



WALSH COLUCCI
LUBELEY & WALSH PC

Morgan E. Hadlock
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November 12, 2024

Via Certified Mail

Re: LEGI-2023-0102; Century Corner at Goose Creek Village
ZCPA-2023-0009, SPEX-2023-0035, SPEX-2023-0036 & ZMOD-2024-0006
Planning Commission Public Hearing
Tuesday, November 26, 2024 at 6:00 p.m.

Dear Adjacent Property Owner and/or nearby Homeowner's Association Member:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land abutting, adjacent to, or across the road from certain property that is the subject of a public hearing before the Loudoun County Planning Commission for the above-referenced zoning application. You may also be a representative of a nearby homeowner's association (HOA) that is located in the vicinity of the above-referenced application.

ZD Acquisitions LP has submitted applications for a zoning concept plan amendment, zoning modification, and special exceptions for approximately 3.84 acres of land located west of Belmont Ridge Road (Route 659) and north of the Dulles Greenway (VA 267) (the Subject Property). The Subject Property is more particularly described as PIN: 154-48-3700-000 and Tax Map # /78/S/1CM///6/. For ZCPA-2023-0009, the applicant seeks to increase the number of Independent Living Units from 80 to 120. For SPEX-2023-0035, the applicant seeks to modify the plat design and layout associated with SPEX-2016-0007 for Continuing Care Facility, Assisted Living, and Nursing Home uses on the Subject Property. For SPEX-2023-0036, the applicant seeks to modify the building and parking layouts previously approved with SPEX-2016-0008, Continuing Care Facility, Nursing Home use. For ZMOD-2024-0006, the applicant seeks to reduce building setbacks from Belmont Ridge Road from 90-feet to 70-feet, to reduce the parking setbacks from 25-feet to 20-feet along Belmont Ridge Road, and from 50-feet to 20-feet along the Dulles Greenway. The applications are being processed under the land use and development regulations of the Revised 1993 Loudoun County Zoning Ordinance in accordance with the Zoning Ordinance Rewrite Grandfathering Resolution dated December 13, 2023.

ATTORNEYS AT LAW

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In accordance with the provisions of the Loudoun County Zoning Ordinance, this letter is to notify you of a public hearing before the Loudoun County Planning Commission on Tuesday, November 26, 2024 at 6:00 p.m., to be held in the Board Room in the Loudoun County Government Center located at One Harrison Street, S.E., Leesburg, Virginia 20177, concerning the above-referenced application. All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions, please feel free to call me at (571) 209-5782 or Darby Metcalf, the County Project Planner, at (703) 777-0246. All information can be viewed on the LandMARC page of the County's website, www.loudoun.gov.

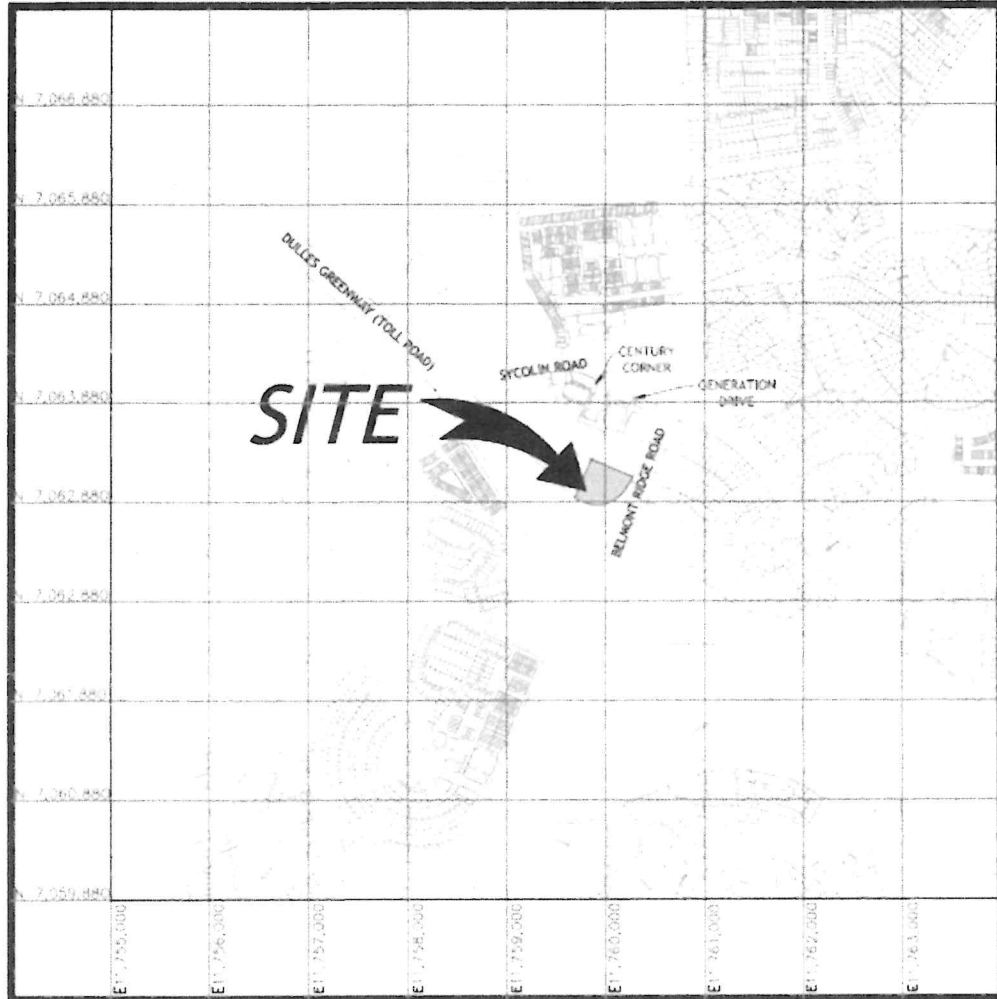
Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


Morgan E. Hadlock

Enclosure: Vicinity Map for Illustrative Purposes Only

**LEGI-2023-0102; CENTURY CORNER AT GOOSE CREEK VILLAGE
ZCPA-2023-0009, SPEX-2023-0035, SPEX-2023-0036 & ZMOD-2024-0006**



**VICINITY MAP
(For Illustrative Purposes Only)**

**PLANNING COMMISSION PUBLIC HEARING
November 26, 2024 at 6:00 p.m.**