



## Loudoun County, Virginia

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## NEWS RELEASE

Office of the County Administrator, Public Affairs and Communications

1 Harrison Street SE, P.O. Box 7000, Leesburg, VA 20177-7000

703-777-0113 • Fax 703-771-5841

For Immediate Release  
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Media Contact: Glen Barbour, Public Affairs and Communications Officer  
703-771-5086, [Glen.Barbour@loudoun.gov](mailto:Glen.Barbour@loudoun.gov)

### **Public Meeting Scheduled Sept. 28 on Red Hill Community Land Use Policies**

The Loudoun County Department of Planning and Zoning will hold a public meeting Wednesday, September 28, 2022, at 6:00 p.m. to provide an update on a [Comprehensive Plan Amendment](#) (CPAM) affecting the Red Hill community. The meeting, the second of two planned on this project, will take place in Meeting Room A of the Brambleton Library, 22850 Brambleton Plaza, Brambleton.

The Red Hill community is bounded on the northwest by Greene Mill Preserve, on the east by Evergreen Mill Road (Route 621), and on the south by the watershed boundary of Goose Creek, which serves as the present boundary between the county's Rural Policy Area and its Transition Policy Area. The community is a rural area that comprises approximately 41 parcels totaling approximately 424 acres; it includes larger parcels in forested open space and agricultural uses as well as smaller residential lots concentrated along Red Hill Road. Approximately 40 percent (172.9 acres) of the total acreage of the community is owned by the Loudoun County School Board and is planned for future school or public uses.

This CPAM will consider a change to the policy and planned land use designations of the community that would:

- Move the area from the Rural Policy Area (RPA) to the Transition Policy Area (TPA)
- Designate the Red Hill community as a new TPA subarea
- Change the community's designation from the "Rural North" place type to the "Transition Large Lot Neighborhood" place type, which includes a planned residential density of one dwelling unit per three acres as defined by the county's 2019 Comprehensive Plan.

The CPAM, if approved, would update the land use policies and maps of the [2019 Loudoun County Comprehensive Plan](#) to address these changes.

Moving this area to the Transition Policy Area will not change the base residential density of lots but will allow the extension of central water and wastewater service to individual lots within the Red Hill community should utilities be extended to the area in the future. All the properties surrounding the Red Hill community, including Greene Mill Preserve, are currently served by central utilities.

The meeting will include a presentation by county staff as well as an opportunity for individuals to ask questions and provide comments. Anyone who requires a reasonable accommodation to participate in the meeting may [email the Department of Planning and Zoning](#) or call 703-777-0246. Three days' notice is requested.

The Planning Commission received a briefing on the Red Hill CPAM at its July 14, 2022, work session. The staff report prepared for that meeting is online [here](#).

The CPAM is scheduled to be considered by the Planning Commission at its October 25, 2022, public hearing. Documents for that meeting will be posted at [loudoun.gov/pc](http://loudoun.gov/pc) prior to the public hearing. Documents for the CPAM are also available through the [Loudoun Online Land Applications System](#) by clicking on 'searchable list' and entering the application number, CPAM-2020-0002. Information is also online at [loudoun.gov/cpams](http://loudoun.gov/cpams).

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