBJECT TO SALT OPERATIONS ARE TO BE WASHED DOWN THOROUGHLY PRIOR TO DIRECTING RUNOFF AROUND THE CONTAINMENT PONDS OR TANKS.