

**BOARD OF SUPERVISORS
PUBLIC HEARING
STAFF REPORT**

SUBJECT: CPAM-2024-0004, Rural Historic Village Classification

ELECTION DISTRICT(S): Countywide

STAFF CONTACT(S): Heidi Siebentritt, Planning and Zoning
Daniel Galindo, Planning and Zoning

PURPOSE: A Comprehensive Plan Amendment (CPAM) proposing amendments to the *Loudoun County 2019 Comprehensive Plan* (2019 CP) regarding Rural Historic Villages (RHV) and rural historic communities. This CPAM includes amendments to the existing list of RHVs in Chapter 2 of the *Loudoun County 2019 General Plan* (2019 GP), the 2019 GP Glossary, and maps in the 2019 GP and *Loudoun County 2019 Countywide Transportation Plan* (2019 CTP) to reflect updated RHV and rural historic community designations.

RECOMMENDATION(S):

Planning Commission: At the Planning Commission (Commission) Public Hearing on [December 12, 2024](#), the Commission voted (7-0-2: Miller and Jasper absent) to adopt a resolution recommending approval of CPAM-2024-0004 (Attachment 1). The Commission further recommended that:

1. The villages of Lucketts, Paeonian Springs, and Willisville be prioritized for future village plans.
2. The terms “Rural Historic Village,” “Rural Historic Community,” and “Legacy Village” be defined in the 2019 GP Glossary.
3. Written notification be sent to property owners within the proposed boundaries of the communities to be added to the list of RHVs (i.e., Stewartown, Unison, and Willisville) prior to the Board of Supervisors (Board) Public Hearing.

Staff: Staff recommends approval of CPAM-2024-0004. This item is ready for Board action.

BACKGROUND: At the Board Business Meeting on [January 16, 2024](#), the Board approved (9-0) the initiation of the RHV Classification CPAM as part of the Department of Planning and Zoning (DPZ) Work Plan. At the Board Business Meeting on [April 2, 2024](#), the Board approved (8-0-1: Saines absent) the CPAM Project Plan. The CPAM is intended to implement the policy direction of the 2019 GP, Chapter 2, Rural Historic Villages, Action 1.1.A, which calls for the establishment of criteria to evaluate historic rural communities for RHV designation through a

CPAM process. The CPAM incorporates revisions to the narrative text, policies, actions, glossary, and maps of the 2019 CP, in accordance with the 2019 GP and Board direction.

Planning Commission: The Commission held a Public Hearing on December 12, 2024. A representative of the Loudoun Historic Village Alliance (LHVA) and a representative from the Lincoln Community League spoke in support of this CPAM. The Commission recommended approval of the CPAM and further recommended that:

1. The villages of Lucketts, Paeonian Springs, and Willisville be prioritized for future village plans.
2. The terms “Rural Historic Village,” “Rural Historic Community,” and “Legacy Village” be defined in the 2019 GP Glossary.
3. Written notification be sent to property owners within the proposed boundaries of the communities to be added to the list of RHVs (i.e., Stewartown, Unison, and Willisville) prior to the Board Public Hearing.

While the Commission cannot direct staff, staff considered each of the Commission’s additional recommendations to the Board. Regarding the property owner notification recommendation, per consultation with the County Attorney’s Office, staff notes that [Code of Virginia § 15.2-2204](#) does not require individual notices to property owners when amending the comprehensive plan, nor has this been the practice of the Commission or the County. Due to concerns about deviating from Code of Virginia requirements and setting an inadvertent precedent, the letters were not sent prior to the Board Public Hearing. Should the Board wish to send courtesy letters notifying property owners of this CPAM per the Commission’s recommendation, letters could be sent prior to Board action on the CPAM.

In addition to the proposed definitions for “Rural Historic Village” and “Rural Historic Community” in the 2019 GP Glossary, the proposed text changes now include a definition for Legacy Village per the Commission’s recommendation (Attachments 2 and 3).

Summary of Proposed Amendments: The CPAM proposes revisions to Chapters 1 and 2 of the 2019 GP, amendments to the 2019 GP Rural Policy Area (RPA) Place Type Map and the 2019 GP Glossary, as well as all 2019 CTP maps containing RHV boundaries. Specific amendments under consideration are described below.

Amendments to 2019 GP Chapter 1 – Introduction:

- Revise page 1-5 to update the number and designation of recognized RHVs and add a reference to rural historic communities (Attachments 2 and 3).

Amendments to 2019 GP Chapter 2 – Land Use:

- Revise the RHV section of Chapter 2 to establish new policies regarding the identification and designation of RHVs, update the list of RHVs, and revise Action A to address the preservation of RHVs and rural historic communities (Attachments 2 and 3).

Amendments to the 2019 GP Glossary:

- Establish new definitions for “Rural Historic Village,” “Rural Historic Community,” and “Legacy Village” (Attachments 2 and 3).

Amendments to 2019 GP Maps:

- Revise the RPA Place Types map to reflect the updated list of designated RHVs and depict new planning areas (Attachment 4).
- Establish a new map showing and newly designated rural historic communities in the RPA (Attachment 5).
- Establish a new map showing all documented historic villages and communities countywide (Attachment 6).

Amendments to 2019 CTP Maps:

- Revise 2019 CTP maps to reflect the proposed boundaries and locations of newly designated RHVs (Attachment 7). Staff notes that the boundaries of newly proposed RHVs are subject to change through the development of individual village plans for each RHV.

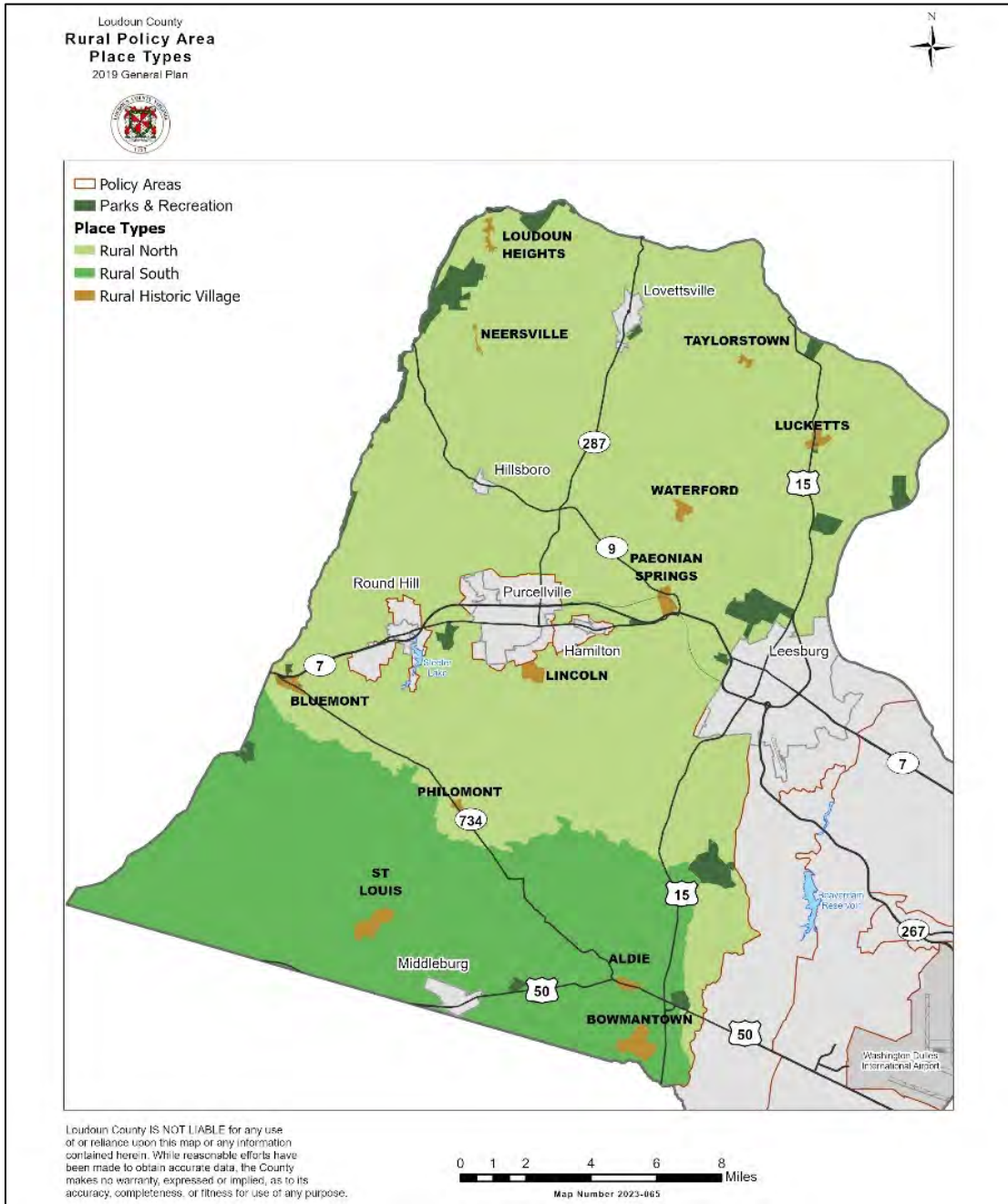
Staff provides the following discussion of several topic areas related to the RHV designation and small area planning.

County planning documents such as the Comprehensive Plans and the Rural Land Management Plan, have referred to villages as distinct planning areas since the 1970s. The list of existing RHVs was first established in the *1991 Choices and Changes General Plan* (1991 GP), and the list has remained consistent in subsequent plans with minimal updates. The 2019 GP locates all existing RHVs within the RPA (see Figure 1).¹

Chapter 2, RHV Policy 1, Strategy 1.1.A specifically calls for the development of criteria to evaluate existing RHVs and other historic communities (i.e., Airmont, Bloomfield, Howardsville, Morrisonville, Unison, and Willisville) regarding their designation as RHVs. This CPAM recommends which of the 12 villages within the RPA should retain RHV Place Type designation and which additional communities are eligible for designation based on a developed set of criteria. The criteria, described in the Methodology section below, establishes a definition for “Rural Historic Village” and differentiates RHVs from other historic communities in the RPA. In addition, staff considered the historically African American communities of Stewartown and Watson, consistent with previous planning documents. Stewartown was previously considered part of a village called Aldie Mountain, and Watson has been identified and mapped by the County as a historically significant community. This CPAM lays the foundation for future village planning efforts and recommends prioritizing village plans for RHVs based on several factors, including development pressures, proposed public utilities that could impact development patterns, and equity considerations.

¹ Arcola, Ashburn, and Old Sterling are designated as Legacy Villages in the Suburban Policy Area (SPA) and are not considered RHVs in the 2019 GP.

Figure 1: Existing 2019 GP RPA Place Types Map



Chapter 2, RHV Policy 1, Strategy 1.1.B anticipates small area plans (or village plans) for each RHV. As Loudoun County’s historic villages are valued assets to the character and appeal of the County, these small area plans are intended to assist in their protection and continued vitality. Prior to the initiation of this project, [CPAM-2022-0001](#), St. Louis Village Plan, was initiated and is in

process. Additionally, the Board has prioritized Lucketts to receive the next village plan in the DPZ Work Plan.

Methodology: The approved timeline for this CPAM anticipates Board action less than one year from initiation. Given the approved scope and timeline, public outreach meetings were not conducted in each existing or proposed RHV, and detailed existing conditions evaluations and build-out scenarios were not conducted for any community. Recommendations for RHV designation and village plan prioritization are based on research into past planning efforts, historic surveys, reconnaissance level or “windshield surveys,” Geographic Information Systems (GIS) analysis, the Resolution of the Board of Supervisors Regarding Social and Racial Equity as Fundamental Values (Equity Resolution), and community engagement. A higher level of outreach and analysis is anticipated as part of future village planning efforts for each designated RHV. Within this framework, staff established a set of criteria to evaluate the 12 currently designated RHVs and eight additional communities. With exceptions noted later in this report, the recommended RHVs met a majority of the criteria below.

Criteria

1. Mix of uses—residential, commercial, civic—currently and/or historically.
2. Historic significance—architectural and/or cultural.
3. Ten or more buildings in a discernible settlement pattern with community meeting area(s) - sense of place that differentiates from surroundings.
4. Cultural continuity.
5. Community of interest—group that advocates for the community.
6. Equity.

Equity Considerations

Staff considered the issue of equity in evaluating communities for RHV designation. At the Board Business Meeting on [January 17, 2023](#), the Board adopted (6-1-0-1: Kershner opposed; Letourneau absent; Buffington abstained.) the Equity Resolution, identifying social and racial equity as a fundamental value that is central to the work of the County and specifically citing a commitment to eliminate social or racial inequities in the development of policies, practices, and programs. Many historic communities were established by free people of color and the formerly enslaved in the mid- to late- 19th century. These communities were not settled around centers of commerce such as mills and railroads or along important transportation corridors. Therefore, they do not reflect the same settlement patterns, land use mix, and architectural styles that are common in historic European American villages that may be more easily identified as villages today. For example, none of the historically African American communities in the RPA have or had a post office or public school, except St. Louis in the later 20th century. While other villages were economic hubs for surrounding farms, African American communities were far more insular, establishing churches, fraternal organizations, and stores to serve their own communities. Today, many remain self-sufficient, resilient communities where descendants of the founding families still reside. Because of the settlement history of these communities, they look and function differently

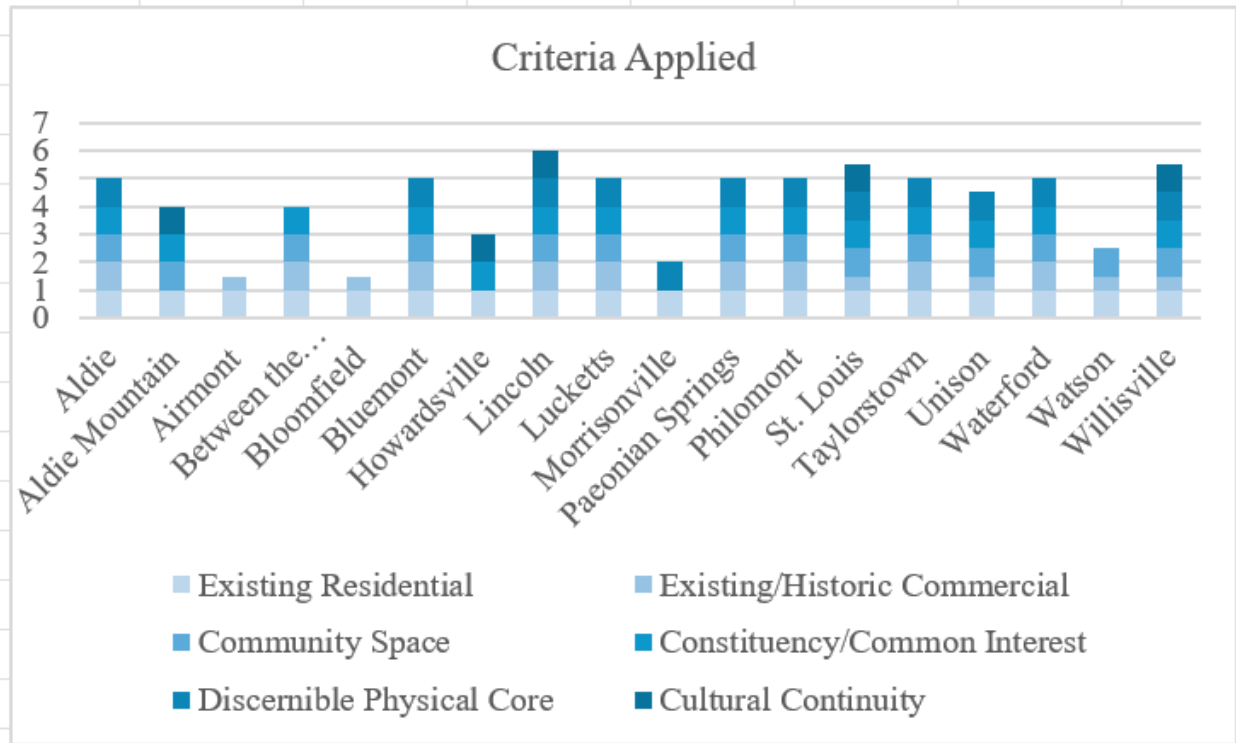
than other communities. Therefore, these communities were far less likely to be considered historically significant and may have received less attention and fewer County resources over the years. This context is important to consider when developing criteria that define RHVs, and when prioritizing village plans.

Community Engagement: The adopted Project Plan for this CPAM included limited public outreach and did not anticipate individual community meetings. Since May 2024, staff has met regularly with representatives of the LHVA, identified as a major stakeholder for the project. LHVA includes representatives from a majority of the existing RHVs as well as the communities of Watson and Unison. In addition, staff met with or spoke to representatives from Bowmantown, Howardsville, Loudoun Heights, Neersville, Stewartown, and Willisville. During these meetings, participants noted concern that the distinctive histories of the historic communities, both east and west, that once characterized the County would be lost. Meeting participants provided examples of vanished and nearly vanished communities that could be documented and more thoroughly researched. In response, staff created the “All Historic Villages and Communities Map” which identifies all historic communities documented in a variety of sources to date (Attachment 6).

Staff held a community meeting for the CPAM on October 3, 2024, at the Carver Senior Center in Purcellville with approximately 40 attendees. Loudoun County’s Office of Public Affairs and Communications created an online public input platform, which garnered 30 survey responses over a three-week period. At the community meeting and in the online survey, staff asked the public to recommend additions or deletions to the current RHV map and to identify additional historic villages and communities that could be added to the “All Villages and Communities Map.” Ten respondents recommended that Unison be a designated RHV. Ashburn (not located in the RPA but shown on the Loudoun County Historic Villages and Communities map), Bloomfield, Mt. Gilead, Welbourne, and Willisville each received one response recommending their addition to the RHV list. No respondents recommended deletions to the current RHV list.

Updated RHV List: Using the established criteria, staff evaluated 20 communities, 12 of which are currently designated as RHVs in the 2019 GP. Although not every current RHV independently meets a majority of criteria, no RHVs are proposed to be removed from the list. As directed in Chapter 2, RHV Policy 1, Strategy 1.1. A, the communities of Airmont, Bloomfield, Howardsville, Morrisonville, Unison, and Willisville were also evaluated. Additionally, staff evaluated the historically African American communities of Stewartown and Watson. Figure 2 below provides an accounting of RHV criteria met for each community:

Figure 2: RHV Criteria Chart



Based on the criteria, the proposed text amends the list of RHVs to include Stewartown, Unison, and Willisville, increasing the number of designated RHVs from 12 to 15 (see Table 1). The historic built environment and/or cultural heritage of all recommended RHVs have such a high degree of integrity that they are listed in or have been deemed by the Virginia Department of Historic Resources (VDHR) as eligible for listing in the National Register of Historic Places (NRHP) as historic districts.

Table 1: Current and Proposed RHVs

Current RHVs	Proposed RHVs
Aldie	Aldie
Bluemont	Bluemont
Bowmantown*	Bowmantown*
Lincoln	Lincoln
Loudoun Heights**	Loudoun Heights**
Lucketts	Lucketts
Neersville**	Neersville**
Paeonian Springs	Paeonian Springs
Philomont	Philomont
St. Louis	St. Louis
Taylorstown	Stewartown*
Waterford	Taylorstown
	Unison
	Waterford
	Willisville
*Aldie Mountain Planning Area Bold denotes new listing	**Between the Hills Planning Area

Staff notes that communities not currently designated as RHVs do not have a defined, mapped, County-adopted boundary. Since one criterion relates to the number of buildings in a community, staff calculated the number of buildings using information gleaned from windshield surveys, NRHP boundaries, and GIS layers, including historic aerials. However, this calculation may not be an exact representation of how a community understands its own boundaries. To establish village boundaries for Unison and Willisville, this CPAM uses NRHP boundaries because these boundaries have already been accepted and mapped by the County with the understanding that these boundaries may change with future village planning efforts. The boundary for Stewartown reflects mapping associated with previous County plans when both Stewartown and Bowmantown, were considered part of a larger village called Aldie Mountain.

Villages and Planning Areas: Due to their geographic proximity and historic and cultural connections, some Rural Historic Villages may be logically grouped into larger planning areas. This CPAM proposes the establishment of two new planning areas, Between the Hills and Aldie Mountain, for the purposes of future small area planning.

Between the Hills Planning Area – Loudoun Heights and Neersville

The 1991 GP considered Loudoun Heights/Neersville to be a single linear village on the east and west sides of Harpers Ferry Road (Route 671). In the 2001 Revised General Plan (Revised General Plan), Loudoun Heights and Neersville were separated and listed as two villages with distinct village and Village Conservation Overlay District (VCOD) boundaries. The 2019 GP carried

forward the village boundaries from the Revised General Plan. Outreach to residents suggests that the two communities are distinct, and residents identify as living in either Loudoun Heights or Neersville. However, residents routinely identify that they are part of the “Between the Hills” community. While neither Loudoun Heights nor Neersville meet many criteria for RHV designation, they can be considered part of a larger “Between the Hills Planning Area.” Geographically, Between the Hills is bounded by the Potomac River to the north, Route 9 to the south, and the Blue Ridge and Short Hill Mountain ridgelines to the east and west. Historic Harpers Ferry Road serves as the spine of the community from which historic homes, farms, a fire and rescue station, community center, and state park can be accessed. The VDHR has determined that Between the Hills is eligible for listing in the NRHP as a rural historic cultural landscape.

Aldie Mountain Planning Area – Bowmantown and Stewartown

The 1991 GP and the Revised General Plan considered Aldie Mountain to be one village encompassing the communities of Bowmantown and Stewartown. The 2019 GP designates only Bowmantown as an RHV. However, the current RHV boundary for Bowmantown includes Stewartown. The VCOD boundary for Bowmantown does not include Stewartown. Area residents consider Bowmantown and Stewartown to be separate but historically and culturally related villages and identify as being from one village or the other. Due to their proximity to each other on the west side of James Monroe Highway (Route 15), and the family ties between the communities, village planning for one community would strongly affect the other. VDHR has determined that Bowmantown is eligible for listing in the NRHP. The eligible NRHP boundary includes Stewartown. Bowmantown and Stewartown are listed as individual RHVs, and this CPAM recommends an Aldie Mountain planning area that encompasses both villages.

The updated list of RHVs and the two recommended planning areas are reflected in the updated RPA Place Type map (Attachment 4).

Rural Historic Communities: Of the 20 communities evaluated by staff for RHV designation, five did not meet a majority of criteria for RHV Place Type designation and were not proximal to other historic communities for inclusion in a larger planning area and, therefore, are not recommended for RHV designation or village plans. While not considered a Place Type in the 2019 GP, these rural historic communities retain elements of their historic settlement pattern, historic architecture, and cultural heritage and are significant resources to the County that should be identified, mapped and preserved through targeted, community-initiated, County-supported projects such as traffic calming and historic designation. In addition to Airmont, Bloomfield, Howardsville, Morrisonville, and Watson, this CPAM recognizes Mt. Gilead (noted in public input) and the historically African American community of Brownsville as rural historic communities. All seven of these rural historic communities are depicted in a new map proposed for incorporation into the 2019 GP (Attachment 5). As community engagement associated with RHV planning efforts continues, additional rural historic communities may be identified and added in the future.

Village Plan Prioritization: The CPAM Project Plan includes the prioritization of RHVs for small area plans. Recommendations for the prioritization of RHV plans are based on known current and future projects as well as pressures that may impact the historic built environment or cultural heritage of a RHV, increase development potential or pressure within or adjacent to a RHV, or affect traffic volumes and patterns. As these variables are dynamic and subject to change, prioritization recommendations, as called for in the CPAM Project Plan, are not represented in 2019 GP text amendments. Rather, they are outlined for Board consideration. The St. Louis Village Plan is in process and the Board has prioritized Lucketts as the next RHV to receive a village plan. Staff recommends the RHVs of Paeonian Springs and Willisville also be prioritized for village plans, and the Commission supported this recommendation.

Paeonian Springs

At the Board Business Meeting on [November 19, 2024](#), the Board endorsed (9-0) and directed funding to the *Villages of Paeonian Springs and Waterford Interconnected Community Water and Wastewater Systems Project* (Project), which will expand the Village of Waterford's existing wastewater system and connect that wastewater system and a new drinking water system to Paeonian Springs. The Department of Transportation and Capital Infrastructure is currently assisting Waterford to implement the *Preserve the Landmark Infrastructure Master Plan* for the Village where the effects of infrastructure development for Waterford are being considered. While the impacts of such a system on Paeonian Springs, including the likely increase in developable parcels in and around the village, are broadly recognized by the Department of General Services and Loudoun Water in the Project documents, a village plan is recommended to guide outcomes consistent with the Village's vision for historic preservation, growth, and sustainability.

Willisville

The Village of Willisville was listed in the NRHP in 2020 and is currently the only *listed* historically African American village in the County. St. Louis, Howardsville, and Watson are recognized as *eligible* for NRHP listing. Over the last few years, community leaders have cited the loss of historic buildings, infill development, demolition by neglect, and other land use issues as concerns for the community. As one of only a handful of historically African American villages in the RPA retaining the integrity of its historic built environment and cultural heritage, village planning for the preservation of this community is recommended.

ISSUES: Staff has identified no issues with this CPAM.

FISCAL IMPACT: There is no fiscal impact associated with this CPAM.

ALTERNATIVES:

1. The Board may approve CPAM-2024-0004 as presented.
2. The Board may forward CPAM-2024-0004 to a future Board Business Meeting for action.

3. The Board may forward CPAM-2024-0004 to the Transportation and Land Use Committee for further discussion.
4. The Board may direct staff to send courtesy letters to affected property owners, as recommended by the Commission, and forward CPAM-2024-0004 to a future Public Hearing.
5. The Board may take no action or deny CPAM-2024-0004.

DRAFT MOTIONS:

1. I move that the Board of Supervisors forward CPAM-2024-0004, Rural Historic Village Classification to the March 18, 2025, Board of Supervisors Business Meeting for action.

OR

- 2a. I move that the Board of Supervisors suspend the rules.

AND

- 2b. I move that the Board of Supervisors approve CPAM-2024-0004, Rural Historic Village Classification as provided in Attachments 2, 4, 5, 6, and 7 to the February 12, 2025, Board of Supervisors Public Hearing Staff Report.

OR

3. I move an alternate motion.

ATTACHMENT(S):

1. Resolution of the Loudoun County Planning Commission Recommending Approval of CPAM-2024-0004, Rural Historic Village Classification
2. Proposed CPAM Text Amendments – Clean
3. Proposed CPAM Text Amendments – Redline
4. Amended Rural Policy Area Place Types Map
5. New Rural Historic Communities Map
6. New All Historic Communities Map
7. Amended Countywide Transportation Plan Maps

**RESOLUTION OF THE LOUDOUN COUNTY PLANNING COMMISSION
RECOMMENDING APPROVAL OF CPAM-2024-0004,
RURAL HISTORIC VILLAGE CLASSIFICATION**

WHEREAS, the Board of Supervisors of Loudoun County, Virginia (“Board”), at its January 16, 2024, Business Meeting initiated the Rural Historic Village Classification Comprehensive Plan Amendment (CPAM-2024-0004) as part of the Department of Planning and Zoning (DPZ) Work Plan; and

WHEREAS, the Board approved the CPAM-2024-0004 Project Plan at its April 2, 2024, Business Meeting; and

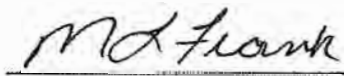
WHEREAS, in accordance with said Project Plan staff prepared CPAM-2024-0004, which includes proposed amendments to the *Loudoun County 2019 General Plan* and *Loudoun County 2019 Countywide Transportation Plan*, and their associated maps; and

WHEREAS, in accordance with Code of Virginia §§ 15.2-2204, 15.2-2225, and 15.2-2229 the Loudoun County Planning Commission (“Planning Commission”) conducted a duly noticed public hearing on CPAM-2024-0004 on December 12, 2024; and

WHEREAS, for reasons identified by Planning Commission members during its December 12, 2024, Public Hearing, the Planning Commission recommends approval and adoption of CPAM-2024-0004.


NOW, THEREFORE, BE IT RESOLVED that pursuant to Code of Virginia §§ 15.2-2225 and 15.2-2229 the Planning Commission hereby recommends that the Board approve and adopt CPAM-2024-0004 as provided as Attachments 1, 2, 3, 4, and 5 to the December 12, 2024, Planning Commission Public Hearing Staff Report.

Adopted by the Planning Commission on December 12, 2024.



1-10-25

Chair
Loudoun County Planning Commission

ATTEST:


1-21-25

Assistant Secretary
Loudoun County Planning Commission

Chapter 1 - Introduction

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Chapter 1 - Introduction

The *Loudoun County 2019 Comprehensive Plan* (Comprehensive Plan) is the culmination of a collaborative multiyear effort and an unprecedented public outreach campaign that brought together Loudoun’s citizens, elected and appointed officials, stakeholders, and County staff to create a new comprehensive plan for the County. This planning process, known as *Envision Loudoun*, identified the community’s desires for the future of Loudoun County as they relate to growth management, land use, place types, transportation, natural, environmental, and heritage resources, community facilities and amenities, economic development, and fiscal management.



Vision:

Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places – natural and built, as well as, historic and new – in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.

The Envision Loudoun planning process began with a Charter adopted by the Board of Supervisors in April 2016. The Charter identified key issues to be addressed in the new comprehensive plan: Growth Management, Land Use, Transportation, Natural, Environmental, and Heritage Resources, Community Facilities and Amenities, Economic Development, and Fiscal Management. The Charter called for the formation of a 26-member committee of community stakeholders, convened a staff technical advisory committee from regional public agencies, and set forth a community engagement strategy to allow for multiple opportunities for public outreach throughout the process. To ensure the community was kept informed, a communications plan was deployed that utilized internet, social media, radio advertising, and print materials.

Envision Loudoun proved to be an unprecedented public engagement effort for the County. Between summer 2016 and spring 2018, the stakeholders committee and County staff held over 40 work sessions. The public participated in three sets of public outreach sessions – totaling 17 meetings – each at various locations throughout the County. An Envision Loudoun website was established and kept up-to-date with maps, process updates, and project documents. The website also provided a web interface for citizens to provide input regarding the key issues to be addressed in the new comprehensive plan. All told, approximately 3,000 people participated in the Envision Loudoun process.

Purpose and Definition

The Comprehensive Plan includes this *Loudoun County 2019 General Plan* (General Plan) and the *Loudoun County 2019 Countywide Transportation Plan* (2019 CTP), a document developed in close coordination with this General Plan. The Comprehensive Plan is not a development ordinance, but is instead a policy document that provides guidance for elected officials and other governmental decision-makers as to where and how the community will grow in the long-term.

A comprehensive plan provides an opportunity for a community to think collectively about its future and to develop a shared set of values and strategies intended to achieve a unified vision. A comprehensive plan is a critical tool for managing growth, the provision of capital facilities, and the fiscal health of communities. It is especially important for high growth communities like Loudoun County, where change can happen quickly, and a comprehensive plan is needed to guide that change. A comprehensive plan is not a static document. In accordance with the Code of Virginia it must be reviewed at least every five years.

Loudoun County's Planning Approach

The General Plan builds upon the County's strong foundation of growth management practices. The Loudoun County Board of Supervisors adopted the County's first zoning ordinance in 1942 and its first comprehensive plan in 1959. The County's 1991 general plan, *Choices and Changes*, was written when the County was largely undeveloped with an abundance of greenfield development opportunity in the eastern part of the County. By 2001, when the *Revised General Plan* was adopted, the County was feeling the effects of a 97 percent population increase since the adoption of *Choices and Changes*.

For decades, the County has supported the protection of its rural and agricultural areas to the west and focused development in suburban areas to the east. The County has accommodated growth near existing infrastructure to support development in a fiscally sound manner, where the market forces have been strongest for new residential and employment development. Loudoun's growth management policies have resulted in some of the most highly valued residential communities in the region, while also encouraging new business development.

The framework for land planning in Loudoun County consists of four types of policy areas – Urban, Suburban, Transition, and Rural – and several smaller planning areas designated as Joint Land Management Areas (JLMA) and Rural Historic Villages. These areas represent distinct planning communities with specific policies, strategies, and actions tailored to address the needs of each area.

Rural Policy Area

The western 230,000-acre RPA comprises nearly two-thirds of Loudoun's land area and contains fifteen Rural Historic Villages and several rural historic communities (see Chapter 2). This area is planned for limited residential development and supports a robust rural economy. The General Plan includes policies that protect the landscape, economy, and the existing community character of the RPA, emphasizing the preservation of farmland; natural, environmental, and heritage resources; open space; and vistas that are vital aspects of Loudoun's identity.



Loudoun County's western landscape is dotted with historic towns that serve as hubs for the rural community.

Towns and Joint Land Management Areas

Loudoun County's seven incorporated towns exercise planning and zoning controls within their corporate limits. In addition to the four policy areas, the County has partnered with several of its towns to develop JLMA around the edges of the towns. A JLMA is a planning area where the County and each respective town set the limits for potential municipal water and sewer extension. These JLMA planning areas effectively serve as a growth boundary for each town and are intended to manage new growth and expansion outward from the towns.

Loudoun County: Trends and Influences

Loudoun County has rapidly transformed from a farming community to one of the fastest growing counties in the nation, ranking fifth in the country for growth between 2000 and 2010. This growth has slowed somewhat as developable land in the eastern part of the County has become more constrained, but the County's high quality of life, strong economy, natural and historic assets, and proximity to Washington, D.C. will continue to drive market demand. The General Plan identifies a number of trends and influences, including population diversity, housing affordability, and land availability that will affect future demand for both residential and nonresidential products.

Loudoun by the Numbers

- **406,850:** Loudoun County's population.
- **121,299:** Number of households.
- **\$129,588:** Median annual household income.
- **41.5:** Percent of households with annual income above \$150,000.
- **2.8:** Percent of households with annual income below \$15,000.
- **35.8:** Loudoun County's median age
- **28.5:** Percent of population under 18 years of age.
- **8.9:** Percent of population 65 years and older.
- **31.4:** Percent of population that speaks a language other than English at home.
- **93.5:** Percent of population 25 years and over graduated from high school.
- **59.8:** Percent of population 25 years and over with a bachelor's degree or higher.
- **32.1:** Average number of minutes it takes commuters to get to work.

Source: U.S. Census Bureau 2019 Quickfacts; 2013-2017 American Community Survey 5-Year Estimates

Rural Historic Villages

Vision

Rural Historic Villages continue to be vibrant communities that reflect historic settlement patterns that preserve and enhance Loudoun’s social and cultural heritage while contributing to the overall character of the Rural Policy Area.

Introduction

Loudoun County’s historical settlement pattern included hundreds of villages, and smaller rural communities, many of which have nearly or completely vanished as the County has developed and the County has begun mapping all historic settlements documented to date to preserve this history (see All County Historic Villages and Communities Map). Many villages and communities remain intact and are vibrant places within the RPA and are noted as historic rural communities or designated in the General Plan as Rural Historic Villages. The County recognizes the Rural Historic Villages as important features of the RPA that possess scenic and historic resources, act as gathering places for citizens, provide services to the surrounding community, and support rural tourism. Many Rural Historic Villages were established during the 18th and 19th centuries, in areas located around historic mills, railroad depots, or major crossroads that later developed as commercial and mercantile business centers that served the surrounding farming communities.

Others were settled in the later 19th century by free and formerly enslaved African Americans who bought and subdivided land to establish churches, fraternal orders, schools and stores creating self-sufficient enclaves across the County. Descendants of founding families continue to own property and live in these communities reflecting a high degree of cultural continuity in many communities.

Rural Historic Villages are communities with ten or more buildings in a definable historic settlement pattern which typically contain a mix of residential, civic, and community-supporting

Rural Historic Villages

- Aldie
- Bluemont
- Bowmantown*
- Lincoln
- Loudoun Heights**
- Lucketts
- Neersville**
- Paeonian Springs
- Philomont
- St. Louis
- Stewartown*
- Taylorstown
- Unison
- Waterford
- Willisville

Planning Areas

*Aldie Mountain

**Between the Hills

commercial uses that serve village residents. The historic built environment and/or the cultural identity of all Rural Historic Villages have such a high degree of integrity that they are listed in, or are eligible to be listed in, the National Register of Historic Places.

Until 2019, County planning documents considered the communities of Bowmantown and Stewartown to be one village named Aldie Mountain. The residents of Bowmantown and Stewartown consider them to be separate, though related villages and the General Plan designates them as such. Because of their proximity to one another and their shared cultural and settlement history, Aldie Mountain will represent a planning area comprising Bowmantown and Stewartown. Similarly, Loudoun Heights and Neersville are small, distinct communities with a shared geographic and cultural history. Individually they do not meet the definition of an Rural Historic Village, but the larger Between the Hills cultural landscape shared by these villages offers a distinct planning area boundary.

The Rural Historic Villages have gradually developed over a number of years and feature a variety of building setbacks, types, and styles as well as streetscapes that reflect the historic growth and character of the individual villages. The Rural Historic Villages are dominated by residential dwellings with some commercial structures that have upper floor apartments and offices. Small scale, non-residential uses, such as country stores, restaurants, antique shops, and other retail establishments that meet local needs and support tourism, are located within some of the Rural Historic Villages. In addition, numerous civic uses, such as churches, post offices, community centers, fire and rescue stations, and schools, are also located within the Rural Historic Villages. In addition to the more densely populated Rural Historic Villages, smaller, mostly residential rural historic communities such as Howardsville, Bloomfield, and Morrisonville exist in the RPA. While these smaller communities do not meet the criteria for Rural Historic Village designation, they are distinctive assets in the RPA that should be valued and preserved.

The County's land development approach for the Rural Historic Villages is to limit residential, business, and commercial activities to uses that are compatible with the historic development patterns, community character, and visual identity of the individual villages. The *Loudoun County 2019 Comprehensive Plan* (Comprehensive Plan) strives to maintain the traditional development pattern and distinguishing features of the individual villages while accommodating opportunities for compact, small-scale growth where appropriate in a manner that enhances existing residential and commercial areas. By encouraging limited compact, residential and non-residential development within the Villages, these policies complement the County's efforts to preserve open space and maintain the character of the rural area. Although limited development is anticipated in the Villages, that development should not adversely affect the quality of life of residents nor pose a threat to public health or safety. -Four of the existing Rural Historic Villages – Aldie, St. Louis, Waterford, and Willisville – are currently served by public community wastewater systems. Aldie is the only village that is served by a private water company. While community systems are crucial to the sustainability of these communities, they may also impact future Rural Historic Village development. The remainder of the properties located within the Rural Historic Villages are currently served by individual water wells, and septic sewage systems (i.e., conventional drainfields, alternative systems, etc.), which limit the potential scale and intensity of development.

Additionally, a number of the Rural Historic Villages are bisected by major roadways that experience high volumes of commuter traffic and impact the quality of life of residents. With careful planning and growth management, the Rural Historic Villages will maintain their scenic and historic character.

Policies, Strategies, and Actions

Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the Rural Historic Villages.

RURAL HISTORIC VILLAGE Policy I: Development and uses in Rural Historic Villages must be compatible with the historic development pattern, community character, visual identity, intensity, and scale of the individual villages.

Strategy

- 1.1. Encourage the retention and development of a variety of compatible residential, commercial, and community uses that enhance the attractiveness and vitality of the Rural Historic Villages.

Actions

- A. Develop criteria to evaluate existing Rural Historic Villages and other historic crossroads communities, such as Airmont, Bloomfield, Howardsville, Morrisonville, Unison, and Willisville, to determine if their current designation is warranted, define and/or redefine community boundaries as necessary, and amend the Comprehensive Plan and Zoning Ordinance as appropriate.
- B. Work with Rural Historic Villages to develop community plans that will support their community goals and address issues related to land use and zoning; economic development; natural, environmental, and historic resources; community facilities and services; water and wastewater; and transportation to maintain the character of the villages.
- C. Review and revise zoning regulations, design standards, and guidelines to achieve compatible building and street design to ensure that quality development occurs within the Rural Historic Villages.
- D. Coordinate with Rural Historic Village communities to determine appropriate methods to differentiate entrances into the villages from surrounding areas, including through street design, landscaping, and building placement.
- E. Incorporate traffic calming measures that are compatible with the village character where appropriate to reduce vehicle speeds and provide a pedestrian-friendly environment.
- F. Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for development in the Rural Historic Villages that ensure compatibility with the settlement patterns and neighborhood scale.

- G. Support residents in rural historic communities that are not designated as Rural Historic Villages to preserve these assets through historic designation, conservation easements, and other targeted initiatives.

Strategy

- 1.2. Preserve the character of the Rural Historic Villages, rural historic communities and their historic structures and sites through the rehabilitation and adaptive reuse of existing buildings.

Actions

- A. Promote and support building maintenance and improvements to preserve the existing building stock and the character of the Rural Historic Villages, and rural historic communities.
- B. Evaluate the establishment of additional County Historic Districts in the Rural Historic Villages.

Strategy

- 1.3. Limited increases in residential densities within the Rural Historic Villages may be considered through legislative approval processes when the design of the project reinforces the character, development pattern, and identity of the village. Conventional, suburban forms of development are not appropriate in or contiguous to Rural Historic Villages.

Action

- A. Adopt zoning regulations and design standards to encourage housing on smaller lots, allow accessory apartments attached to single-family residential units, and allow residential units above commercial/retail uses within the Rural Historic Villages to provide housing options.

Strategy

- 1.4. Business and commercial uses in the Rural Historic Villages should be 1) small scale, 2) compatible with existing development patterns, 3) generate limited vehicular traffic, and 4) meet local community needs or support rural tourism.

Action

- A. Adopt zoning regulations, design standards and performance criteria that are specific to the types of small-scale, community-related commercial uses that the County encourages within the Rural Historic Villages.

Glossary

J-L

Legacy Village: Historic Villages located outside of the Rural Policy Area, including Arcola, Ashburn and Old Sterling that retain elements of their historic settlement pattern and architecture.

Q-R

Rural Historic Communities: Historic communities in the Rural Policy Area that typically contain fewer than ten buildings and are largely residential. These communities do not have a designated and mapped boundary. Several rural historic communities once functioned as larger villages with a more diverse mix of uses.

Rural Historic Village: A designated Place Type in the Rural Policy Area for villages characterized by ten or more buildings in an identifiable settlement pattern, usually containing a mix of land uses within a designated and mapped boundary. Rural Historic Villages are notable for the integrity of their historic built environment and/or cultural continuity and identity.

Chapter 1 - Introduction

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Chapter 1 - Introduction

The *Loudoun County 2019 Comprehensive Plan* (Comprehensive Plan) is the culmination of a collaborative multiyear effort and an unprecedented public outreach campaign that brought together Loudoun’s citizens, elected and appointed officials, stakeholders, and County staff to create a new comprehensive plan for the County. This planning process, known as *Envision Loudoun*, identified the community’s desires for the future of Loudoun County as they relate to growth management, land use, place types, transportation, natural, environmental, and heritage resources, community facilities and amenities, economic development, and fiscal management.



Vision:

Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places – natural and built, as well as, historic and new – in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.

The Envision Loudoun planning process began with a Charter adopted by the Board of Supervisors in April 2016. The Charter identified key issues to be addressed in the new comprehensive plan: Growth Management, Land Use, Transportation, Natural, Environmental, and Heritage Resources, Community Facilities and Amenities, Economic Development, and Fiscal Management. The Charter called for the formation of a 26-member committee of community stakeholders, convened a staff technical advisory committee from regional public agencies, and set forth a community engagement strategy to allow for multiple opportunities for public outreach throughout the process. To ensure the community was kept informed, a communications plan was deployed that utilized internet, social media, radio advertising, and print materials.

Envision Loudoun proved to be an unprecedented public engagement effort for the County. Between summer 2016 and spring 2018, the stakeholders committee and County staff held over 40 work sessions. The public participated in three sets of public outreach sessions – totaling 17 meetings – each at various locations throughout the County. An Envision Loudoun website was established and kept up-to-date with maps, process updates, and project documents. The website also provided a web interface for citizens to provide input regarding the key issues to be addressed in the new comprehensive plan. All told, approximately 3,000 people participated in the Envision Loudoun process.

Purpose and Definition

The Comprehensive Plan includes this *Loudoun County 2019 General Plan* (General Plan) and the *Loudoun County 2019 Countywide Transportation Plan* (2019 CTP), a document developed in close coordination with this General Plan. The Comprehensive Plan is not a development ordinance, but is instead a policy document that provides guidance for elected officials and other governmental decision-makers as to where and how the community will grow in the long-term.

A comprehensive plan provides an opportunity for a community to think collectively about its future and to develop a shared set of values and strategies intended to achieve a unified vision. A comprehensive plan is a critical tool for managing growth, the provision of capital facilities, and the fiscal health of communities. It is especially important for high growth communities like Loudoun County, where change can happen quickly, and a comprehensive plan is needed to guide that change. A comprehensive plan is not a static document. In accordance with the Code of Virginia it must be reviewed at least every five years.

Loudoun **County's** Planning Approach

The General Plan builds upon the County's strong foundation of growth management practices. The Loudoun County Board of Supervisors adopted the County's first zoning ordinance in 1942 and its first comprehensive plan in 1959. The County's 1991 general plan, *Choices and Changes*, was written when the County was largely undeveloped with an abundance of greenfield development opportunity in the eastern part of the County. By 2001, when the *Revised General Plan* was adopted, the County was feeling the effects of a 97 percent population increase since the adoption of *Choices and Changes*.

For decades, the County has supported the protection of its rural and agricultural areas to the west and focused development in suburban areas to the east. The County has accommodated growth near existing infrastructure to support development in a fiscally sound manner, where the market forces have been strongest for new residential and employment development. Loudoun's growth management policies have resulted in some of the most highly valued residential communities in the region, while also encouraging new business development.

The framework for land planning in Loudoun County consists of four types of policy areas – Urban, Suburban, Transition, and Rural – and several smaller planning areas designated as Joint Land Management Areas (JLMA) and Rural Historic Villages. These areas represent distinct planning communities with specific policies, strategies, and actions tailored to address the needs of each area.

Rural Policy Area

The western 230,000-acre RPA comprises nearly two-thirds of Loudoun’s land area and contains ~~twelve~~ fifteen Rural Historic Villages and several rural historic communities (see Chapter 2). This area is planned for limited residential development and supports a robust rural economy. The General Plan includes policies that protect the landscape, economy, and the existing community character of the RPA, emphasizing the preservation of farmland; natural, environmental, and heritage resources; open space; and vistas that are vital aspects of Loudoun’s identity.



Loudoun County’s western landscape is dotted with historic towns that serve as hubs for the rural community.

Towns and Joint Land Management Areas

Loudoun County’s seven incorporated towns exercise planning and zoning controls within their corporate limits. In addition to the four policy areas, the County has partnered with several of its towns to develop JLMAs around the edges of the towns. A JLMA is a planning area where the County and each respective town set the limits for potential municipal water and sewer extension. These JLMA planning areas effectively serve as a growth boundary for each town and are intended to manage new growth and expansion outward from the towns.

Loudoun County: Trends and Influences

Loudoun County has rapidly transformed from a farming community to one of the fastest growing counties in the nation, ranking fifth in the country for growth between 2000 and 2010. This growth has slowed somewhat as developable land in the eastern part of the County has become more constrained, but the County’s high quality of life, strong economy, natural and historic assets, and proximity to Washington, D.C. will continue to drive market demand. The General Plan identifies a number of trends and influences, including population diversity, housing affordability, and land availability that will affect future demand for both residential and nonresidential products.

Loudoun by the Numbers

- **406,850:** Loudoun County's population.
- **121,299:** Number of households.
- **\$129,588:** Median annual household income.
- **41.5:** Percent of households with annual income above \$150,000.
- **2.8:** Percent of households with annual income below \$15,000.
- **35.8:** Loudoun County's median age
- **28.5:** Percent of population under 18 years of age.
- **8.9:** Percent of population 65 years and older.
- **31.4:** Percent of population that speaks a language other than English at home.
- **93.5:** Percent of population 25 years and over graduated from high school.
- **59.8:** Percent of population 25 years and over with a bachelor's degree or higher.
- **32.1:** Average number of minutes it takes commuters to get to work.

Source: U.S. Census Bureau 2019 Quickfacts; 2013-2017 American Community Survey 5-Year Estimates

Rural Historic Villages

Vision

Rural Historic Villages continue to be vibrant communities that reflect historic settlement patterns that preserve and enhance Loudoun's social and cultural heritage while contributing to the overall character of the Rural Policy Area.

Introduction

Loudoun County's historical settlement pattern included hundreds of villages, and smaller rural communities, many of which have nearly or completely vanished as the County has developed and the County has begun mapping all historic settlements documented to date to preserve this history (see All County Historic Villages and Communities Map). Many villages and communities remain intact and are vibrant places within the RPA and are noted as historic rural communities or designated in the General Plan as Rural Historic Villages. The County recognizes the Rural Historic Villages as important features of the RPA that possess scenic and historic resources, act as gathering places for citizens, provide services to the surrounding community, and support rural tourism. Many Rural Historic Villages were established during the 18th and 19th centuries, in areas located around historic mills, railroad depots, or major crossroads that later developed as commercial and mercantile business centers that served the surrounding farming communities. Others were settled in the later 19th century by free and formerly enslaved African Americans who bought and subdivided land to establish churches, fraternal orders, schools and stores creating self-sufficient enclaves across the County. Descendants of founding families continue to own property and live in these communities reflecting a high degree of cultural continuity in many communities.

Rural Historic Villages are communities with ten or more buildings in a definable historic settlement pattern which typically contain a mix of residential, civic, and community-supporting commercial uses that serve village residents. The historic built environment and/or the cultural



Planning Areas

*Aldie Mountain

**Between the Hills

identity of all Rural Historic Villages have such a high degree of integrity that they are listed in, or are eligible to be listed in, the National Register of Historic Places.

Until 2019, County planning documents considered the communities of Bowmantown and Stewartown to be one village named Aldie Mountain. The residents of Bowmantown and Stewartown consider them to be separate, though related villages and the General Plan designates them as such. Because of their proximity to one another and their shared cultural and settlement history, Aldie Mountain will represent a planning area comprising Bowmantown and Stewartown. Similarly, Loudoun Heights and Neersville are small, distinct communities with a shared geographic and cultural history. Individually they do not meet the definition of an Rural Historic Village, but the larger Between the Hills cultural landscape shared by these villages offers a distinct planning area boundary.

The Rural Historic Villages have gradually developed over a number of years and feature a variety of building setbacks, types, and styles as well as streetscapes that reflect the historic growth and character of the individual villages. The Rural Historic Villages are dominated by residential dwellings with some commercial structures that have upper floor apartments and offices. Small scale, non-residential uses, such as country stores, restaurants, antique shops, and other retail establishments that meet local needs and support tourism, are located within some of the Rural Historic Villages. In addition, numerous civic uses, such as churches, post offices, community centers, fire and rescue stations, and schools, are also located within the Rural Historic Villages. In addition to the more densely populated Rural Historic Villages, smaller, mostly residential rural historic communities such as Howardsville, Bloomfield, and Morrisonville exist in the RPA. While these smaller communities do not meet the criteria for Rural Historic Village designation, they are distinctive assets in the RPA that should be valued and preserved.

The County's land development approach for the Rural Historic Villages is to limit residential, business, and commercial activities to uses that are compatible with the historic development patterns, community character, and visual identity of the individual villages. The *Loudoun County 2019 Comprehensive Plan* (Comprehensive Plan) strives to maintain the traditional development pattern and distinguishing features of the individual villages while accommodating opportunities for compact, small-scale growth where appropriate in a manner that enhances existing residential and commercial areas. By encouraging limited compact, residential and non-residential development within the Villages, these policies complement the County's efforts to preserve open space and maintain the character of the rural area. Although limited development is anticipated in the Villages, that development should not adversely affect the quality of life of residents nor pose a threat to public health or safety. ~~Only three~~ Four of the existing Rural Historic Villages – Aldie, St. Louis, ~~and~~ Waterford, and Willisville – are currently served by public community wastewater systems. Aldie is the only village that is served by a private water company. While community systems are crucial to the sustainability of these communities, they may also impact future Rural Historic Village development. The remainder of the properties located within the Rural Historic Villages are currently served by individual water wells, and septic sewage systems (i.e., conventional drainfields, alternative systems, etc.), which limit the potential scale and intensity of development. Additionally, a number of the Rural Historic Villages are bisected by major

roadways that experience high volumes of commuter traffic and impact the quality of life of residents. With careful planning and growth management, the Rural Historic Villages will maintain their scenic and historic character.

Policies, Strategies, and Actions

Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the Rural Historic Villages.

RHV **RURAL HISTORIC VILLAGE** Policy I: Development and uses in Rural Historic Villages must be compatible with the historic development pattern, community character, visual identity, intensity, and scale of the individual villages.

Strategy

- 1.1. Encourage the retention and development of a variety of compatible residential, commercial, and community uses that enhance the attractiveness and vitality of the Rural Historic Villages.

Actions

- A. Develop criteria to evaluate existing Rural Historic Villages and other historic crossroads communities, such as Airmont, Bloomfield, Howardsville, Morrisonville, Unison, and Willisville, to determine if their current designation is warranted, define and/or redefine community boundaries as necessary, and amend the Comprehensive Plan and Zoning Ordinance as appropriate.
- B. Work with Rural Historic Villages to develop community plans that will support their community goals and address issues related to land use and zoning; economic development; natural, environmental, and historic resources; community facilities and services; water and wastewater; and transportation to maintain the character of the villages.
- C. Review and revise zoning regulations, design standards, and guidelines to achieve compatible building and street design to ensure that quality development occurs within the Rural Historic Villages.
- D. Coordinate with Rural Historic Village communities to determine appropriate methods to differentiate entrances into the villages from surrounding areas, including through street design, landscaping, and building placement.
- E. Incorporate traffic calming measures that are compatible with the village character where appropriate to reduce vehicle speeds and provide a pedestrian-friendly environment.
- F. Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for development in the Rural Historic Villages that ensure compatibility with the settlement patterns and neighborhood scale.

G. Support residents in rural historic communities that are not designated as Rural Historic Villages to preserve these assets through historic designation, conservation easements, and other targeted initiatives.

Strategy

- 1.2. Preserve the character of the Rural Historic Villages, rural historic communities and their historic structures and sites through the rehabilitation and adaptive reuse of existing buildings.

Actions

- A. Promote and support building maintenance and improvements to preserve the existing building stock and the character of the Rural Historic Villages, and rural historic communities.
- B. Evaluate the establishment of additional County Historic Districts in the Rural Historic Villages.

Strategy

- 1.3. Limited increases in residential densities within the Rural Historic Villages may be considered through legislative approval processes when the design of the project reinforces the character, development pattern, and identity of the village. Conventional, suburban forms of development are not appropriate in or contiguous to Rural Historic Villages.

Action

- A. Adopt zoning regulations and design standards to encourage housing on smaller lots, allow accessory apartments attached to single-family residential units, and allow residential units above commercial/retail uses within the Rural Historic Villages to provide housing options.

Strategy

- 1.4. Business and commercial uses in the Rural Historic Villages should be 1) small scale, 2) compatible with existing development patterns, 3) generate limited vehicular traffic, and 4) meet local community needs or support rural tourism.

Action

- A. Adopt zoning regulations, design standards and performance criteria that are specific to the types of small-scale, community-related commercial uses that the County encourages within the Rural Historic Villages.

Glossary

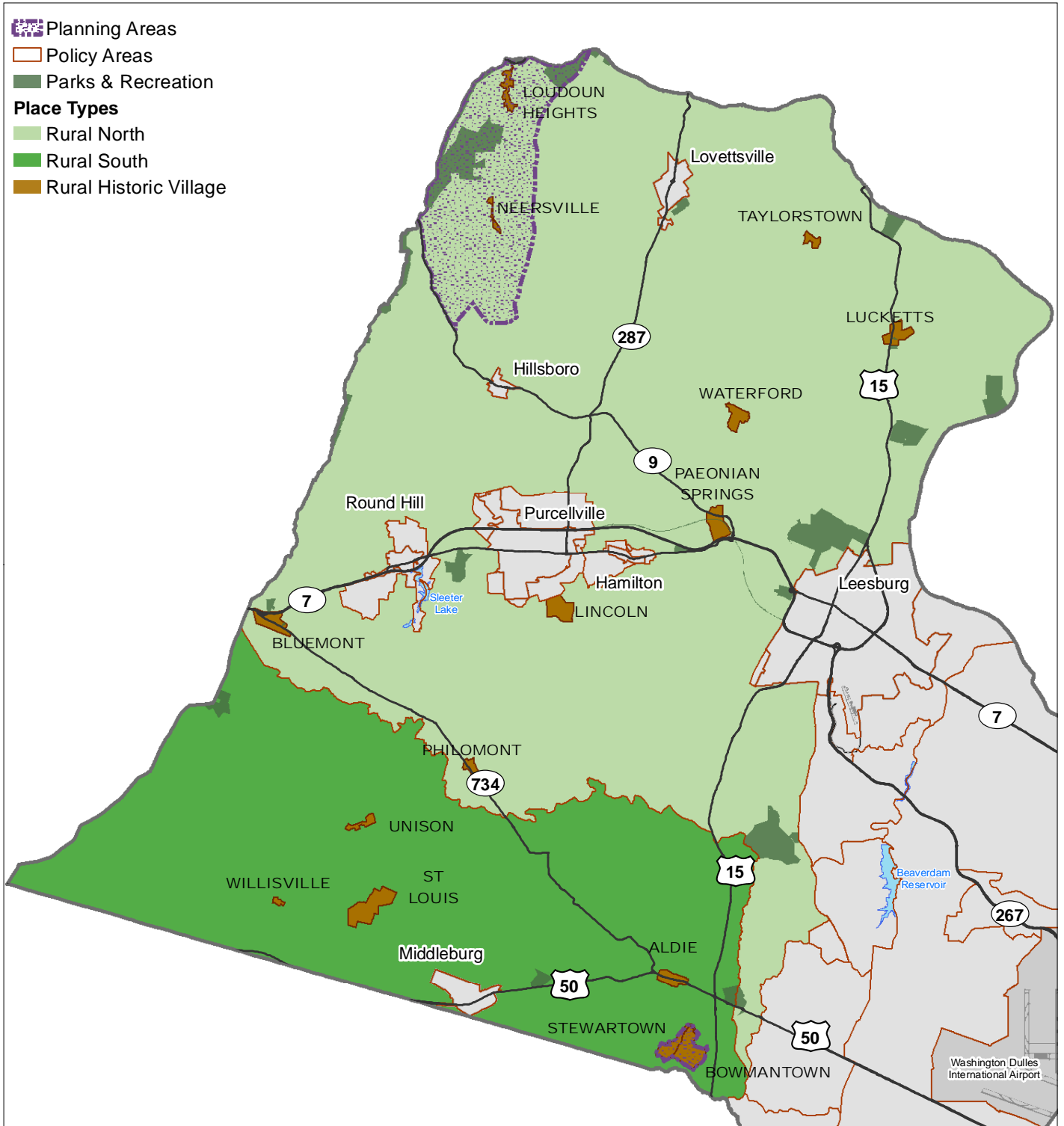
J-L

Legacy Village: Historic Villages located outside of the Rural Policy Area, including Arcola, Ashburn and Old Sterling that retain elements of their historic settlement pattern and architecture.

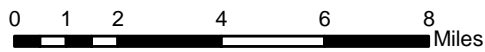
Q-R

Rural Historic Communities: Historic communities in the Rural Policy Area that typically contain fewer than ten buildings and are largely residential. These communities do not have a designated and mapped boundary. Several rural historic hamlets and crossroads communities once functioned as larger villages with a more diverse mix of uses.

Rural Historic Village: A designated Place Type in the Rural Policy Area for villages characterized by ten or more buildings in an identifiable settlement pattern, usually containing a mix of land uses within a designated and mapped boundary. Rural Historic Villages are notable for the integrity of their historic built environment and/or cultural continuity and identity.

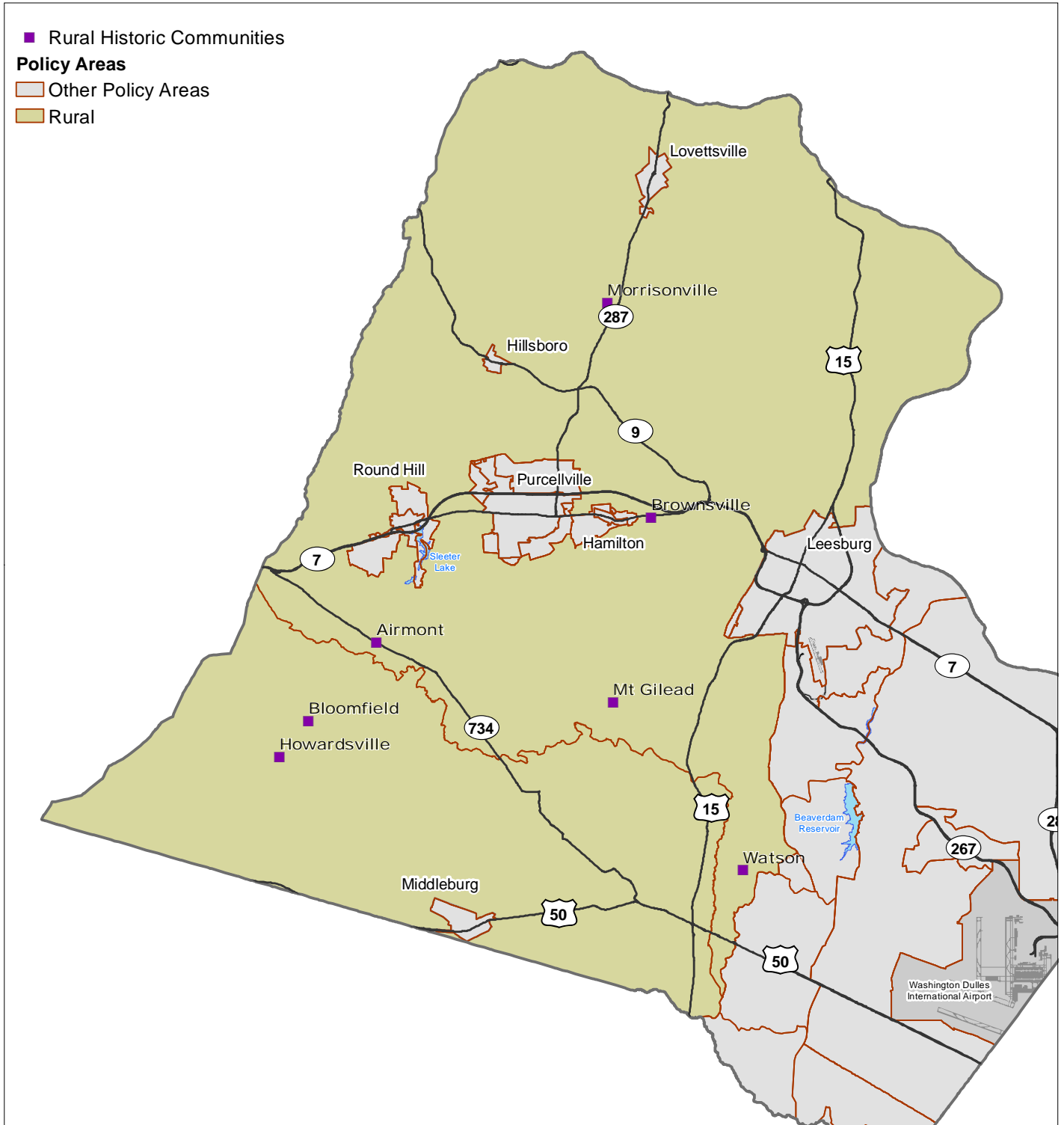


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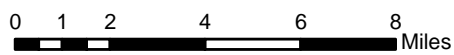


Map Number 2025-024

DRAFT



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Map Number 2025-030

DRAFT

Attachment 5

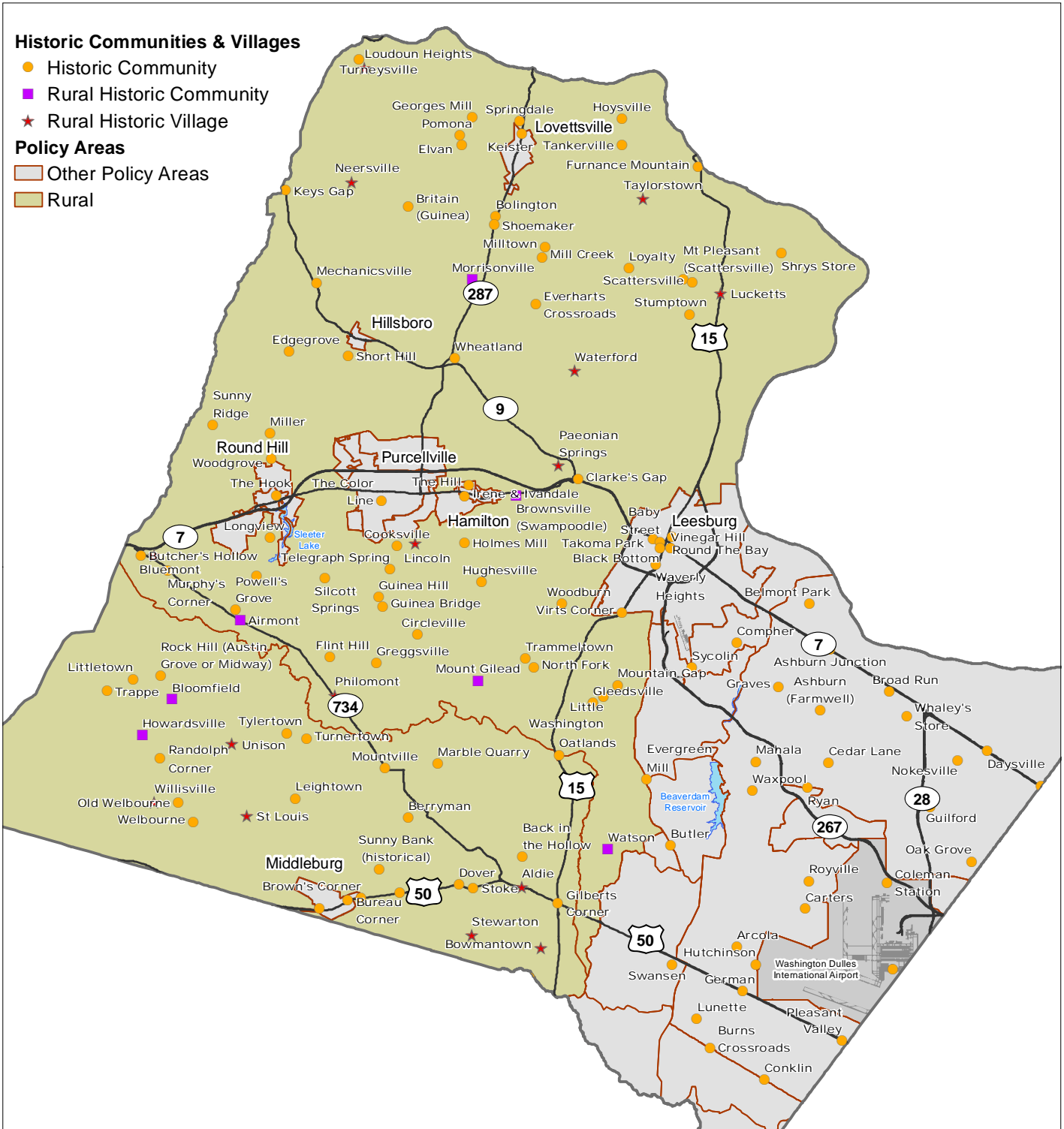


Historic Communities & Villages

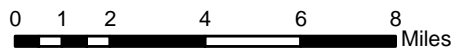
- Historic Community
- Rural Historic Community
- ★ Rural Historic Village

Policy Areas

- Other Policy Areas
- Rural



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Map Number 2025-029

DRAFT

LOUDOUN 2019 COUNTYWIDE TRANSPORTATION ROADWAY PLAN MAP

ADOPTED
JUNE 20, 2019
AMENDED THROUGH
FEBRUARY 12, 2025



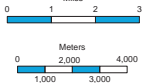
LEGEND	
ROADWAY ELEMENTS	
CTP ROADS	PLANNED # OF LANES
	10 Lanes
	8 Lanes
	6 Lanes
	4 Lanes
	2 Lanes
	Freeway <small>(see Note 1)</small>
	Refer to Town Plan <small>(see Note 1)</small>
	Existing/Planned Interchange
	Existing/Planned Partial Interchange
	Existing/Planned Overpass
	Scenic Byway
	Proposed Scenic Byway
	Metrorail Silver Line
	Metrorail Station
	Village Conservation Overlay District
	Washington & Old Dominion Trail
	Proposed Rural Historic Village
Refer to Chapter 2 for Ultimate Roadway Geometry	

Roadway General Notes:

- Planned roadway alignments shown are conceptual and subject to further engineering. Alignments will be further refined as part of the planning process and through the development application process.
- This map is part of the Countywide Transportation Plan, a component of the Comprehensive Plan, which includes more detail regarding roadway design and features.
- Where applicable, Town Plans for transportation plans within town limits. Roadway town boundaries shown on this plan, except Routes 7 and 15, are for reference purposes only.
- Planned freeways along Routes 7, 28, and 50 will be considered for managed lanes through further study.
- While restoration and other localized improvements are not shown on this map, such improvements are considered to be part of the County's Comprehensive Plan.
- Safety and operational studies will be conducted along primary roadways in the Rural Policy Area to assess current roadway conditions and identify potential solutions to improve traffic flow and safety. Improvements based on these studies will be implemented as directed by the Board of Supervisors.
- This is a planning document. Future Traffic and VDOT improvements made based on this plan will meet all requirements for public input prior to construction.
- Road names for planned roadways are conceptual and some do not conform to the County Street Naming Ordinance. The final approved names must conform to the County Street Naming Ordinance.

Roadway Locational Notes:

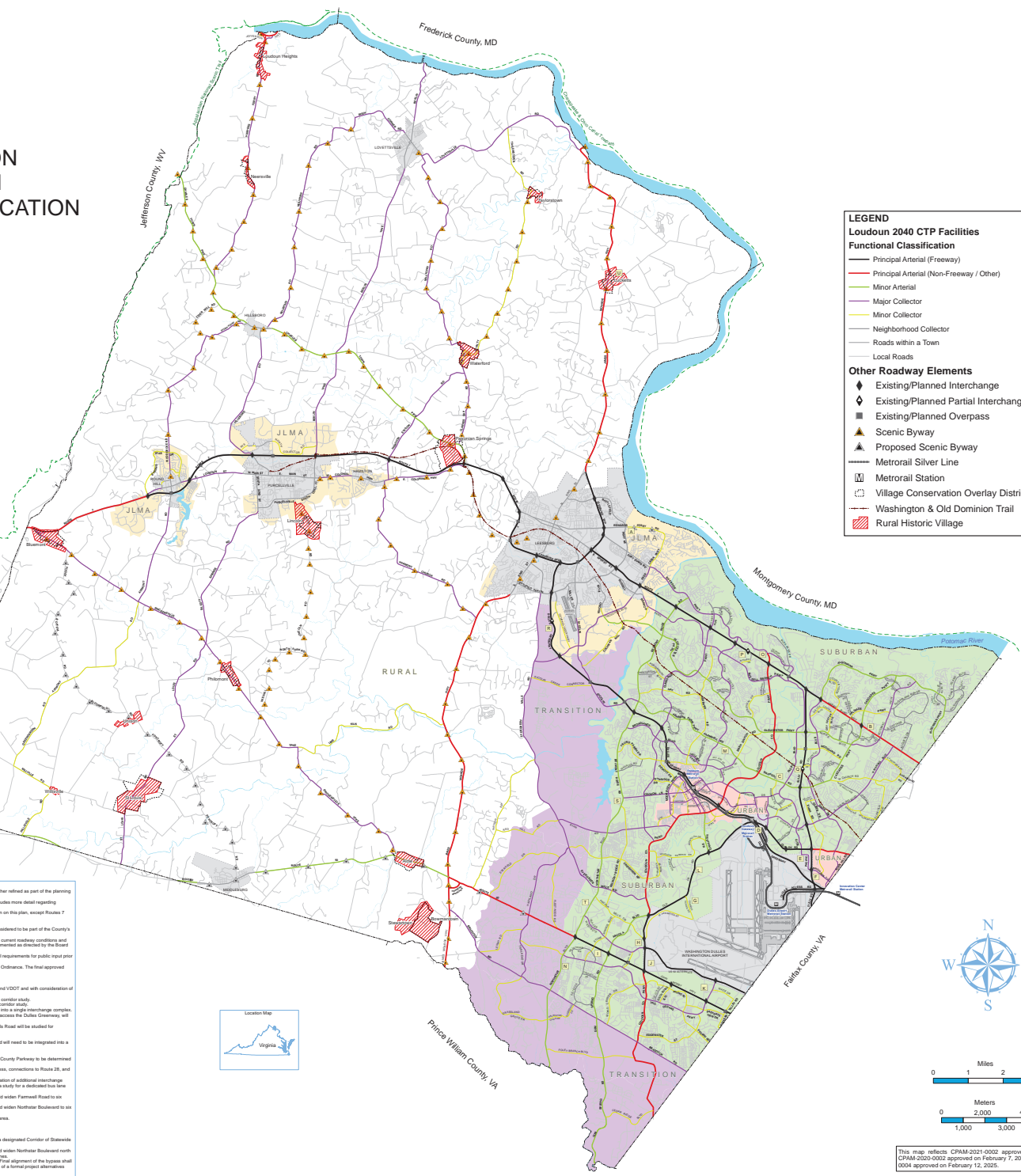
- Elkton Farm Road will be studied for alternate typical sections in consultation with the Town of Leesburg and VDOT and with consideration of historic and scenic resources.
- Elkton access along the Route 7 corridor between Route 28 and Danville to be identified through future corridor study.
- Ultimate access along Wappo Road between Farnwell Road and Route 28 to be identified through future corridor study.
- Along Route 28, the interchange at the Dulles Gateway area at Farnwell Drive will need to be integrated into a single interchange complex.
- The alignment of Route 28 between the US 15 interchange at Mountain View, the Dulles Gateway, and the Dulles Valley Road will be studied as part of a future study in coordination with MPOA's transportation study, including a neighborhood study to access the Dulles Gateway, and a study for the interchange at Route 28, Mountain View, the Dulles Gateway, and the Dulles Valley Road will be studied for integration through a future corridor design study.
- Access to and through the Western End of Dulles Airport to be coordinated with MPOA.
- Along Loudoun County Parkway, the interchanges at the Evergreen Mills Road and at Dulles West Boulevard will need to be integrated into a single interchange complex.
- Access to Dulles Springs will be coordinated with the Town of Dulles Springs Road interchange.
- The western terminus of US Route 50 Alternates and associated connectors with US Route 50 and Loudoun County Parkway to be determined through future study.
- Access management along US Route 50 and US Route 50 Alternates, including considerations of limited access, connectors to Route 28, and potential easement access to Dulles Airport to be evaluated through future study in coordination with MPOA.
- Widening of Route 50 to eight lanes between Loudoun County Park and the Dulles Gateway and identification of additional interchange locations to be completed at such time when traffic volumes necessitate additional capacity in the County within a study for a dedicated bus lane corridor.
- MA study will be conducted to assess the need for additional capacity prior to initiation of any project that would widen Farnwell Road to six lanes.
- MA study will be conducted to assess the need for additional capacity prior to initiation of any project that would widen Northern Boulevard to six lanes north of US Route 50.
- Refer to Chapter 6 for discussion and policy language regarding a potential Potomac River Crossing in this area.
- Route 7 partial interchange at Longport Drive for vehicles exiting eastbound Route 7 only.
- Route 28 partial interchange at Dulles Gateway for vehicles exiting northbound Route 28 only.
- Route 28 partial interchange at Corners Creek Parkway for vehicles exiting northbound Route 28 only.
- Northern Boulevard and the segment of Belmont Ridge Road between Northern Boulevard and Route 7 is a designated Corridor of Statewide Significance by the Commonwealth Transportation Board.
- MA study will be conducted to assess the need for additional capacity prior to initiation of any project that would widen Northern Boulevard north of US Route 50 in the segment of Belmont Ridge Road between Northern Boulevard and Corners Lane to six lanes.
- The CPAM 2025 update to the widening of Route 15 includes a proposed bypass around the Village of Leesburg. Final alignment of the bypass shall be based on a study of Route 15, including the number of lanes south of Shippensburg Road will be determined on the basis of a formal project alternatives study to be performed in conjunction with project design.



MAP# 2025-026
This map reflects CPAM 2021-0002 approved on July 5, 2022, CPAM 2020-0002 approved on February 7, 2023, and CPAM 2024-0004 approved on February 12, 2025.

LOUDOUN 2019 COUNTYWIDE TRANSPORTATION ROADWAY PLAN FUNCTIONAL CLASSIFICATION MAP

ADOPTED
JUNE 20, 2019
AMENDED THROUGH
FEBRUARY 12, 2025



LEGEND
Loudoun 2040 CTP Facilities
Functional Classification

- Principal Arterial (Freeway)
- Principal Arterial (Non-Freeway / Other)
- Minor Arterial
- Major Collector
- Minor Collector
- Neighborhood Collector
- Roads within a Town
- Local Roads

Other Roadway Elements

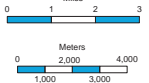
- ◆ Existing/Planned Interchange
- ◆ Existing/Planned Partial Interchange
- Existing/Planned Overpass
- ▲ Scenic Byway
- ▲ Proposed Scenic Byway
- Metrorail Silver Line
- Metrorail Station
- Village Conservation Overlay District
- Washington & Old Dominion Trail
- ▨ Rural Historic Village

Roadway General Notes:

- (1) Planned roadway alignments shown are conceptual and subject to further engineering. Alignments will be further refined as part of the planning process and through the land development application process.
- (2) This map is part of the Countywide Transportation Plan, a component of the Comprehensive Plan, which includes more detail regarding roadway design and standards.
- (3) Roadway design standards for transportation plans shown on this map shall follow those shown on this plan, except Routes 7 and 15, are for reference purposes only.
- (4) Planned roadways along Routes 7, 26, and 50 will be considered for managed lanes through further study.
- (5) Planned roadways along Routes 7, 26, and 50 will be considered for managed lanes through further study.
- (6) While intersection and other localized improvements are not shown on this map, such improvements are considered to be part of the County's Comprehensive Plan.
- (7) Safety and operational studies will be conducted along primary roadways in the Rural Policy Area to assess current roadway conditions and identify conditions to improve traffic flow and safety. Improvements based on these studies will be implemented as directed by the Board of Supervisors.
- (8) This is a planning document. Future County and VDOT improvements made based on this plan will meet all requirements for public input prior to construction.
- (9) Road names for planned roadways are conceptual and some do not conform to the County Street Naming Ordinance. The final approved names must conform to the County Street Naming Ordinance.

Roadway Locational Notes:

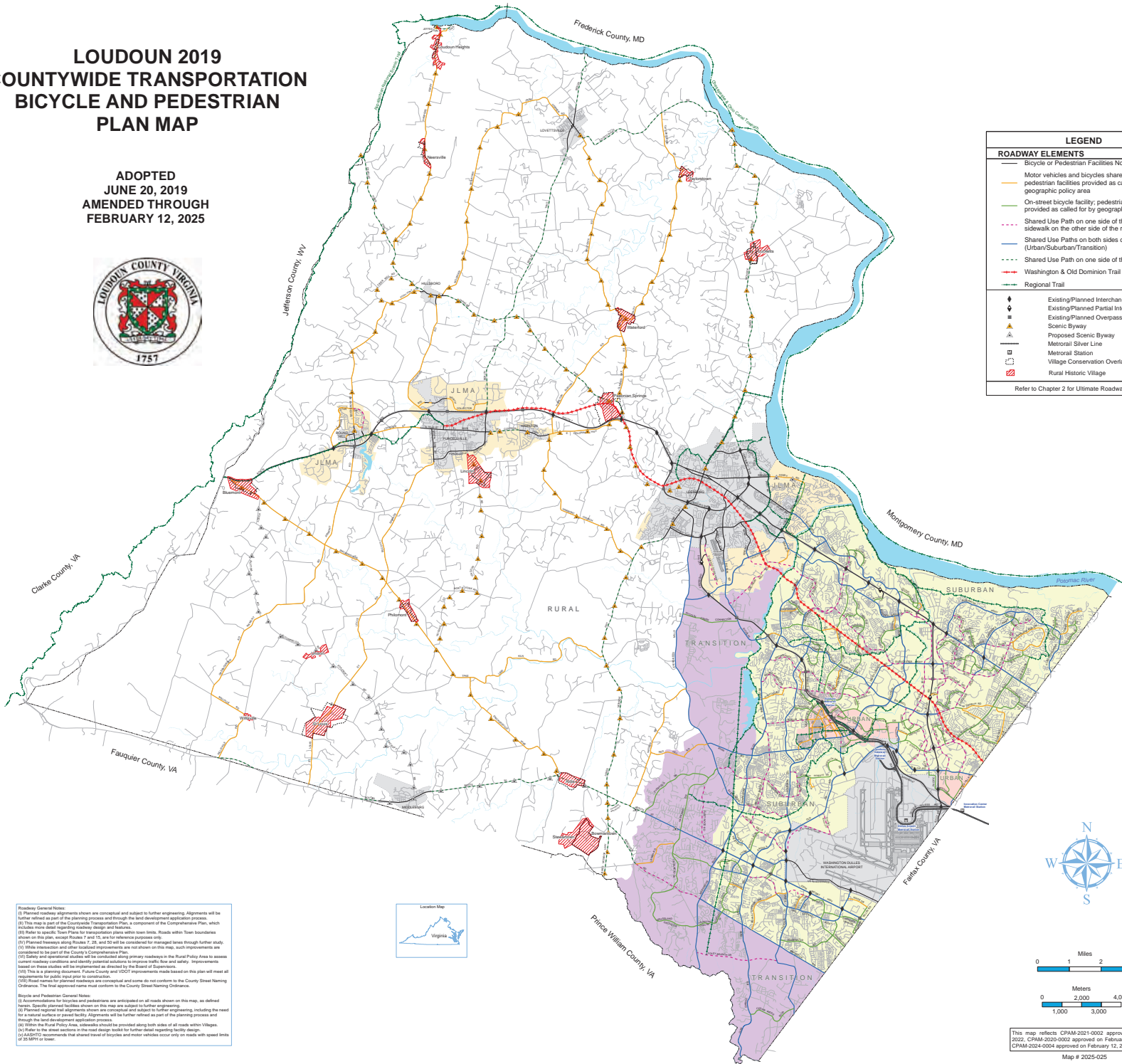
- (10) Limited Access Road will be studied for alternate typical sections in conjunction with the Town of Leesburg and VDOT and with consideration of historic and scenic resources.
- (11) Limited Access along Route 7 will be identified through future corridor study.
- (12) Limited Access along the interchange at the Dulles Greenway and at Potomac Drive will be identified through future corridor study.
- (13) Along Route 287, the interchange at the Dulles Greenway and at Potomac Drive will be identified through future corridor study.
- (14) The alignment of Public Boulevard from Old Dr. Road to Innovation Avenue, including a westbound ramp to access the Dulles Greenway, will be identified as part of a future study in coordination with MWAA, the Dulles Greenway, and the Dulles Toll Road. The alignment of Public Boulevard from Old Dr. Road to Innovation Avenue, including a westbound ramp to access the Dulles Greenway, will be identified as part of a future study in coordination with MWAA, the Dulles Greenway, and the Dulles Toll Road. The alignment of Public Boulevard from Old Dr. Road to Innovation Avenue, including a westbound ramp to access the Dulles Greenway, will be identified as part of a future study in coordination with MWAA, the Dulles Greenway, and the Dulles Toll Road.
- (15) Along Loudoun County Parkway, the interchanges at the Evergreen Mills Road and at Dulles West Boulevard will need to be integrated into a single interchange complex.
- (16) Access to Stone Spring Blvd will be coordinated with Gun Spring Road interchange.
- (17) The eastern terminus of US Route 50 Alternate will be coordinated with US Route 50 and Loudoun County Parkway to be determined through future study.
- (18) Access to Stone Spring Blvd will be coordinated with Gun Spring Road interchange.
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- (99) Access to Stone Spring Blvd will be coordinated with Gun Spring Road interchange.
- (100) Access to Stone Spring Blvd will be coordinated with Gun Spring Road interchange.



This map reflects CPAM 2021-0002 approved on July 6, 2022, CPAM 2020-0002 approved on February 7, 2023, and CPAM 2024-0004 approved on February 12, 2025.
Map # 2025-027

LOUDOUN 2019 COUNTYWIDE TRANSPORTATION BICYCLE AND PEDESTRIAN PLAN MAP

ADOPTED
JUNE 20, 2019
AMENDED THROUGH
FEBRUARY 12, 2025



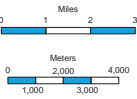
LEGEND	
ROADWAY ELEMENTS	
	Bicycle or Pedestrian Facilities Not Assigned
	Motor vehicles and bicycles share the travel lane; pedestrian facilities provided as called for by geographic policy area
	On-street bicycle facility; pedestrian facilities provided as called for by geographic policy areas
	Shared Use Path on one side of the road and sidewalk on the other side of the road
	Shared Use Paths on both sides of the road (Urban/Suburban/Transition)
	Shared Use Path on one side of the road (Rural)
	Washington & Old Dominion Trail
	Regional Trail
	Existing/Planned Interchange
	Existing/Planned Partial Interchange
	Existing/Planned Overpass
	Scenic Byway
	Proposed Scenic Byway
	Metrorail Silver Line
	Metrorail Station
	Village Conservation Overlay District
	Rural Historic Village
Refer to Chapter 2 for Ultimate Roadway Geometry	

Roadway Element Notes:

- Planned roadway alignments shown are conceptual and subject to further engineering. Alignments will be further refined as part of the planning process and through the land development application process.
- This map is part of the Countywide Transportation Plan, a component of the Comprehensive Plan, which includes more detailed engineering design and features.
- Refer to specific local plans for transportation plans within each town. Roads within Town boundaries shown on this plan, except Routes 7 and 15, are for reference purposes only.
- Planned elements along Routes 7, 28, and 502 will be considered for strategic areas through further study.
- While intersection and other localized improvements are not shown on this map, such improvements are considered to be part of the County's Comprehensive Plan.
- Safety and operational studies will be conducted along primary roadways in the Rural Policy Area to assess current roadway conditions and identify potential solutions to improve traffic flow and safety. Improvements based on these studies will be implemented as directed by the Board of Supervisors.
- This is a planning document. Future County and VDOT improvements made based on this plan will meet all requirements for public road plans to construction.
- Road names for planned roadways are conceptual and some do not conform to the County Street Naming Ordinance. The final approved name must conform to the County Street Naming Ordinance.

Bicycle and Pedestrian Element Notes:

- Accommodations for bicycles and pedestrians are anticipated on all roads shown on this map, as defined herein. Specific planned facilities shown on this map are subject to further engineering.
- Planned regional trail alignments shown are conceptual and subject to further engineering, including the need for a natural surface or paved facility. Alignments will be further refined as part of the planning process and through the land development application process.
- Within the Rural Policy Area, sidewalks should be provided along both sides of all roads within Villages.
- Refer to the street sections in the road design books for further detail regarding facility design.
- ADA/2010 requirements that shared travel of bicycles and motor vehicles occur only on roads with speed limits of 35 MPH or lower.



This map reflects CPAM-2021-0002 approved on July 5, 2022; CPAM-2020-0002 approved on February 7, 2023; and CPAM-2024-0004 approved on February 12, 2025.
Map # 2025-025