

MEADE PALMER ASLA
LANDSCAPE ARCHITECT AND PLANNING CONSULTANT
WARRENTON, VIRGINIA

3 April 1957

Mr. William J. Cox, Chairman,
Loudoun County Planning Commission,
Leesburg, Virginia.

Dear Mr. Cox:

Submitted herewith is a supplement to the original Land Use Maps of Loudoun County prepared by me. This map shows the existing land uses in the area adjacent to the town of Leesburg. At the time of the original study this area was omitted pending a decision by the town and County as to its incorporation into the town.

Since it now appears that incorporation of this area, or at least a part of it, will be delayed for another year the planning commission directed me to include it in my study.

The break-down of land uses is the same as that for other Populated Areas. Namely, Agricultural and Undeveloped; Residential, non-farm; Commercial; Semi-public; Public; Vacant lots (all lots greater than five acres were considered as agricultural land); Area of Incorporation; Recreation Areas.

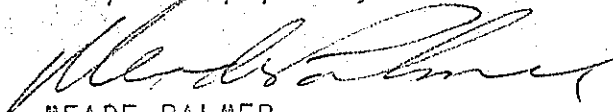
The area under study comprises 1969.9 acres. The approximate acreage of each classification of land use and its percent of the total area is shown below.

Residential, non-farm	269.8 acres	15 %
Occupied	125.2 acres	
Vacant	144.5 acres	
Commercial	104.6 acres	7 %
Public (schools, municipal)	49.5 acres	2.5 %
Semi and Public (churches, cemeteries, etc.)	19.2 acres	.01 %
Institutions (hospitals, convalescent homes, etc.)	42.9 acres	2 %
Recreation	30.0 acres	1.5 %
Agriculture	1453.7 acres	70 %

Attached to the existing land use map is an overlay showing the present zoning of the area under study.

It is my recommendation that inasmuch as it is almost certain that at least a major part of the area will be incorporated into the town, and rezoned at that time, that the existing zones be varied as little as compatible with the proposed new county ordinance. A complete rezoning by the county followed by the same procedure when the town takes control will only inconvenience and antagonize the property owners involved.

Very truly yours,



MEADE PALMER
MP:NT

Board of Supervisors Meeting - December 3, 1956
page 251

In Re: ZONING MAP:

Mr. Cox stated that he had not seen the plat that Mr. Palmer was going to present. He also stated that Mr. Palmer had worked it out without the Planning Commission telling him what to do.

Mr. Palmer then presented the Zoning Map of Loudoun County and read a copy of his report which report was not filed with the Clerk of the Board. Mr. Cox said that the Planning Commission and Mr. Palmer had worked together on all of Mr. Palmer's work. He stated that there should be added a district to be called "Rural Residential" which would correspond with "Rural" areas. It would be shown on various parts of the map.

Mr. Kirkpatrick asked the Board if it had any questions and the members had none to offer.

Mr. Cox said the Zoning Map is part of the Zoning Ordinance and a Public Hearing will have to be held before its adoption.

Board of Supervisors Meeting - January 7, 1957
page 258

In Re: LAND USE MAP, ETC.:

On motion of Mr. Arnold and seconded by Mr. Hirst, the Board unanimously approved the 3-1956 Land Use Maps, 1-1980 Land Use Map and descriptive booklets as adopted by the Planning Commission on December 29, 1956 and presented on this date by Mrs. Wanner, Secretary of the Planning Commission.

Board of Supervisors Meeting - January 28, 1957
page 260

IN Re: SUBDIVISION ORDINANCE:

As advertised, a Public Hearing was held at 10:00 A. M. on this date to consider the adoption of a new Subdivision Ordinance for the County of Loudoun. The Clerk read the official notice and the reason for the Public Hearing.

Mr. Cox, Chairman of the Planning Commission, gave a brief outline of the steps leading up to this Hearing, such as the amount of time spent, persons consulted, etc. Copies of the proposed ordinance have been available to the public.

The Chairman stated that anyone who desired to speak against the ordinance now had an opportunity to express himself. These persons were not against the entire ordinance but were not in favor of passage in its present form. They are as follows: Miss Anna Hedrick, Attorney, representing Skyline Springs Corporation; Hans Klagsbrun; Fulton Want, as citizen, taxpayer, voter and also as a member of the Planning Commission; John G. Lewis; Mrs. Stanley H. Brown; Mrs. Warner Snider; Mrs. Williams, Col. H. H. Blee; Mrs. Thomas Orme.

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
PLANNING COMMISSION LEESBURG, VA

Excerpts from Minutes re Zoning Plan

July 16, 1956 Mr. Cox gave a report on the petitioned rezoning of Young, Gore and Dr. Jackson held before the Board of Supervisors on July 2. He also read correspondence he had on the Budget for the Master Plan study with both the Board of Supervisors and Mr. Meade Palmer. He asked for ratification of his acceptance of Mr. Palmers proposal and the Commission so approved. He also read correspondence he had had with Mrs. Guy Jackson regarding the use of her Base Map and his acceptance of her proposal was approved by the Commission.

Sept. 10, 1956 The Commission inspected the Present Land Use Map and Report prepared by Meade Palmer, Planning Consultant.

Mrs. Pickens, member of the Zoning Committee of the Commission, suggested the Committee meet with Mr. Cox, the Chairman of the Committee being out of the County, to discuss basic principles of zoning in relation to the Future Land Use Map, and it also was agreed the Zoning Committee should meet in September before the Map is presented to the Board of Supervisors with all members of the Commission to meet with them if they so desired. The Chairman to contact the Commission when a date is agreed upon, which would likely be the last week of the month.

Oct. 15, 1956 Mr. Meade Palmer, Planning Consultant for Loudoun County, presented the Future Land Use Map for 1980, to the Commission. He explained in some detail his thoughts on the future development of the County.

Mr. Cox told the Commission that Mr. Brown was working very hard on the new Zoning Ordinance and that there had been several meetings with Mr. Palmer on correlation of the Zoning Ordinance and the Zoning Map.

Nov. 3, 1956 The following resolution was made by Mrs. Pickens, seconded by Mr. Craun; "Resolved to approve the Subdivision Ordinance, including the amendments thereto, as included in the report of the Subdivision Committee dated November 3, 1956; and to recommend it to the Board of Supervisors of Loudoun County for adoption."

Nov. 27, 1956 The Chairman announced the continuation of the study of the Zoning Map which was presented by Meade Palmer, Planning Consultant, at the regular meeting on November 19, 1956. Members of the public present were also invited to inspect Mr. Palmer's Map. Mr. Cox explained this Zoning Map was the second draft proposed by Mr. Palmer. He also explained the difference in the nomenclature between the present and future Zoning Ordinance.

Nov. 27, 1956
Cont.

Robert Young, Subdivider of Broad Run Farms, asked why the commercial zone which was placed at Broad Run Farms on the first draft of the Zoning Map, was now deleted. Mr. Palmer stated he would answer Mr. Young if the Chairman wished him to. The Chairman told Mr. Young this meeting, altho' a Public Meeting, was not a Public Hearing and questions of the nature posed by Mr. Young should wait to be answered at the time of a Public Hearing. He further explained the relationship of Mr. Palmer to the Commission stating Mr. Palmer had been instructed to use his untrammelled judgment in preparation of his Zoning Map and that he had the right to modify or change his views until the final Map is laid before the Commission.

Joseph Miller, resident of Broad Run Farms, asked what difference there would be between the now Rural Zone and the proposed Rural Zone. Mr. Brown explained that the new Rural Zoning would be more protective. Mr. Miller stated that if the new Rural Zoning was not protective enough, a group of citizens in Broad Run Farms were thinking of asking for more protective Zoning.

Mr. Palmer stated the Zoning Map should be not considered without the new Zoning Ordinance.

Harry Walker, resident of Broad Run Farms, asked if the demand was the basis for the rezoning, that he was asking this for information. The Chairman stated this information would have to be forthcoming at another time.

Mr. Young then told the Commission that as proposed rezoning was being considered, he would like to have his entire subdivision zoned residential. Several citizens of the subdivision concurred with Mr. Young in that statement.

The Commission went into Executive Session at 9:20 P. M. for further study of the proposed Zoning Map, and after such study the following resolution was moved by Mrs. Pickens, seconded by Mr. Want and unanimously voted: "Resolved, that the Chairman report to the Supervisors the Planning Commission's acceptance of the map in principle, subject to probable minor changes and also subject to the addition of a Rural Residential Zone."

Dec. 29, 1956 Work remaining to be done to complete the obligations of Meade Palmer as Planning Consultant to the Commission was discussed. A letter from Mr. Palmer was read in which he stipulated the extent of the work he agreed to do for the Commission for the sum of \$2,000.00, which included the preparation of a present land use map, a future land use map, and a zoning map. Mr. Palmer agreed also to assist in correlating the zoning map with

Dec. 29, 1956

Cont.

the text of the zoning ordinance. The Chairman informed the Commission that when Mr. Palmer originally contracted to do the above work, he had requested permission to exclude the area proposed for annexation to Leesburg, insofar as recommendations for future zoning were concerned, because of the possibility that this area would soon be removed from the unincorporated area of Loudoun County. It was understood that if the area was not annexed within a reasonable time, to be determined by the Commission, then he should prepare an insert map showing his recommendations for future zoning. After discussion, it was the decision of the Commission that Mr. Cox should inform Mr. Palmer that since the area could not be annexed before 1958, if then, he should proceed to prepare an insert map of the area immediately, showing existing land use and his recommendation for future zoning.

The Commission took up consideration of formally adding the present and future land use maps, as prepared by Mr. Palmer, and the reports accompanying them to the Master Plan of Loudoun County as heretofore adopted. Discussion showed that the land uses proposed for the year 1980 were generally in line with the thinking of the Commission, but that it was felt premature, at this time, to attempt a plan for the development of the north-easterly corner of the county; and that no action in respect to the establishment, in the Town of Waterford, of the historical zone shown on the map, should be taken without further study. The following resolution was moved by Mr. Brown, seconded by Mr. DeLashmutt, and unanimously adopted:

"Whereas, the Planning Commission of the County of Loudoun, State of Virginia, has heretofore adopted a Master Plan for the said County, and deems it advisable and expedient for the general welfare of the County to adopt, enlarge, amend, extend and add to the Master Plan for the said County, as provided for in the Chapter 25, Article 3, of the Code of Virginia of 1950, as amended; and

"Whereas, the said Commission has before it for such purpose:

1. That certain map created by Meade Palmer, Landscape Architect and Planning Consultant, designated as Plat No. 1, General Plan, Land Use 1956, of the Loudoun County Planning Commission, which map shows the use of the land in the County as of the present date.
2. Map made by the said Meade Palmer, designated as Plat No. 2, Land Use, 1956, showing the present use of the land in the populated areas of Arcola, Ashburn, Sterling, Aldie, and Pleasant Valley.

Dec. 29, 1956

Cont.

3. Map made by the said Meade Palmer, designated as Plat No. 3, showing the Land Use for 1956, of the populated areas at Lovettsville, Purcellville, Waterford and Hamilton.

4. Map of the said Meade Palmer, designated as Plat No. 4, showing the planned use of the land for 1980 and covering the general area throughout the County of Loudoun.

5. Descriptive matter dated September 1, 1956, created by the said Meade Palmer, which analyzes and describes the intent and purposes of the maps described in Items 1, 2 and 3 above.

6. Descriptive matter, dated October 1, 1956, created by the said Meade Palmer, describing and analyzing the map described in Item 4 above.

NOW, THEREFORE, be it resolved that the above described Items 1 through 6 be, and they are, hereby adopted and added to the Master Plan of the County of Loudoun, State of Virginia, as provided for in Chapter 25, Article 3 of the Code of Virginia, of 1950, as amended, and that the same be certified by the Planning Commission to the Board of Supervisors of said County and copies thereof to the Planning Commissions of all incorporated towns within the County; with the exception that this action does not include the area east of Broad Run and north of Routes 606 and 607 and the area near Waterford shown on Plat No. 4 as "Historical" which areas the Planning Commission has under consideration and feels require further study."

The above resolution was unanimously approved by the Commission.

NOTE: Following this meeting the matter was presented to the Board of Supervisors by Mrs. Wanner. The minutes of the Board of Supervisors for January, 1957, show the following:

"On motion of Mr. Arnold, seconded by Mr. Hirst, the Board unanimously approved the 3-1956 Land Use Maps, 1 - 1980 Land Use Map and descriptive booklet as adopted by the Planning Commission on December 29, 1956 and presented on this date by Mrs. Wanner, Secretary to the Planning Commission."

Jan. 21, 1957 The proposed subdivision ordinance, which would be heard at public hearing on January 28, 1957, was discussed in executive session. It was noted that the text of the proposed ordinance, as advertised, includes substantial changes from the text recently approved and recommended to the Board of Supervisors for adoption. The Commission discussed the outline of a proposed letter to the Board of Supervisors and was unanimous in directing Mr. Want to communicate with the Board of Supervisors requesting the Board to provide an opportunity for a committee composed of members of the Commission to meet with the Board for the purpose of discussing these matters before the Board adopts the Ordinance in its present form.

Mar. 18, 1957 Mr. Cox reported that the proposed new Subdivision Ordinance was discussed by the Board of Supervisors at their March meeting. The Board passed the Ordinance to become effective April 1, 1957 with the following changes being made after consultation with the Attorney for the Commonwealth; Reinstate Section 8-4.1 relative to public hearings (2) The words "and purposes" in Section 8-5.1 were reinstated and the third sentence in Section 7-9.4 was prefaced by the words "when required by the Commission." The Board also voted that final plats would be approved or disapproved by the Board of Supervisors.

Apr. 15, 1957 Mr. Want moved that Mr. Cox, with the consent of Mr. J. Emory Kirkpatrick, Chairman of the Loudoun County Board of Supervisors, release the final payment of \$400.00, balance due Mr. Meade Palmer, for his Land Use Map. That a letter of commendation be sent to Mr. Palmer for his outstanding work, and thanking him for same. Mrs. Pickens, seconded, vote unanimous.

Sept. 16, 1957 The Chairman reported that the authorization of the Board of Supervisors to the Planning Commission to have the Zoning Map on file in the Clerk's Office brought up to date, seems impractical to carry out; that he had made a study of the map and that no actual changes have ever been made on the Map; but that he felt the files in the Zoning Office were reasonably up to date and that in view of the hope that the new Ordinance will soon be adopted and that the present type of Zoning would be all changed, would recommend to the Board of Supervisors that no changes be attempted on the originally filed Zoning Map.

Mrs. Jackson presented the type written copies of the July 31 draft of the proposed Zoning Ordinance.

The Chairman stated that copies of the proposed Zoning Ordinance would be sent to members of the Commission for their study, that he hoped the members would study this Ordinance and be prepared to make in written form and prior to the October meeting, any

Sept. 16, 1957

Cont.

comments they might wish to make. He said that the area maps would be in the Zoning Office for viewing by members of the Commission only, and that he hopes each member of the Commission would study the area maps for his or her locality and make recommendations concerning same.

Mar. 17, 1958 Mr. Stanley Brown reported, for the Zoning Committee, that Mr. Locke had met with the committee and in substance they were in agreement, that he hoped to have the ordinance ready shortly for presentation to the Planning Commission.

Apr. 21, 1958 Mr. Brown reported that the Zoning Ordinance was now in Richmond being printed and that he hoped to have copies mailed to Commission members prior to the May meeting in the hope that the Ordinance would meet with Commission approval at that time, or perhaps the Chairman might call a special meeting for its consideration.

June 16, 1958 Mr. Brown, chairman of the Zoning Committee, reported on the present status of the proposed Zoning Ordinance and Map. He stated, 1) that Mr. Cox and himself had met informally with the members of the Board of Supervisors and had requested that they submit any requested changes to him in writing prior to June 25, 2) that as he had had no written request for any changes from members of the Commission, he assumed that the Commission was in accord, 3) that Mr. Locke, Planning Director for Norfolk, Virginia, had approved the final draft as being practical and subject to good administration, 4) that the proposed Ordinance was now ready to be submitted for legal review and opinion.

July 21, 1958 The Chairman reported that the Zoning Ordinance was now in the hands of Mr. J. Bond Smith of Washington, D. C. for legal opinion.

Jan. 19, 1959 A report was made of the status of the proposed Zoning and Trailer Park ordinances. They have been revised by the lawyers (Smith and Kyle) and are in the process of typing and duplicating. A few copies of the Proposed Trailer Park Ordinance having just been received, they were distributed to the members present. Motion was made, seconded and carried that the Vice Chairman submit the proposed Trailer Park Ordinance to the Board of Supervisors with the recommendation by the Planning Commission that it be adopted as promptly as possible.

Dec. 1958

Mr. Brown, chairman of the zoning committee, reported that he and Mr. Cox had met with the lawyers, who are studying the proposed zoning ordinance from a legal point of view, and that progress was good, that the ordinance was ready to go to the printers and that as soon as copies were available, he recommended that a special meeting of the Commission be called for its consideration.

Feb. 16, 1959 Mr. Brown, Chairman of the Zoning Committee reported that the revised draft of the proposed Zoning Ordinance was back from the printers, a copy of which has been sent to each member of the Board of Supervisors. He recommended to the Commission that before advertising a public hearing, that an informal meeting with the Board be held. The Commission agreed, the chairman asked Mr. Brown if he would arrange such a meeting. Mr. Brown agreed to do so.

The Chairman also stated that each member of the Supervisors had been presented with a copy of the proposed Trailer Park Ordinance with the recommendation from the Commission that it be adopted.

Mr. Brown was present at the meeting of the supervisors and stated that he had recommended to the Supervisors, its adoption, or that if the Supervisors desired he would arrange to have the lawyers, legal consultants re this ordinance, meet with the Supervisors. At this time he had had no communication from the Supervisors.

The Secretary presented a communication from the Northern Va. Regional Planning Commission asking for a copy of the Land Use Map 1956 and the Zoning Map of Loudoun County.

After discussion it was determined that Mr. Sweney ask the Board of Supervisor's permission to release same to the Northern Va. Commission.

Mar. 1959 Mr. Brown reported that the proposed Trailer Camp Ordinance met with the approval of the Board of Supervisors, also the proposed Zoning Ordinance and Map, with a few minor revisions. These revisions were presented to the Commission and approved.

Apr. 6, 1959 Mr. Brown presented to the Commission the following resolution:

"Whereas the Master Plan of Loudoun County includes, as a part thereof, the Loudoun County Zoning Ordinance, adopted on September 28, 1942, and

Whereas the Planning Commission has concluded after long study and consideration that said Zoning Ordinance should be replaced by a new Zoning Ordinance of Loudoun County, including both text and maps, and

Whereas the Planning Commission proposes to recommend to the Board of Supervisors that the Board amend the Master Plan of Loudoun County by adopting said new Zoning Ordinance of Loudoun County and repealing the present Zoning Ordinance of Loudoun County,

Apr. 6, 1959
Cont.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of Loudoun County that the Commission shall hold a public hearing on Tuesday, April 28, 1959 at 7:30 p. m. (E.S.T.) at the County Office Building, Leesburg, Virginia, on a proposed amendment to the Master Plan of Loudoun County in the form of a proposed new Zoning Ordinance of Loudoun County, including text and maps.

AND BE IT FURTHER RESOLVED That notice of said hearing shall be published in the Loudoun Times Mirror-Blue Ridge Herald not later than April 9th and April 16th, 1959.

Mr. Brown moved that the above resolution be approved. Mr. Sweney seconded the motion. The vote was unanimous, six members of the Commission being present and voting.

MEADE PALMER ASLA
LANDSCAPE ARCHITECT AND PLANNING CONSULTANT
WARRENTON, VIRGINIA

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
LEESBURG, VA

1 October 1956

Mr. William J. Cox, Chairman
Loudoun County Planning Commission
Leesburg, Virginia

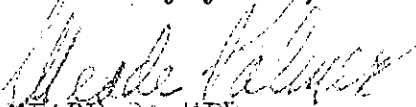
Dear Mr. Cox:

Attached herewith is my report on the future land use in Loudoun County. This report is supplementary to the map entitled "Land Use--1980, Loudoun County, Virginia," copies of which accompany this report.

Loudoun County is subject to pressures that are increasing in intensity. It is imperative that the Planning Commission and the Board of Supervisors decide on a plan of future development and having decided go forward secure in the knowledge that what they are doing is in the best interests of their county.

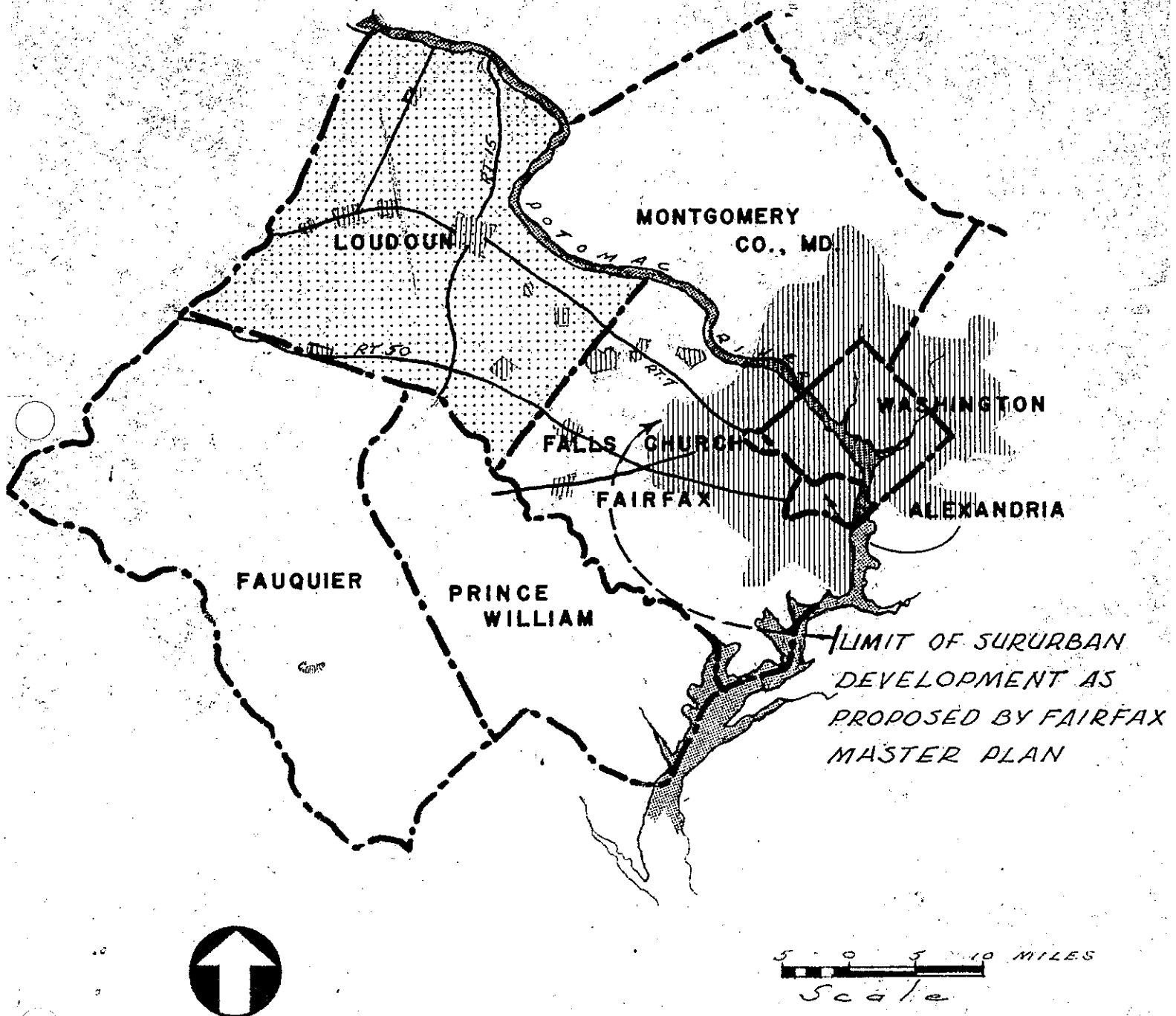
With this report and map, I consider that step 2 as listed in my letter of 6 July 1956 is completed.

Sincerely yours,


MEADE PALMER

MP:JM

LOCATION MAP
LOUDOUN COUNTY
VIRGINIA



A REPORT TO ACCOMPANY THE
MAP ENTITLED
"FUTURE LAND USE--1980"
LOUDOUN COUNTY, VIRGINIA

INTRODUCTION

A. BASIC ELEMENTS:

1. Population
2. Soils
3. Water

B. PROPOSED GENERAL PLAN OF LAND USE--1980

1. Purpose of the Plan
2. Elements of the Plan
 - a. Open Development
 - b. Close Development

A REPORT TO ACCOMPANY THE

MAP ENTITLED

"FUTURE LAND USE--1980"

LOUDOUN COUNTY, VIRGINIA

INTRODUCTION.

The development of a community, town or county is a gradual process of growth stimulated and fostered by numerous individuals and public agencies representing the people over a long period of time. If the result is to be a safe, healthful and attractive place in which to live and work, it is imperative that there be some guide--some coordination--of the process. The Future Land Use Plan, which is a part of this report, and the Zoning Map attempt to do this.

This plan is predicted upon certain assumptions, based on anticipated trends and existing conditions, viewed from within the county and as a part of the Metropolitan area. This plan is not to be viewed as a cast iron mold from which there must be no deviation. Obviously, there are no assurances that all of the assumptions will materialize in the number or manner predicted. Therefore, it is expected that the Planning Commission will recommend to the Board of Supervisors from time to time that the plan be re-examined and even modified in the light of changing conditions.

This study has attempted to present as clear a picture as possible of the county's present growth and development. But

since this growth is effected to a very great extent by what happens in adjoining areas, particularly Fairfax and the Metropolitan region; we have attempted to see how Loudoun fits in this picture and how she can play her rightful part in the region's growth. With the aid of this plan, this growth can be guided and coordinated so that it becomes an integral part of the county's development not a malignant growth spreading and growing until the land is blighted beyond human aid.

A. BASIC ELEMENTS

1. Population

A study 1/ made for the National Capital Regional Planning Council predicts that if certain assumptions prove correct; ie, the region 2/ will attain by 1980 approximately 50% of its maximum possible industrilization; that in-migration will follow a certain pattern and that the birth rate will continue at the 1950-53 level, then a population of 2,400,000 can be expected by 1980. This represents an increase of 56%.

1/ Economic Base Study For The General Development Plan National Capital Region by; Council for Economic and Industry Research, Inc.

2/ District of Columbia; in Maryland, Prince Georges County, Montgomery County; in Virginia, Arlington County, Prince William County, Fairfax County, Loudoun County, Alexandria, and Falls Church.

If this percentage is applied to Loudoun County, and there is some doubt that Loudoun, on the fringe of the Metropolitan region, will experience the same growth as areas closer in, then its present population of 21,147 would increase to 32,989 or by 11,842 persons.

In arriving at the above figures, it must be realized that the estimates are based upon a large set of assumptions and that any one of a number of unusual events; ie, dispersal of Federal offices to areas within the county, or unusual industrial activities brought on by a state of war, could make substantial changes in them. They do represent, however, the best available estimates based on present information.

Assuming then, that the population growth of Loudoun will be 11,842 persons and using the figure of 3.5 as the median number of persons per occupied dwelling unit for the county 3/ there will be 3383 additional dwelling units needed by 1980.

As noted in the report accompanying the Land Use Map, we have considered parcels of land consisting of 5 acres or less a non-farm lot.

3/ Economic Data, Loudoun County, Virginia; 1951 Virginia Division of Planning and Economic Development

Considering all such areas in the county exclusive of the incorporated towns and the proposed incorporated area around Leesburg, we find that there are a total of 2842 such lots. Of this number 1801 or 63% are vacant.

If no growth is assumed in the incorporated towns whatsoever, only 1582 additional lots would be needed in the county to accommodate the expected population by 1980.

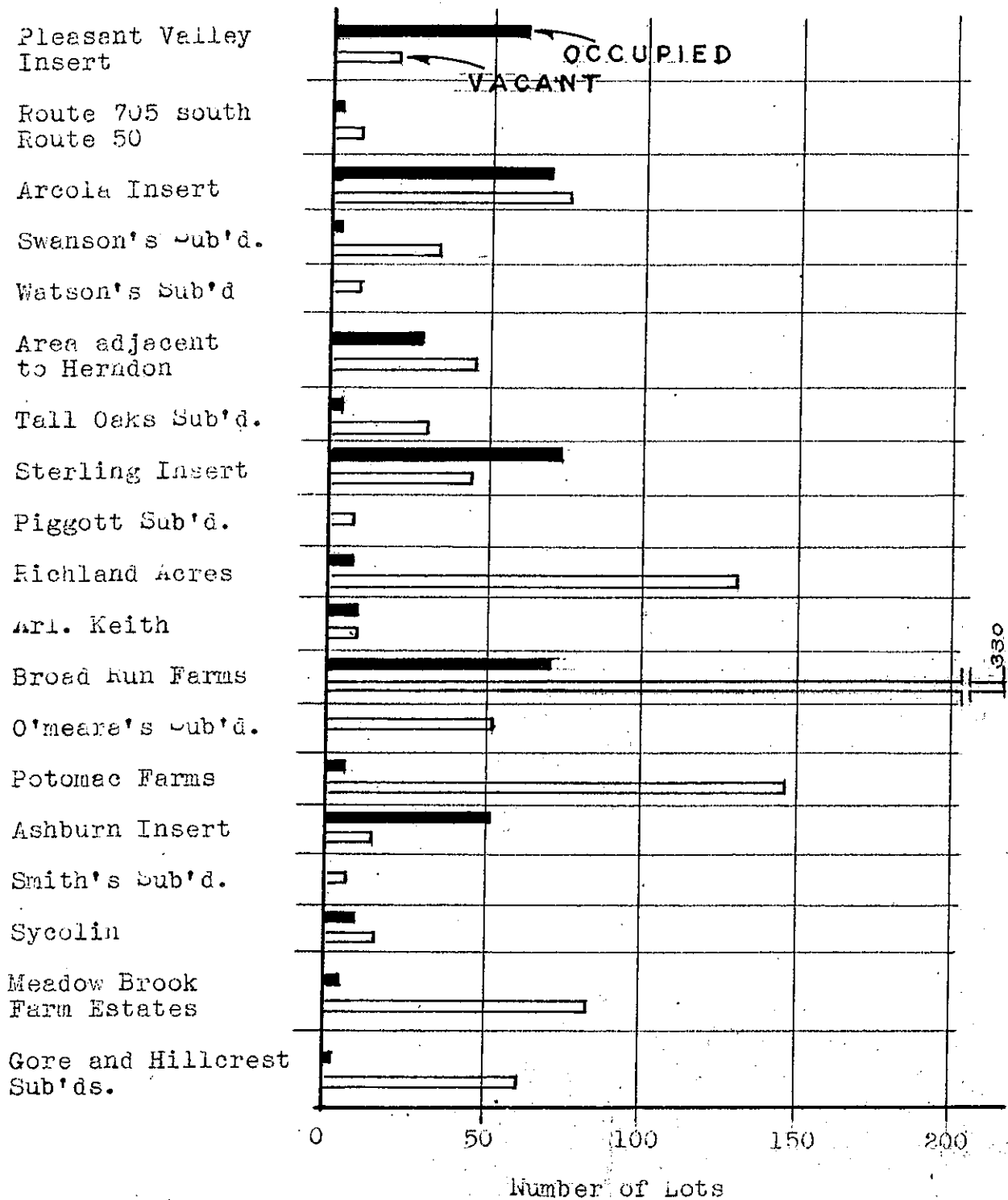
The above figures assume that all the future demand for land will be for lots of 5 acres or less. This, of course, will not be the case as there is an increasing demand for small farms, and it is safe to assume that percentage of the population growth will fall in this later class.

If the present plans by the town of Leesburg to annex land making a total incorporated area for that town of 2444 acres, the land then available for subdivision will more than adequately care for the anticipated future growth; again assuming that there is no growth in the remaining incorporated towns.

The gross population density of Leesburg is now 5.3 persons per acre. On that basis the town within its new proposed boundaries could accommodate a population of 12,953 or an increase over its present population of 11,250--that is only 592 less persons than the expected increase in population for the entire county.

TABLE I
NON-FARM LOTS

A Listing of Tracts of Land of Less Than
Five Acres Which Constitute an Actual
or Potential Built Up Area of Four or
More Houses



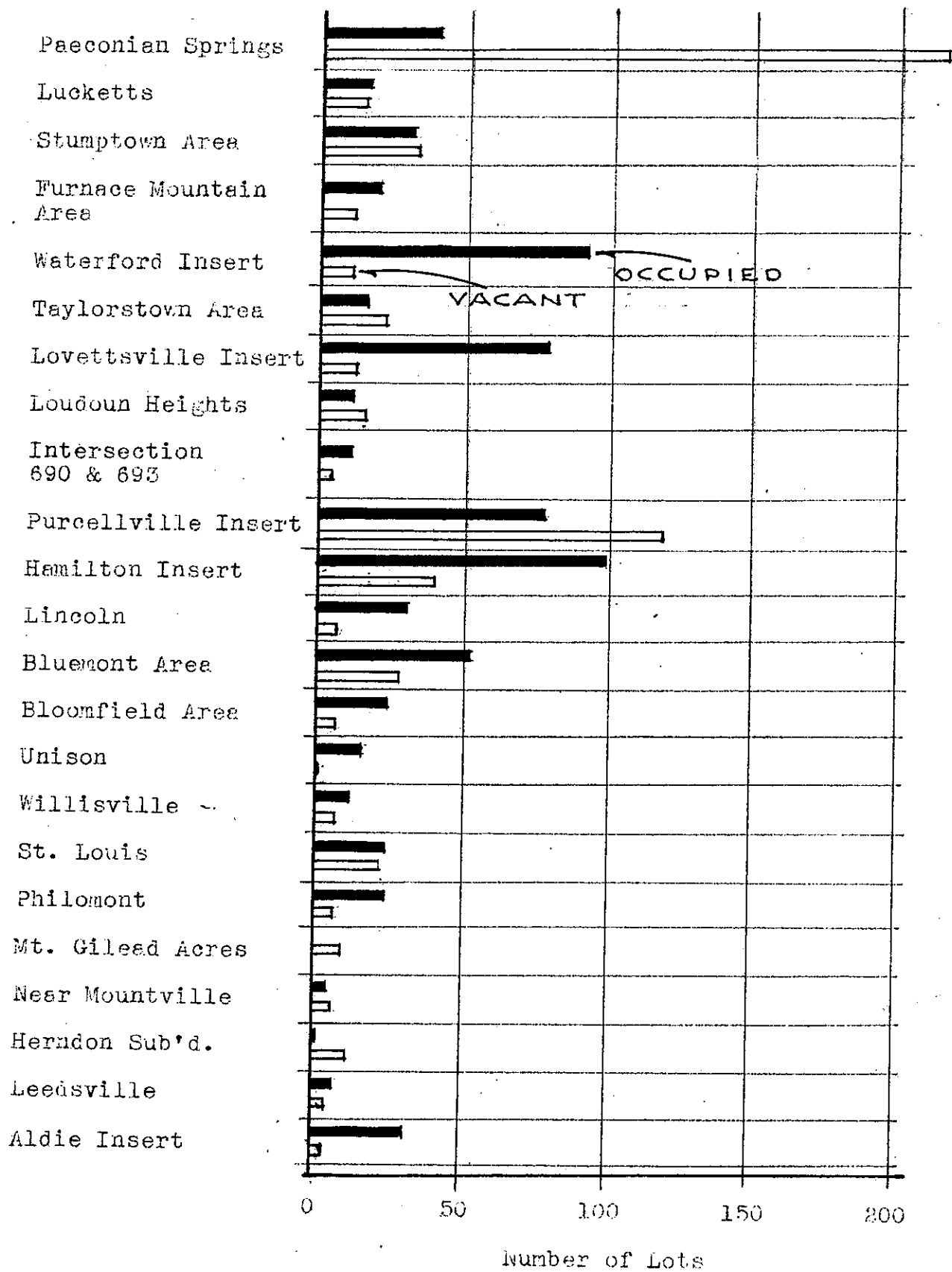


TABLE II
TABLE SHOWING GROSS DENSITY 1/ OF
INCORPORATED TOWNS

Town	Area (Acres)	Population	Present Gross Density
Hamilton	172	351	1.9/acre
Hillsboro	38	129	3.3/acre
Leesburg	320	1703	5.3/acre
Middleburg	294	663	2.2/acre
Purcellville	422	945	2.2/acre
Round Hill	<u>192</u>	<u>403</u>	2.2/acre
Total	1438	4194	

2. Soils

Loudoun County is fortunate in that the Agronomy Department of Virginia Polytechnic Institute and the U. S. Soil Conservation Service have prepared a comprehensive soils map of the entire county. This map and its accompanying report locate and describe definite soils as well as giving their percent of slope and degree of erosion.

In its description of the soil types the report gives recommendations as to the most suitable uses for each type. For purposes of this study the soils have been

1/ Gross density is defined as the total population within the corporate limits divided by the total area.

classified into three main types: (1) Good agricultural land, (2) Poor agricultural land best suited to forestry and water conservation (3) Poor residential land; ie, land which drains poorly, and on which septic tanks are of little use.

The present study and recommendations have been based on the soil characteristics and suitability. This will enable farmers to make the best use of their lands, preserve the best soils for agricultural uses and encourage residential and other development in areas best suited to their particular needs.

3. Water Resources

Ground Water

The eastern half of the county is underlain by beds of sedimentary rocks--conglomerate, sandstone and shales. Wells located in these areas can be expected to supply from $\frac{1}{2}$ to 60 gallons per minute of rather hard water at depths of 27' to 360'. Water in this area is likely to contain an objectionable quantity of iron.

The western half of the county is underlain by older rocks consisting mainly of greenstone, granite and sedimentary sandstone. Wells located in this area produce from $\frac{1}{2}$ to 40 gallons per minute of soft water at depths ranging from 23' to 592'.

Surface Water

Loudoun has large quantities of surface water which could be developed. The Potomac River forms the northern

boundary, in addition Goose Creek and its tributary Little River are good sources of water. Two smaller streams Catoctin Creek and Broad Run also have possibilities for development.

Rainfall Rainfall for the Potomac River Basin averages 38 inches annually. In Loudoun it varies from 38.7 inches at Lincoln to 39.8 inches at Mount Weather.

B. PROPOSED PLAN OF LAND USE--1980

1. Purpose of the Plan

It would be difficult to state more clearly the purpose of a future land use plan than the following quotation from the County Planning Enabling Act of the State of Virginia.

"The county master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the county which will, in accordance with present and future needs and resources, best promote the health, safety, morals, order, convenience, prosperity or general welfare of the inhabitants, as well as efficiency and economy in the process of development, including amongst other things, such distribution of population and of the uses of land for urbanization, trade industry, habitation, recreation, agriculture, forestry and other purposes as will tend:

- (1) To create conditions favorable to health, safety, transportation, prosperity, civic activities and recreational, educational and cultural opportunities;
- (2) To reduce the wastes of physical, financial or human resources which result from either excessive congestion or excessive scattering of population; and
- (3) Toward an efficient and economic utilization, conservation and production of the supply of food and water and of drainage, sanitary and other facilities and resources."

Throughout this study the Planning Objectives as approved by the Board of Supervisors on January 23, 1956 have been used as a guide in arriving at the conclusions outlined herein:

These objectives are stated below:

- (1) Preserve the prevailing agricultural character of the County.
- (2) Foster a desirable rate and type of population growth.
- (3) Conserve the ground water supply in certain areas of the County where it is limited.
- (4) Prevent the establishment of subdivision or other sources of high population density on soils that are incapable of meeting proper sanitary requirements for sewage disposal.
- (5) Protect the tax-payers of the County from the

harmful results of haphazard and ill-advised growth patterns.

(6) Preserve the established economy of the towns in the County.

(7) Retain the attractiveness which the County now has.

2. Elements of the Plan

In common with general practice the proposed land uses of the county are divided into two sections, open development or rural area in which are located those land uses that generally do not have urban type of improvements and in which the population density is less than in close development which later includes towns or communities, commercial areas and industrial sites.

a. Open Development

Since 87.7% of the county's area is presently occupied by agriculture; and since the economy of the county is and will continue to be an agricultural one, the proposed plan aims to protect the best soils for agricultural use if at all possible at the same time guiding future residential growth to the least desirable agricultural land.

The present study is based on a general Soil Association Map of the county which gives in broad outline the characteristics of the many types of soils found in the county. Detailed maps of particular soils

types are available in the office of the County Agent and as phases of the future plan are incorporated into the zoning ordinance these will be of great assistance in defining exactly the various kinds of recommended development.

For the present all land not otherwise designated for a particular use has been shown on the map as agricultural land.

It has been pointed out that all of the Metropolitan Region can never be entirely built up to a density of Arlington and parts of Fairfax and that, particularly, in Loudoun there will always be an abundance of open land for agricultural uses. With the expected population growth of the region will come an increasing demand for agricultural products such as milk and milk products, eggs, poultry, vegetables, as well as plants and cut flowers. Loudoun County is in an excellent position to fulfill this demand.

Flood Plains

Of particular concern to the county, lying adjacent to the Potomac River and crossed by at least three large tributary streams, is the problem of flood plains. Since the earliest times man has instinctively located his habitation beyond the reach of flood waters. Not so with modern man, either through ignorance or indifference he blindly builds or is forced to build on land that is periodically covered with water.

Therefore, in the interest of public safety, health and welfare, it is proposed that the natural flood plains of the Potomac River and its tributary streams be kept clear of encroachments. Such areas should be devoted almost exclusively to forestry, grazing, or recreation with residential development generally excluded.

Since the flood plain of a particular river or stream corresponds with the location of alluvial soils adjacent to the water course, it is possible to determine their location from the existing soils maps of the county.

The flood plain areas are outlined on the map in general terms only and are not intended as an accurate representation of same.

Parks and Recreation

The county has, in Goose Creek, an extensive water course of great natural beauty. It is proposed that a regional park of 1000 to 1500 acres be created encompassing the stream, its flood plains and other points of natural beauty or interest, from its mouth at the Potomac River to at least the points where Goose Creek and its tributary Little River cross Route 15.

Many points along the river bank and in the mountainous areas of the county offer recreational possibilities. Efforts should be made by the county to encourage the

development of these areas by private capital. The increasing demand for out-door recreation brought on by the shorter work week, higher wages and more leisure time could create a new and undeveloped source of income for the county.

Federal Reservations

These areas are shown as the existing holdings of the Federal Government and on their present scale have a negligible effect on land use in the county.

Conservation Areas

The conservation areas shown on the map are based on large scale general map entitled "Soil Associations, Loudoun County, Virginia". Two types of land are included in this classification. One, those lands that are too steep and stony for any agricultural activity except forestry. Two, those areas of poor soils that are relatively impervious or have high water tables.

The first type occurs in a strip along the ridge of the West Virginia boundary, along the ridge of the Short Hills and along the ridge of the Catoctin Mountains as far south as Leesburg. There are one or two other isolated areas of this type.

The second type of land occurs in the lower southeast portion of the county. In this case the areas outlined are generally soils that are unsuited for agricultural or residential development. This is not to say that it would not be possible to locate some

suitable building sites within the area but that the predominant soil types are unsuited. At the same time there are other smaller areas of equally unsuited soils that could only be determined from a more detailed map.

In writing the zoning regulations the soil characteristics of these areas should be considered.

b. Close Development

A study of land use in Loudoun County, particularly along Routes 7 and 50 in the eastern portion of the county, reveals considerable evidence of "Urban Sprawl" which has been defined as "an indiscriminate mixture of dwellings on small lots fronting on major highways." "Bona fide" small holdings farmed on a part or full time basis are not included in the definition.

Objections to "Urban Sprawl" are:

1. Too few people on each acre to provide adequate schools, shopping facilities, fire protection and bus service.
2. They are deficit areas paying less in taxes than they receive in roads, storm drains, police protection and school bus service.
3. They result in unnecessary destruction of land.

In the wave of speculative subdivisions accompanying urban sprawl, many more building lots are created than can possibly be absorbed by the market within a reasonable time. It results in premature development which will not grow up for many years by which time

its scattered buildings may be old and run down and the whole area low in desirability and value.

4. Valuable farm land is taken from its logical use and permitted to lay idle for years waiting the all too often non-existent purchaser of lots.

5. "Urban Sprawl" is infectious in that once a tract of land has been subdivided the owners of adjacent land cease thinking in terms of making a living "on" the land and begin to think in terms of making a killing "off" the land.

The obvious conclusion, of course, is a comprehensive plan of development restricting the subdivision of land in the open agricultural areas and providing adequate residential zones adjacent to older, established communities.

It is less expensive to add to present facilities: shopping facilities, schools, churches, roads, and municipal services in built up areas than to build new ones in sparsely populated areas.

Residential

The future land use plan envisions the Town of Leesburg as the main center of population in the county. Not only will it continue to draw people by virtue of its position as the county seat, but it is the logical point for the development of major shopping facilities for the county. It is centrally located in the county and is reached by every major road, save one, that traverses the county.

The established towns of Hamilton, Purcellville and Lovettsville can be expected to grow and areas recommended for this growth, based on present trends, existing population, and topography are shown on the maps. It is anticipated that in time these towns will furnish all municipal services to the surrounding residential area.

Since the population growth in the county is coming from the south and east; and since no incorporated town exists between the county line and Leesburg, it is recommended that Arcola, Sterling and Ashburn become the centers of residential areas.

These communities have established schools, churches, roads, and commercial areas that can be developed and enlarged to handle the increase in population that would occur. Detailed development plans should be prepared for these areas and every effort made to encourage their development as attractive orderly and convenient rural communities.

It is felt that the incorporated towns of Middleburg, Round Hill, and Hillsboro have sufficient undeveloped areas within their incorporated boundaries to care for future expansion.

TABLE III

TABLE SHOWING CERTAIN MAJOR
RESIDENTIAL AREAS AND POPULATIONPOTENTIAL 1/

Name	Proposed Area	Potential Population
Leesburg	2444 acres	12,953
Hamilton	650 acres	3,445
Purcellville	760 acres	4,028
Lovettsville	260 acres	1,378
Ashburn	110 acres	583
Arcola	440 acres	2,332
Sterling	580 acres	3,074
Total	5244 acres	27,793

In addition to the major areas shown in Table III above, a number of minor areas throughout the county have been designated as residential zones. These are based in some instances on existing crossroads developments and are often centered around a country store or garage.

Nothing in this report is to be construed as suggesting that the population growth of the county be restricted at this time or in the foreseeable future. It is suggested, however, that every effort within the county's power should be made to direct any future growth to

1/ Based on a gross density of 5.3 persons per acre (present density of Leesburg)

those areas that have been indicated on the map as residential zones. The reasons for this are perfectly obvious: they contain existing road systems in whole or in part, schools, churches, stores; and where central sewer and water systems do not exist, it will be possible to provide them as the population increases. Fairfax County is now spending hundreds of thousands of dollars providing sewer systems for scattered subdivisions throughout the county that may never have sufficient customers to amortize the investment.

Historical

The Town of Waterford has achieved state wide notice as a point of historical and architectural interest. In view of the value to the county of such a spot, it would seem wise to create an historical zone encompassing the existing buildings of architectural or historical merit. Such a zone would be under the authority of a Board of Architectural Review composed of townspeople and others who would give approval to any plans proposed for buildings falling within the zone.

Some additional residential area is shown adjacent to the historical zone and it is not proposed that such a zone be subject to authority of the Architectural Review Board.

Commercial

Due to the relatively small areas of land involved, the land proposed for commercial uses can not adequately

be shown on the map and those that are indicated are only schematic in size and shape. Suffice to say that sufficient commercial areas should be provided to accommodate the proposed centers of population and the needs of the travelling public.

Commercial areas presently located in or adjacent to existing communities should be studied with a view to their ability to grow and efficiently and conveniently serve the needs of the growing population.

The common practice of permitting excessive highway frontage to be developed for business purposes is undesirable from the point of view of the community.

Land speculation, excessive public expenditures for improvements, rising tax delinquencies on unimproved parcels and traffic congestion of the highways are conditions that result from unplanned commercial development.

Industry There are a number of factors that should make the Metropolitan Region attractive to industry. Rapidly growing mass markets, satisfactory living conditions and climate, abundance of suitable sites, good distribution facilities and generally favorable tax structure, laws and zoning regulations. Wage rates and water supply are two factors that discourage many industries.

There will be a general leveling of wage rates with the rest of the county as construction demands are caught up so that this problem will become progressively less serious.

The question of water supply is the most critical one and the one factor more than any other that will determine the amount of industrilization. In any event the amount and type of industry permitted in Loudoun should be carefully defined and located in well chosen sites with a view to the convenience and needs of the industries as well as its effect on the residential and rural character of the county.

With this in mind, 3 industrial areas have been proposed on the plan.

These have been located insofar as possible with a view to accessibility to road and rail transportations, availability of water, and the least usurpation of good agricultural land.

In general industrial sites adjacent to the Potomac River in Loudoun have been ruled out due to the fact that the river is the source of drinking water for much of the metropolitan area and the fact that this problem will assume increasing importance as the population grows. It is seriously doubted that industrial wastes will be permitted to be dumped into the

river so close to the Washington intake now or in the foreseeable future.

SUMMARY

In conclusion it should be pointed out that any future land use plan is predicted upon certain assumptions. The plan is designed to meet certain trends and expected future requirements. However, there are no assurances that all of the expected future trends will materialize as expected. This future land use plan is a guide to future development but the thinking of the Planning Commission must be flexible enough to revise the plan in the light of unanticipated changes.

Loudoun County is a largely rural county of many prosperous, well cared for farms, in gently rolling country, and possess large areas of fertile soil. The numerous small communities have grown up at important road junctions or railroad stops to serve the needs of this farming community.

In more recent years people of varying economic means have located in the county; to get away from the high taxes and crowded conditions of the suburban areas, to retire in restful rural surroundings or to own a summer home in the country.

It is not anticipated that the urban growth of the Metropolitan region will reach Loudoun on the scale that it has in the southern and eastern part of Fairfax.

However, relative to its present population, the county can be expected to grow considerably. It is in the interest of all

phases of county life; the businessman, the farmer, the county officials and all others who have a share in the county's welfare that this growth be made to fit into a planned development program that will ultimately benefit all.

The accompanying plan is the means of accomplishing this; and with the unselfish help and cooperation of both private and public interests, it can go far toward helping Loudoun to progress with the new and yet retain all that is desirable of the old.

MEADE PALMER ASLA
LANDSCAPE ARCHITECT AND PLANNING CONSULTANT
WARRENTON, VIRGINIA

1 September 1956

Mr. William J. Cox, Chairman
Loudoun County Planning Commission
Leesburg, Virginia

Dear Mr. Cox:

Attached herewith is my report on the present land use in Loudoun County. This report is supplementary to the three maps entitled "Land Use, 1956, Loudoun County, Virginia," copies of which accompany this report.

It is my hope that you and the members of the Planning Commission will devote some time to study and discussion of the maps and report with a view to achieving even greater familiarity with the conditions and problems of land use in the county as presented by such a comprehensive view.

With this report and maps I consider that step 1 as listed in my letter of 6 July 1956 is completed.

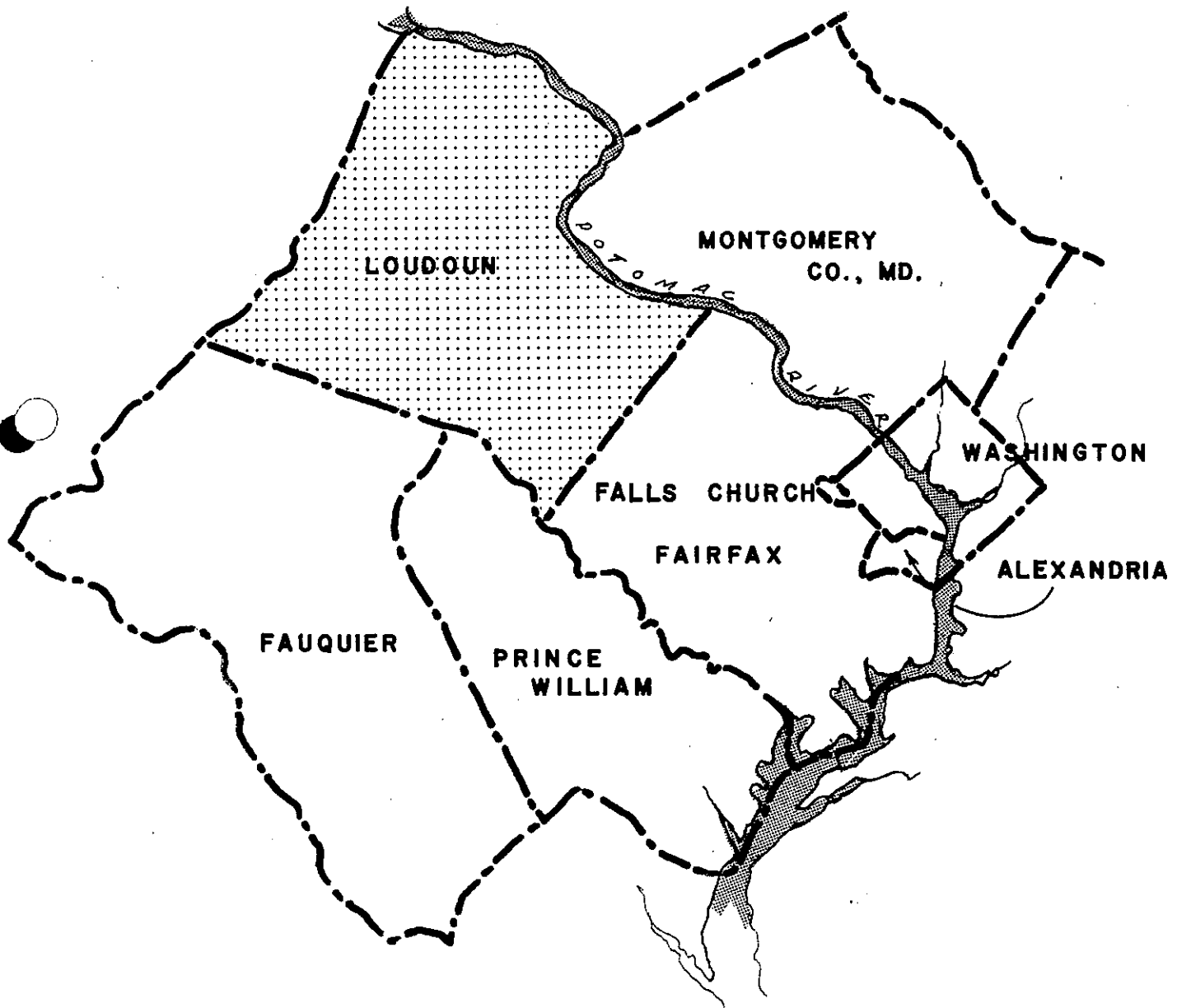
Sincerely yours,

MEADE PALMER

MP:JM

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
LEESBURG, VA

LOCATION MAP
LOUDOUN COUNTY
VIRGINIA



5 0 5 10 MILES
Scale

TABLE OF CONTENTS

FORWARD

PURPOSE

METHOD

LAND USE CLASSIFICATIONS

LAND USE FINDINGS

CONCLUSION

ACKNOWLEDGMENTS

A REPORT TO ACCOMPANY MAPS SHOWING
LAND USE

IN

LOUDOUN COUNTY, VIRGINIA

1956

FORWARD

Loudoun County, Virginia, comprising 517 square miles of some of the finest farm land in Virginia, lies on the outer perimeter of the Washington Metropolitan Region. As such it is subject to some of the pressures and problems of urban growth which are present to an even greater extent in areas such as Fairfax County and others.

It was in order to meet these pressures and fit them into the proper physical and economic pattern of the county that The Board of Supervisors ordered an existing land use survey, a future land use survey and a redraft of the zoning ordinance and map.

The Virginia legislative act empowering Boards of Supervisors to appoint a planning commission specifically requires the planning commission "to make and adopt a master plan for the physical development of the unincorporated territory of the county."

After stating what such a master plan shall show the act enumerates the general purposes of the plan which are quoted below:

"In the preparation of a county master plan, a county

planning commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future changes of such conditions within the territory under its jurisdiction. The county master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the county which will, in accordance with present and future needs and resources, best promote the health, safety, morals, order, convenience, prosperity or general welfare of the inhabitants, as well as efficiency and economy in the process of development, including amongst other things such distribution of population and of the uses of land for urbanization, trade, industry, habitation, recreation, agriculture, forestry and other purposes as will tend:

- (1) To create conditions favorable to health, safety, transportation, prosperity, civic activities and recreational, educational and cultural opportunities;
- (2) To reduce the wastes of physical, financial or human resources which result from either excessive congestion or excessive scattering of population; and
- (3) Toward and efficient and economic utilization, conservation and production of the supply of food and water and of drainage, sanitary and other facilities and resources."

PURPOSE

It is the purpose of this report and its accompanying maps to present an inventory of the existing land uses in Loudoun County as of this date.

All of the information presented herewith is basic data essential to an intelligent study of the county's problems and necessary for the preparation of a Future Land Use Plan. It should be emphasized that these maps are a graphic illustration of conditions as they exist and are not a plan for future growth.

It is hoped that all who are concerned with the problem of Loudoun's growth and development will carefully review and study the data here presented and thus be in a position to aid and constructively criticize the Future Land Use Plan.

METHOD

Due to the rural nature of the county, most of the land uses can be shown on the large map of the entire county either by areas drawn to scale or by symbols. This map is drawn at a scale of 1" = 4000'.

Certain areas in the county cannot be shown intelligibly at this scale and these have been shown on two separate sheets of inserts, drawn at a scale of 1" = 600'. The circles surrounding the inserts have no statistical or geographic meaning but are a convenient device for defining precisely the area enlarged.

Loudoun County is fortunate in that considerable reference material pertaining to the county is available. The following

sources have been consulted at one time or another in the course of this study: Virginia Department of Highways road maps of Loudoun County; Real Property Identification maps of Loudoun County; U. S. Army Map Service maps of the area; a map of the county and detailed studies of particular areas prepared by Mrs. Carl Jackson; Economic Data, Loudoun County Virginia, prepared by the Division of Planning and Economic Development, Department of Conservation and Development, Richmond, Virginia; and 1954 Census of Agriculture-Loudoun County, Virginia, U. S. Department of Agriculture dated September, 1955. In addition, reference was made to the proposed master plans for the neighboring county of Fairfax, and the towns of Herndon and Leesburg. Conferences were also held with representatives of the Division of Planning and Economic Development and the National Capital Regional Planning Council.

LAND USE CLASSIFICATIONS

A. General Plan

Governed by the nature of the county's development and the needs of the planning program, the land use types as shown on the general plan map of the county are as follows:

1. Commercial
2. Schools
3. Churches and/or cemeteries
4. Woodland
5. Agricultural and Vacant
6. Orchards
7. Subdivisions and developed areas of five lots or more
8. Recreation Areas
9. Federal lands
10. Industrial
11. Institutions
12. Area of incorporation

B. Populated Areas

In case of the inserts a slightly different list of uses was established these are:

1. Agricultural and undeveloped
2. Residential--Non Farm
3. Commercial
4. Semi Public--churches, lodges, community buildings, garage halls, etc.
5. Public--schools, fire houses, etc.

6. Vacant lots (a tract of land of five acres or less was considered a non-farm lot for the purpose of this study.)
7. Area of Incorporation
8. Recreation areas

LAND USE FINDINGS

A. Agriculture

The single most important land use in the county is agriculture. It occupies 290,293 acres or 87.7 % of the county's total land area. In the 1950 census a total of 1609 farms were reported with an average acreage of 180.4 acres and with land and buildings having an average value of \$26,337. It is interesting to note that almost 47% of the farms are 100 acres or less in area.

1. The value of all farm products sold according to the latest available figures (1949) amounted to \$10,541,382 making Loudoun the fourth highest county in the state. A break down of this figure shows that Loudoun leads the state in income from livestock and livestock products \$4,986,690 and in income from dairy products \$3,823,556. In addition the county is one of the Nation's principal sources of orchardgrass seed.

Soil surveys of the county indicate that the best agricultural land is spotted in areas rather generally throughout the county. However, a broad belt running across the county from Bluemont, including Hamilton,

Purcellville and Waterford and extending to the Potomac River covers the largest single area of highly productive soil. The largest occurrence of unproductive and poorly drained soils occur in the lower southeastern portion of the county.

B. Woodland

Since the greater part of the county is in farms, there are relatively few wooded regions. Exclusive of public lands and other noncommercial forest lands the county has 98,00 acres of commercial forest. This is approximately 29% of the county's total area.

According to figures compiled by the Virginia Forest Service, the annual growth of timber is 16 times as great as the annual drain in this county. Softwood (Virginia pine, red cedar and others) comprises 15.6% of the commercial forest land and 84.4% is hardwood (oak, hickory, yellow poplar and others).

C. Orchards

The number of orchards and acreage in fruit and nut trees has almost steadily declined from a high during the 1920's.

In 1954, 63 farms reported land in bearing and non bearing fruit orchards, vineyards and nut trees for a total acreage of 825. This represents a decline from 1950 when 512 farms reported 1417 acres.

D. Subdivisions and Developed Areas of Five Lots or More

In order to show areas in the county of actual or poten-

tial concentrations of population (the inserts show this for the major areas) certain assumptions have been made. First, five or more lots were considered of sufficient importance to be shown. Secondly, except in one or two instances a non farm lot was considered as a tract of land of 5 acres or less. Further, all concentrations of such lots in the county are shown under this heading regardless of when or how the division took place; ie, communities such as; Philomont, Lincoln, Unison, etc. are included in this category.

Approximately 4200 acres or slightly more than 1% of the county's area is classified in this manner. As would be expected the largest percentage of this use is found in the vicinity of Routes 7 and 50 in the east and south-east part of the county.

E. Areas of Incorporation

There are seven incorporated towns in the county. These are:

Hamilton	179.2 acres
Hillsboro	38.4 acres
Leesburg	320.0 acres
(area of proposed incorporation, on Sheet 1 - 2444.8 acres)	
Middleburg	294.4 acres
Purcellville	422.4 acres
Round Hill	192.0 acres
Lovettsville	98.0 acres

Since this study does not include the incorporated towns, the figures in Part D, above include only those developed areas adjacent to the incorporated areas and not within.

F. Commercial

Due to the small size of the tracts, commercial uses have been shown on the over-all county map by a symbol. It can be readily seen from a glance at the maps that a very small fraction of the county's area is devoted to this use despite the fact that almost 6 miles of highway frontage are so zoned in the present ordinance.

Commercial uses are for the most part confined to filling stations and repair garages; general stores; antique, craft, and related shops; restaurants and motels. Three nurseries and/or greenhouses were noted. Also listed is the Middleburg Training Center for the training and conditioning of thoroughbred race horses occupying a large tract of land near Phillips Corner.

A small and apparently seldom used airport near Arcola on Route 50 is listed in this classification. In general the commercial uses in the county are those found in a rural county. It should be stated however that these uses are much less scattered than is usual and this can undoubtedly be attributed to the existence of the present county zoning ordinance.

G. Industrial

There is little industry in the county in the commonly accepted sense of the term. However, for the purpose of

this study we have included quarries and semipermanent sawmills in this category. An asphalt plant and two quarries for which permits have been granted are shown. Another quarry in operation is listed, as well, as an apple processing plant.

H. Schools

Public schools have been located on both the over-all map and on the inserts.

The location of these schools is an important factor in determining the location of future residential development.

Schools by district are:

1. Broad Run District
Arcola, Sterling, Ashburn (white and colored)
2. Leesburg District
Leesburg High School, Douglas High School (colored)
Lucketts, Mountain Gap (colored)
3. Lovettsville District
Lovettsville
4. Jefferson District
Hillsboro, Waterford (white and colored)
Round Hill
5. Mt. Gilead District
Bluemont, Purcellville (white and colored)
Lincoln, Hamilton
6. Mercer District
Willisville (colored) Bull Run (colored) Middleburg,
and Aldie

Federal holdings are listed below.

Bureau of Standards	443 acres
Ball's Bluff National Cemetery	5 acres
Bureau of Mines	
(Mt. Weather)	72 acres
Loudoun Hights	
(Located on West Virginia	
line near Harper's Ferry)	512 acres

CONCLUSION

The foregoing report and accompanying maps present a complete picture of land use in Loudoun County.

Before any master planning for the county's future can be done this is necessary. Such a comprehensive view as presented herewith will bring to light problems and give an insight into conditions that may have heretofore gone unnoticed.

Based on this body of information the county is now ready to proceed with a sound plan for the future.

Any such plan will have to be based on an intelligent appraisal of conditions as they now exist modified by reasonable assumptions of future trends. The realization of such a plan calls for the cooperation and enlightened self-interest of state, county and municipal agencies, land owners and developers.

ACKNOWLEDGMENT

I wish to express my thanks and appreciation to the following whose assistance and cooperation aided so greatly in the task of collecting this information. Mrs. H. C. Wanner, Zoning Administrator; Mrs. Carl Jackson, member of the Planning Commission; and Mr. Hutchison, Commissioner of Revenue, and his staff.