

MEMORANDUM

DATE: December 7, 2023

TO: Building & Development, Natural Resource
Building & Development, Plans Review
Building & Development, Floodplain
Dominion Energy
Economic Development
Fire, Rescue & Emergency Services
Fire Marshal's Office
Health Services, Environmental
Loudoun Water
NOVEC
Parks, Recreation & Community Services
Planning & Zoning, Comprehensive
Planning & Zoning, Proffer Management
Planning & Zoning, Zoning Administration
Dept. of Transportation & Capital Infrastructure
Virginia Department of Transportation, District
Board of Supervisors
Planning Commission

Anna Dougherty
Ronald Dunbar
Maggie Auer
Kathleen Leonard
Katy Lowitz
Maria Taylor
Lee Stoermer
Mark Sharrer
Referral Email
Bob Bisson
Mark Novak
Theresa Stein
Proffer Email
Michelle Lohr
Marie Pham
Yao Lu
Tony R. Buffington
Roger L. Vance

FROM: Nick Cicero, Project Manager

**RE: LEGI-2023-0088, DOMINION ENERGY LOUDOUN PANEL WIRING
SHOP: CMPT-2023-0014**

Comment Due Date: January 8, 2024

Please provide referral comments (both MS Word and PDF) to Nicholas.Cicero@loudoun.gov and copy Avril.Andrews@loudoun.gov. For more information, please call 703-737-8915.

Please find the enclosed information for your review:

1. Information Sheet
2. CMPT Plat dated September 1, 2023
3. Statement of Justification dated November 22, 2023

**LEGI-2023-0088, DOMINION ENERGY LOUDOUN PANEL WIRING SHOP:
CMPT-2023-0014**

APPLICANT: Dominion Energy
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OWNER: VEPCO/Dominion VA Power
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ZONING DISTRICTS: Transitional Residential – 3 (Lower Foley) (TR-3 LF)
and Transitional Residential – 3 (Upper Broad Run &
Upper Foley) (TR-3 UBF)

PROPOSALS: A **Commission Permit (CMPT-2023-0014)** pursuant to Section 5-616, is proposing to construct a 72,000 SF public service utility center on a parcel zoned TR-3 LF and TR-3 UBF.

PROPERTY LOCATION: North of Bull Run, east of Auburn Farm Road, south of Dominion Power Loudoun Station

SURROUNDING ZONING/LAND USE:

NORTH	Vacant Land	TR-3 LF
SOUTH	Vacant Land	TR-3 LF
EAST	Vacant Land	TR-3 LF, TR-3 LBR
WEST	Vacant Agricultural Land	TR-3 LF, TR-3 UBF

ELECTION DISTRICT: 2011 Election District – Blue Ridge
2022 Election District – Little River