



TOWN OF MIDDLEBURG

PUBLIC INFORMATION MEETING

APRIL 19, 2022



MEETING OVERVIEW:

- ▶ Challenges Facing Middleburg
- ▶ Proposals for Annexation/BLA
 - ▶ Windy Hill Foundation
 - ▶ (Will then take a 10-minute break)
 - ▶ Homewood Farm (Pettibone Property)
- ▶ Considerations & Next Steps
- ▶ Questions & Answers (at end)
- ▶ **Goal of Session**: Provide information, answer questions, obtain feedback - No decisions today



Challenges Facing Middleburg



The Character of our Town & Community



Growth and Land Use Pressures Around Us

- ▶ Loudoun's growth continues to push westward
- ▶ Negative consequences for our community:
 - ▶ Cluster development and encroachment
 - ▶ Data Centers in Lenah
 - ▶ By-right development under Loudoun County Zoning
- ▶ County Zoning Rewrite
 - ▶ Cannot trust that the County will solve these problems



1:32000



Gilbert's
Corner

Route 15

Route 50

606/
Loudoun
Cty Pkwy

202021

AR-2 County Zoning - Permitted Uses

- ▶ Animal Husbandry
- ▶ Agricultural Processing
- ▶ Agri-Education
- ▶ Animal Care Business
- ▶ Agritainment/Eco-tourism
- ▶ Commercial Winery
- ▶ Custom operators
- ▶ Direct to customer sales / PYO use
- ▶ Equestrian Event Facility
- ▶ Farm Co-ops
- ▶ Farm Machinery Repair
- ▶ Farm Markets
- ▶ Feedlot
- ▶ Limited Brewery
- ▶ Nursery, production
- ▶ Pet farms
- ▶ Retail Shops/Restaurant
- ▶ Stable, Livery
- ▶ Stable, Private
- ▶ Vet Services
- ▶ Virginia Farm Winery
- ▶ Wayside Stand
- ▶ Agricultural research facility
- ▶ Central farm distribution hub
- ▶ Portable dwelling/trailer construction
- ▶ Co-housing
- ▶ Arboretum
- ▶ Botanical garden
- ▶ Community/regional park
- ▶ Fire/Rescue/Police Station
- ▶ Church/religious building
- ▶ Rural corporate retreat
- ▶ Rural recreation establishment
- ▶ Country Inn (up to 100 people)
- ▶ Cellular tower

Growth and Land Use Pressures Around Us

- ▶ Property owners along Town boundaries have expressed desire to develop properties
- ▶ Town can only directly control what is inside the Town limits



Examples of By-Right Commercial Development under Loudoun County Zoning

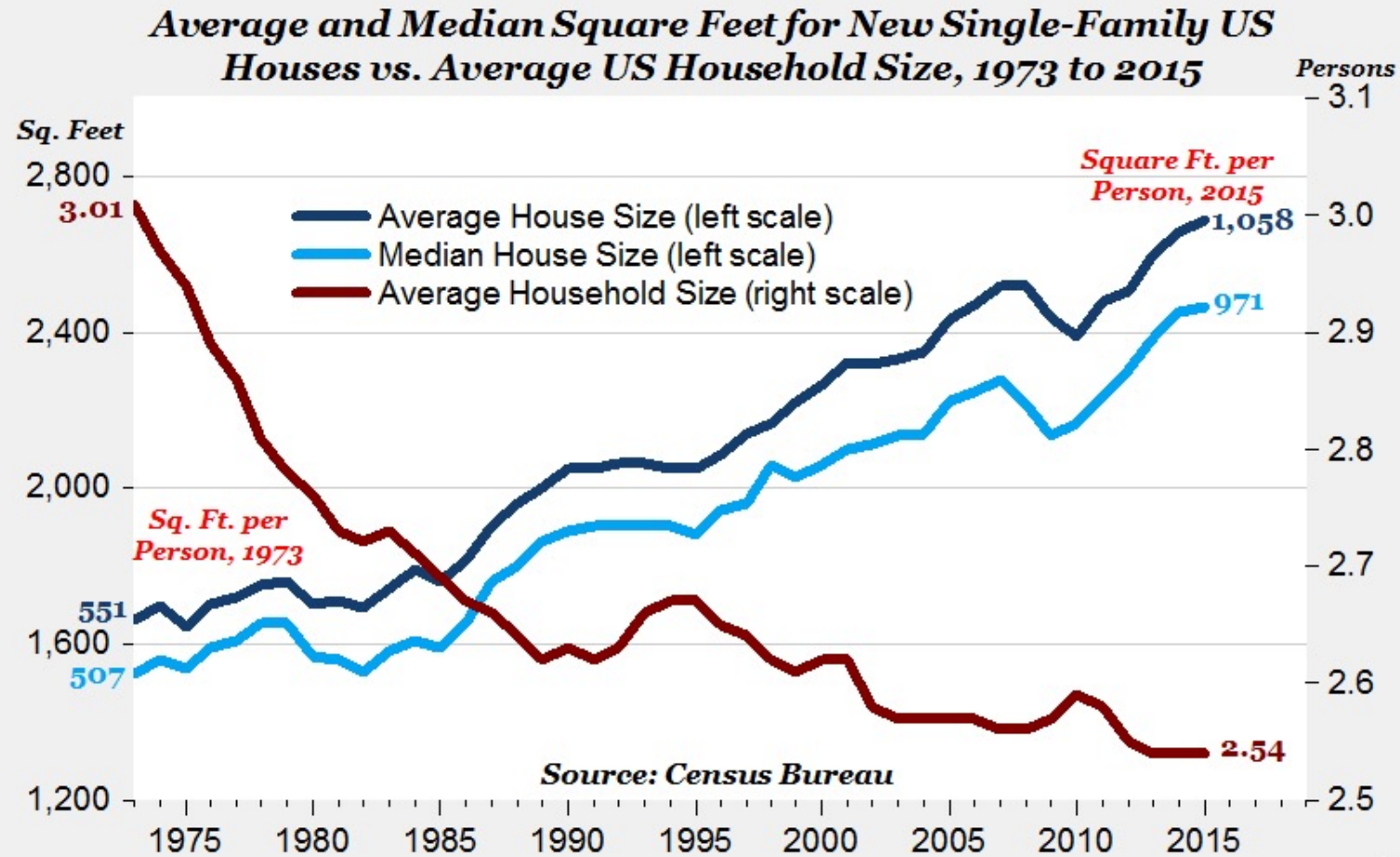
Housing Affordability

- ▶ Lack of supply of entry-level homes to buy or rent
- ▶ Need for workforce housing:
 - ▶ Average Teacher Salary: \$57,000*
 - ▶ Need over 70 units just for teachers in Middleburg area*
 - ▶ Public safety, administrative, hospitality, ag workers
- ▶ Size of Houses have almost doubled since 1970
 - ▶ Average size of house compared to 1970
 - ▶ Average square feet per person compared to 1970

*Data comes from survey of all local Middleburg schools



Housing Affordability - AEI Study



Carpe Diem **AEI**

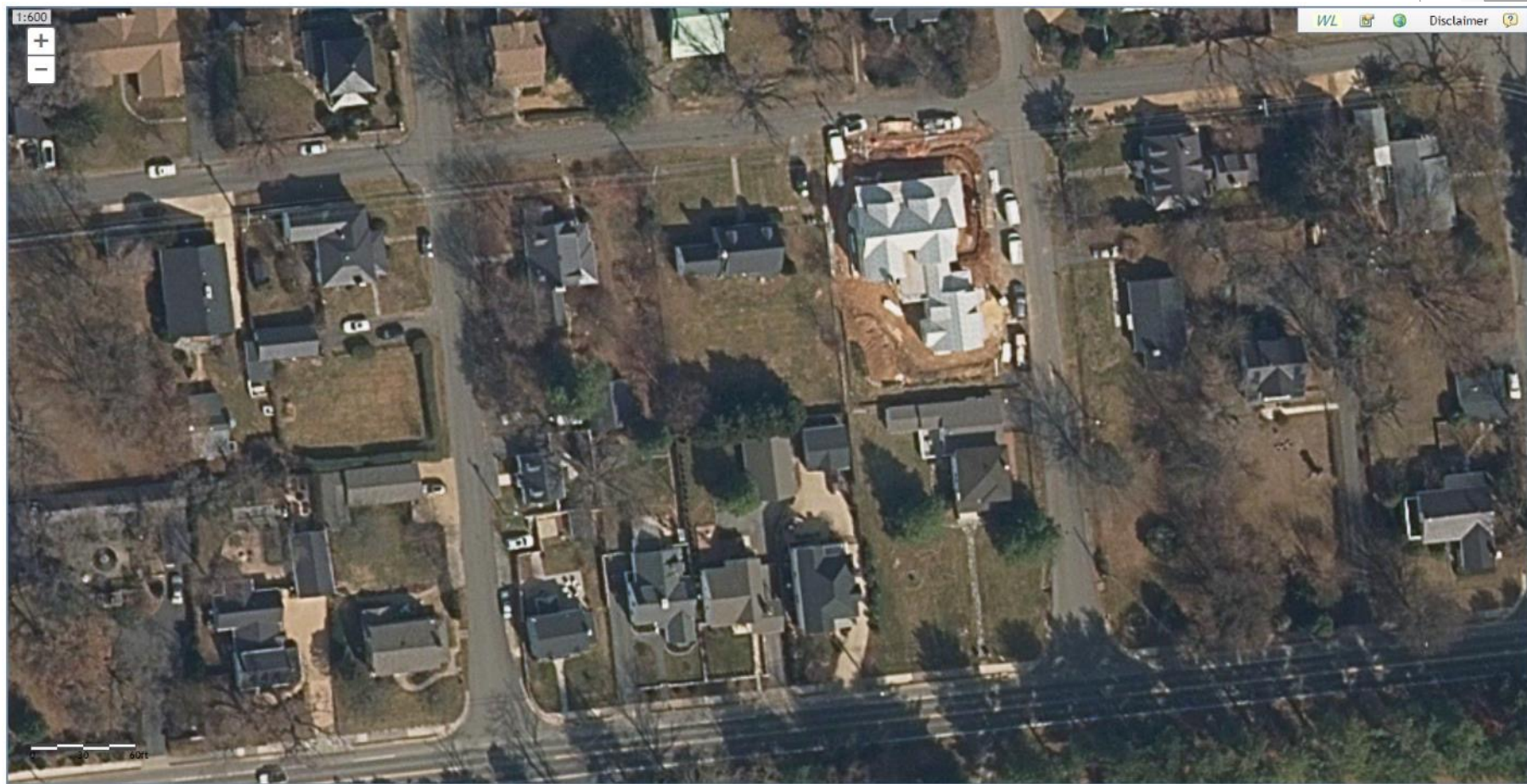


Housing Affordability

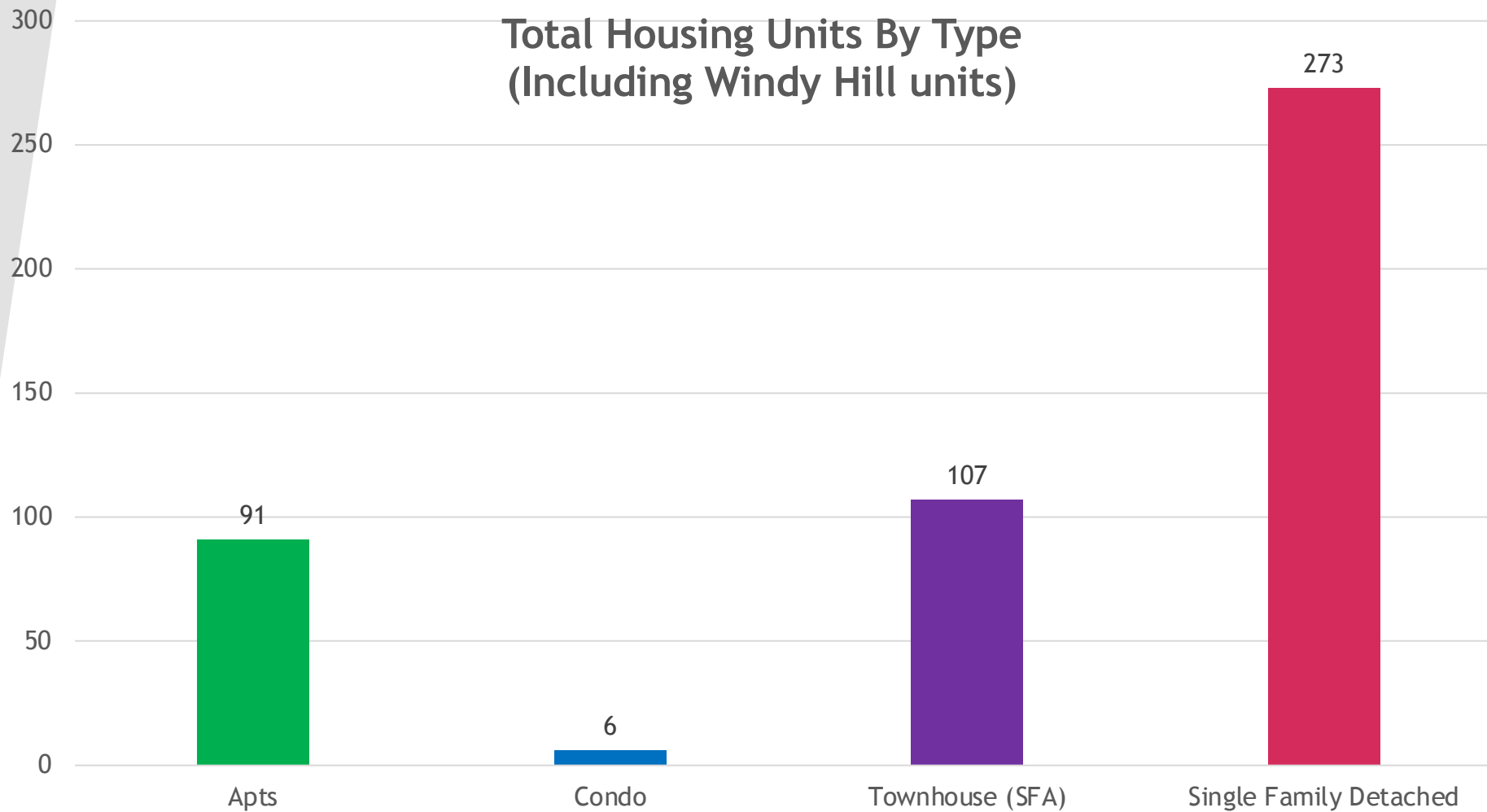
- ▶ Tax Assessment
 - ▶ Average Single-Family Home: \$650,000
 - ▶ Average Townhouse: \$690,000
- ▶ Recent teardowns and new builds: \$1M+ values
- ▶ Loss of small lots and starter homes
 - ▶ Example: 204 Sycamore



Housing Affordability Driven by Size



Total Housing Units By Type (Including Windy Hill units)



Missing segments of housing needs



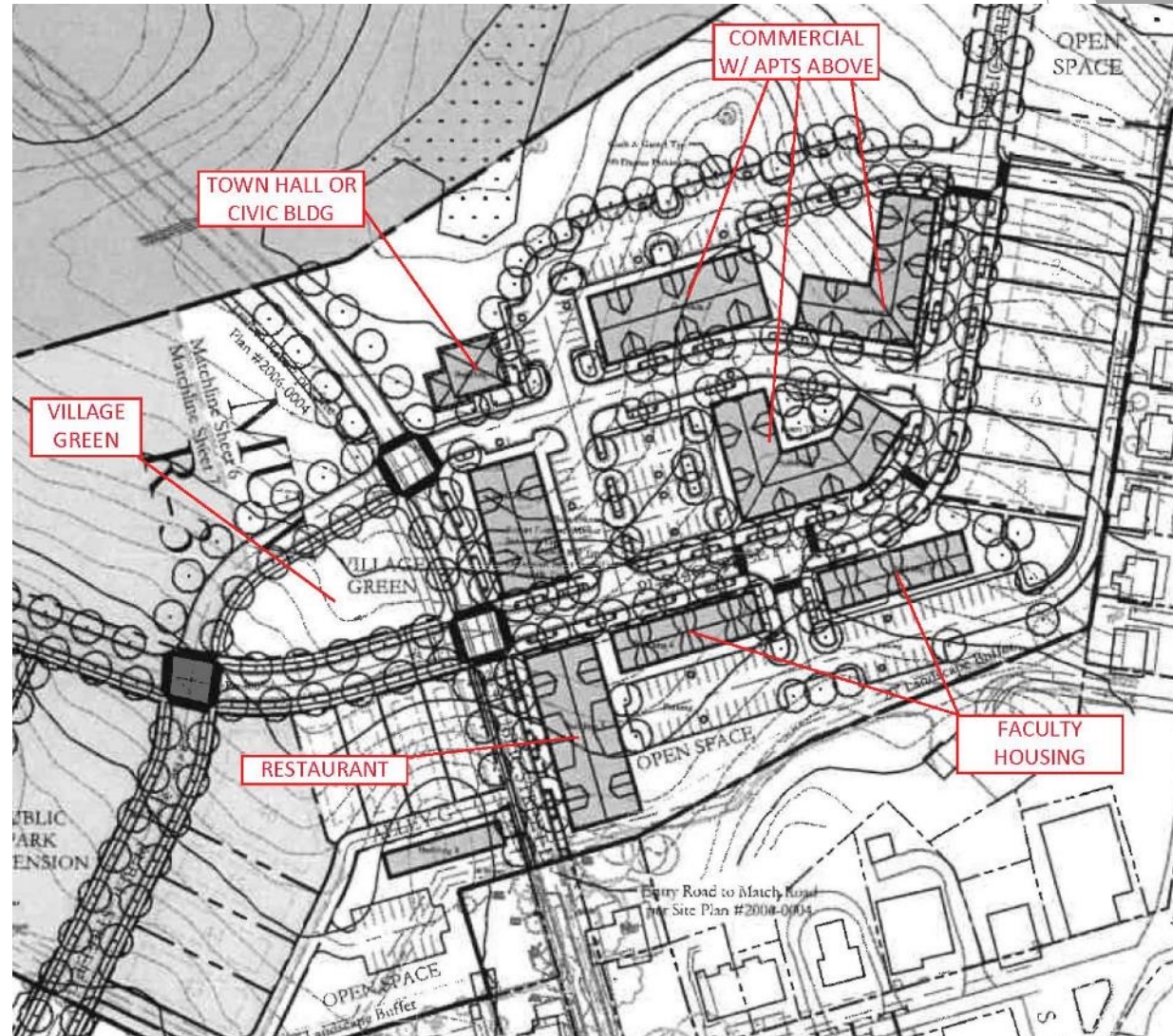
Way Ahead: Workforce/Attainable Housing

- ▶ Approved workforce housing as part of Salamander in 2007: workforce/teacher housing
 - ▶ Have since said they do not plan to build these as originally approved
- ▶ Working on new Zoning standards to limit tear-down & rebuild situations
- ▶ Based on community input, Comprehensive Plan supports a variety of housing types with an eye toward affordability:
 - ▶ “Maintain a diverse community of attractive neighborhoods that provide quality housing for an even wider range of residents in a style that matches the historic character of the Town.”



Mixed-Use-Village (MUV) 2007

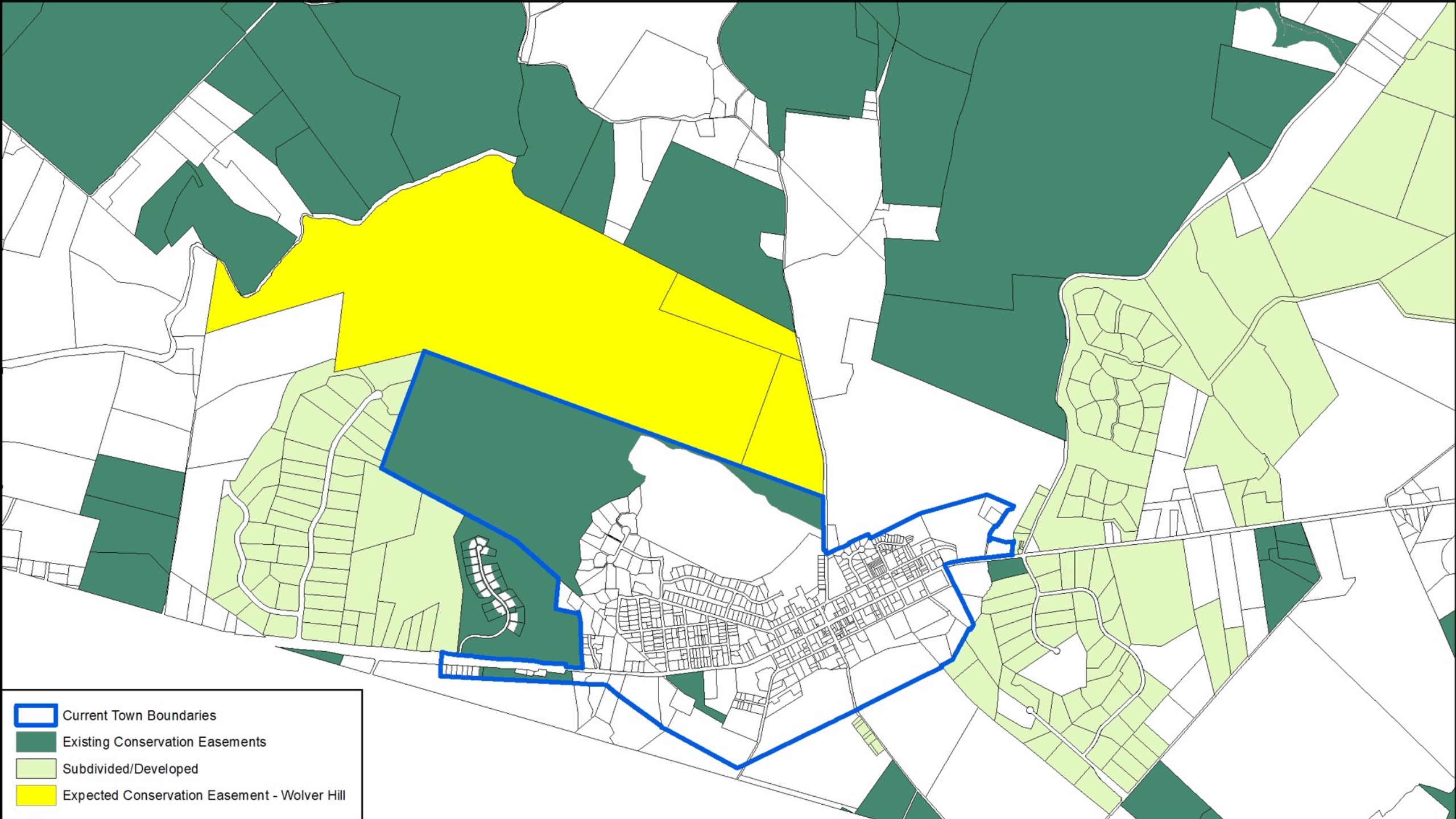
- ▶ Commercial with workforce housing above
- ▶ Faculty Housing to serve Middleburg Charter, Hill School, Foxcroft, etc.
- ▶ Total number of workforce condo units approved: 60



Way Ahead: Protective Greenbelt Around Middleburg

- ▶ Ensured that greenbelt protective area was included in County Comprehensive Plan
- ▶ Town Council has spoken against proposals that conflict with quality of life for Western Loudoun
- ▶ Encouraging and supporting additional conservation easements





- Current Town Boundaries
- Existing Conservation Easements
- Subdivided/Developed
- Expected Conservation Easement - Wolver Hill

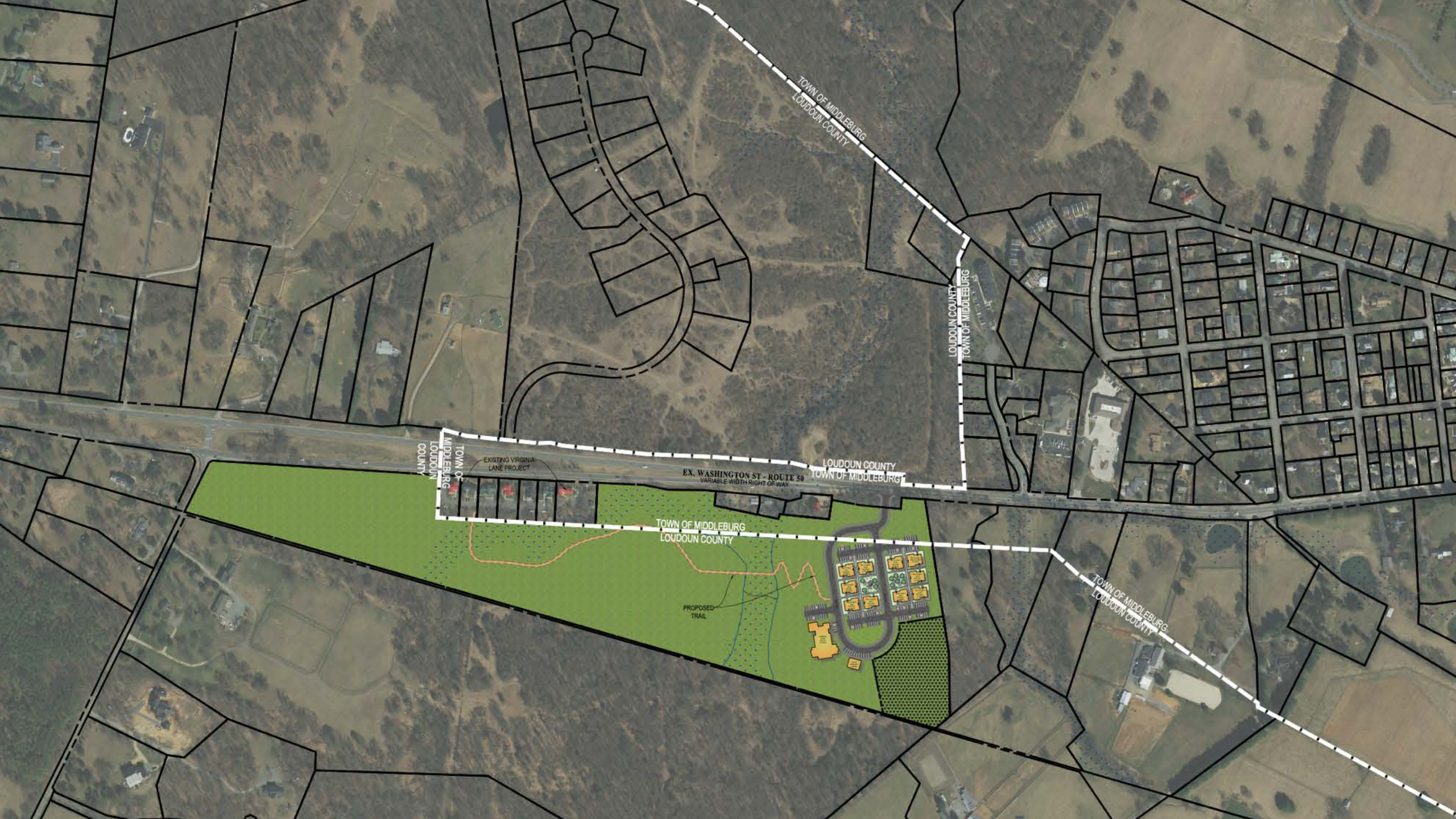
Proposals for Annexation



Windy Hill Foundation Proposal

- ▶ Approximately 33 acres in total
- ▶ Creation of Additional Windy Hill Homes:
 - ▶ 20 Age-Restricted (same as Levis Hill House)
 - ▶ 40 Subsidized Units (either duplex or quadplex)
- ▶ In early engineering - remainder of property protected through open space easements
- ▶ All Town regulations related to roads, utilities, etc. will be followed:
 - ▶ E.g., Extension of utilities paid by developer





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PLAN DATE

REVISIONS

DESCRIPTION

DATE

No.

ILLUSTRATIVE CONCEPT PLAN

BRYANT PROPERTY

TOWN OF MIDDLEBURG
LOUDOUN COUNTY, VA

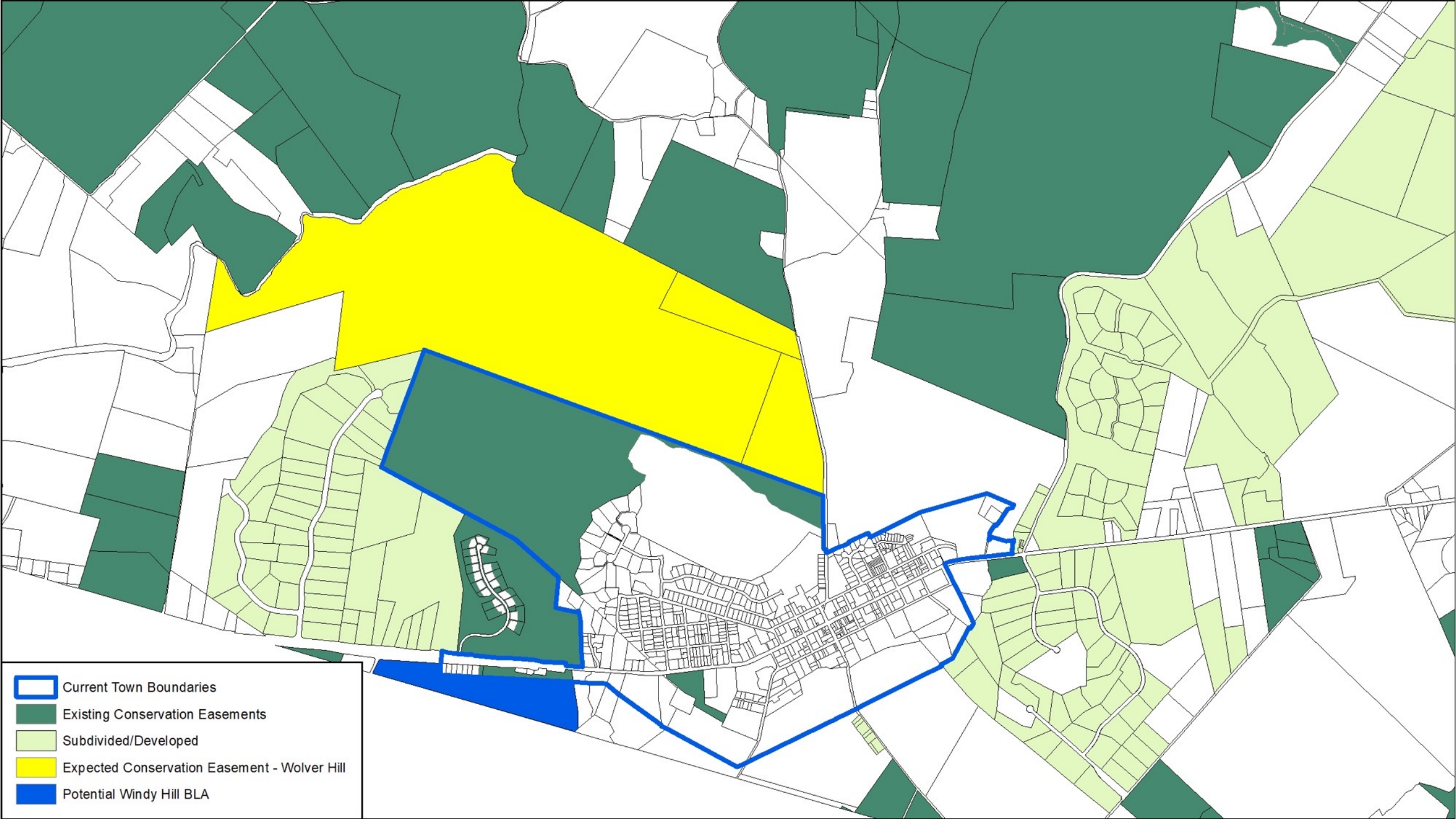

GREENWAY
ENGINEERING

4545 RESEARCH PLAC
ARLINGTON, VA 22204
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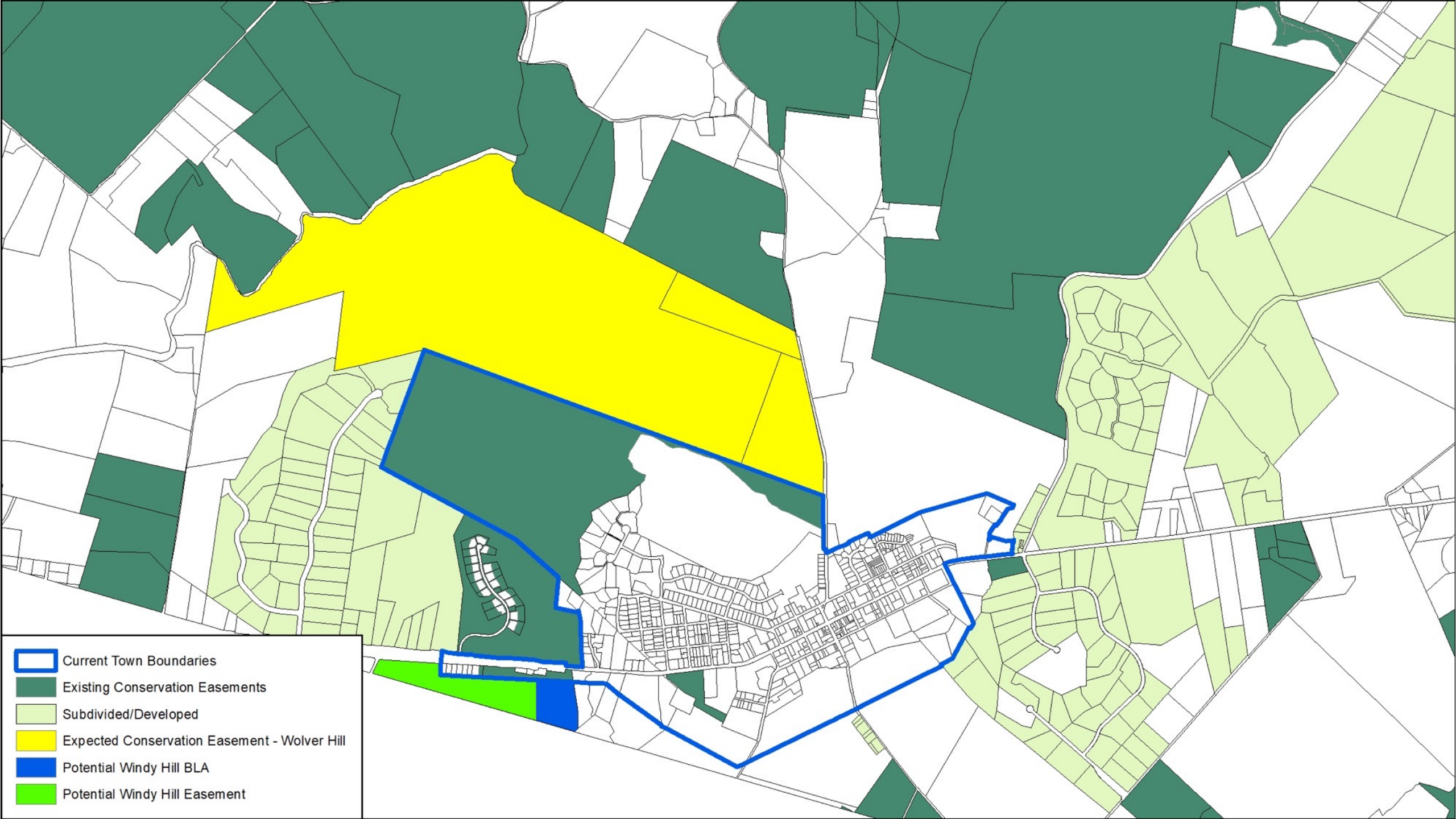
Windy Hill Proposal - Nature of Houses

- ▶ Will be managed like other Windy Hill properties
- ▶ Income-limits based on Area Median Income (AMI) for Loudoun County
- ▶ Leased, not owned
- ▶ Trails, services, access to community space





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- Potential Windy Hill Easement

Quick Break -
10 minutes



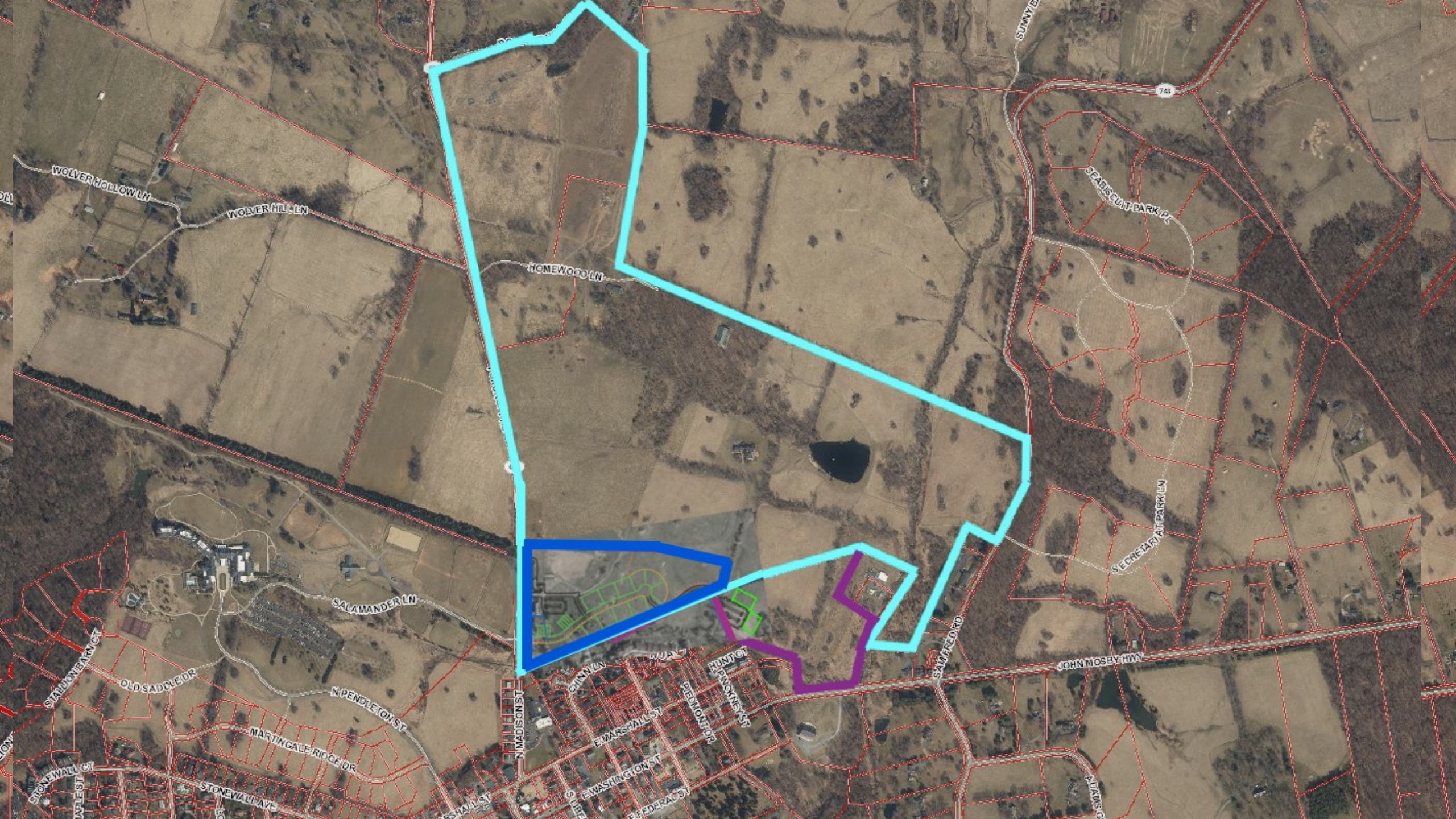
Proposals for Annexation



Homewood Farm (former Pettibone Property)

- ▶ Approximately 212 acres outside Town limits on Foxcroft Rd., east of Salamander and Wolver Hill
 - ▶ Property already has 15 acres in Town
- ▶ Annexation of approximately 22 acres into Town
 - ▶ Remaining 190 acres would be placed in **permanent open space conservation easement**
- ▶ Access off Foxcroft Road
 - ▶ No access from Route 50





Homewood Farm (former Pettibone Property)

- ▶ If Annexed:
 - ▶ Proposed 66 Units in-Town
 - ▶ 48 condo units (1, 2, and 3 bedroom)
 - ▶ Multifamily buildings maximum of 2-3 stories
 - ▶ 8 townhouse units
 - ▶ 10 single family cottage style homes
 - ▶ Remaining 190 acres in conservation easement
 - ▶ Limited commercial use in existing, renovated barn

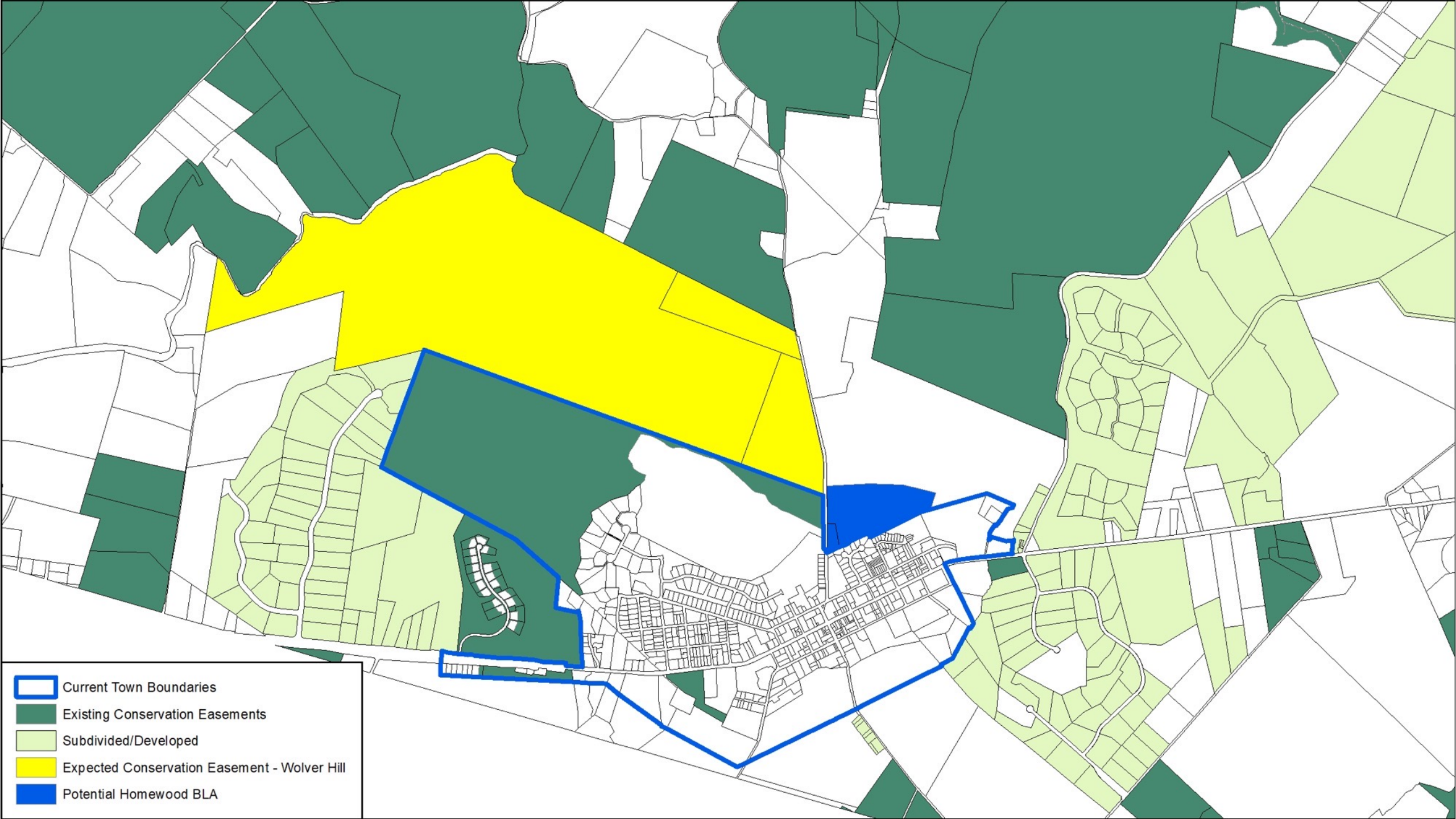


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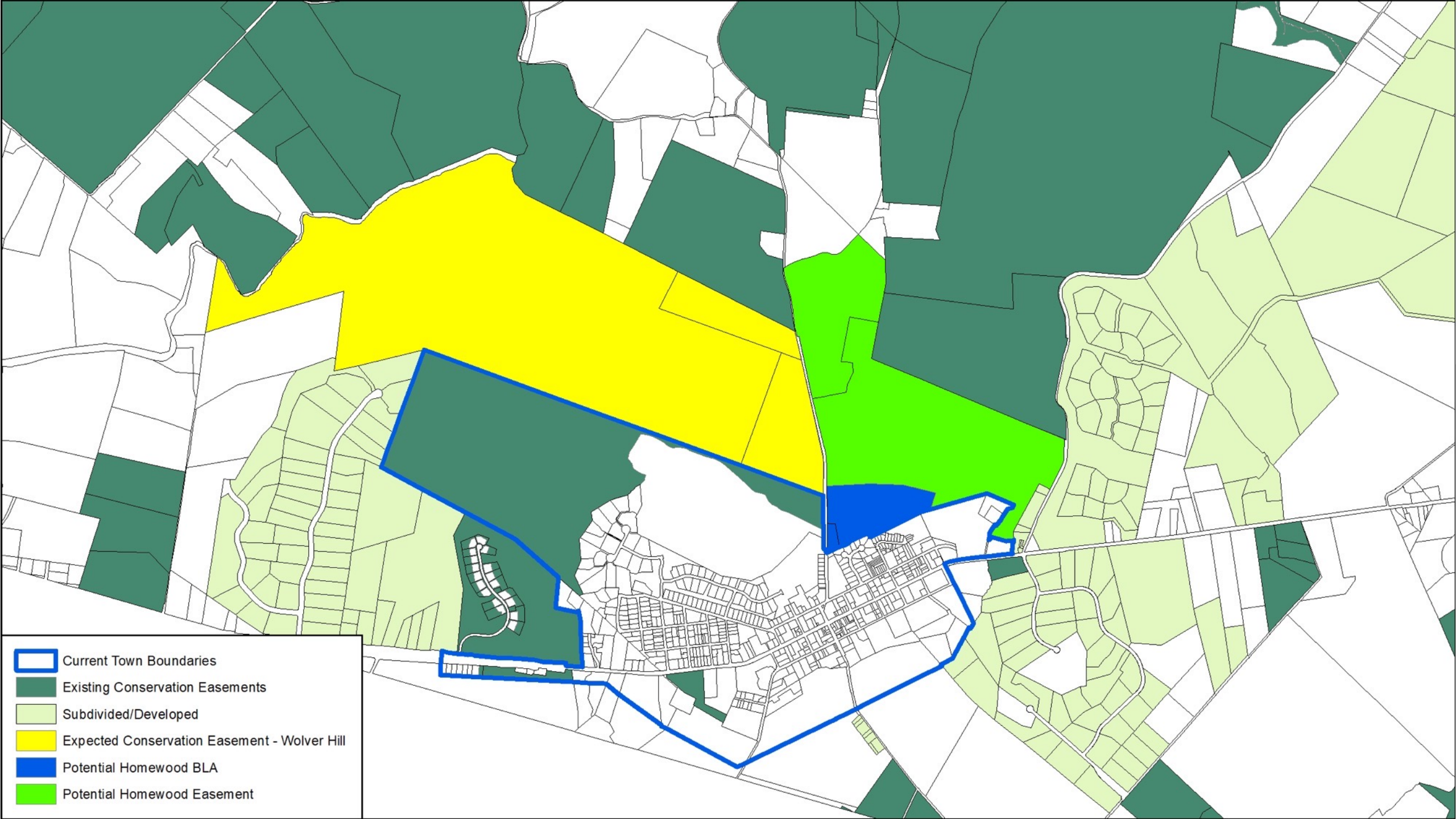
- ▶ If Not Annexed:
 - ▶ Could develop like Banbury Cross - 14 by-right lots [clustered homes and rural economy lot(s)], and/or AR-2 commercial/ag uses
 - ▶ Individual well/septic systems
 - ▶ No Town control over uses, design standards, zoning, light/noise pollution, traffic or other Town ordinances







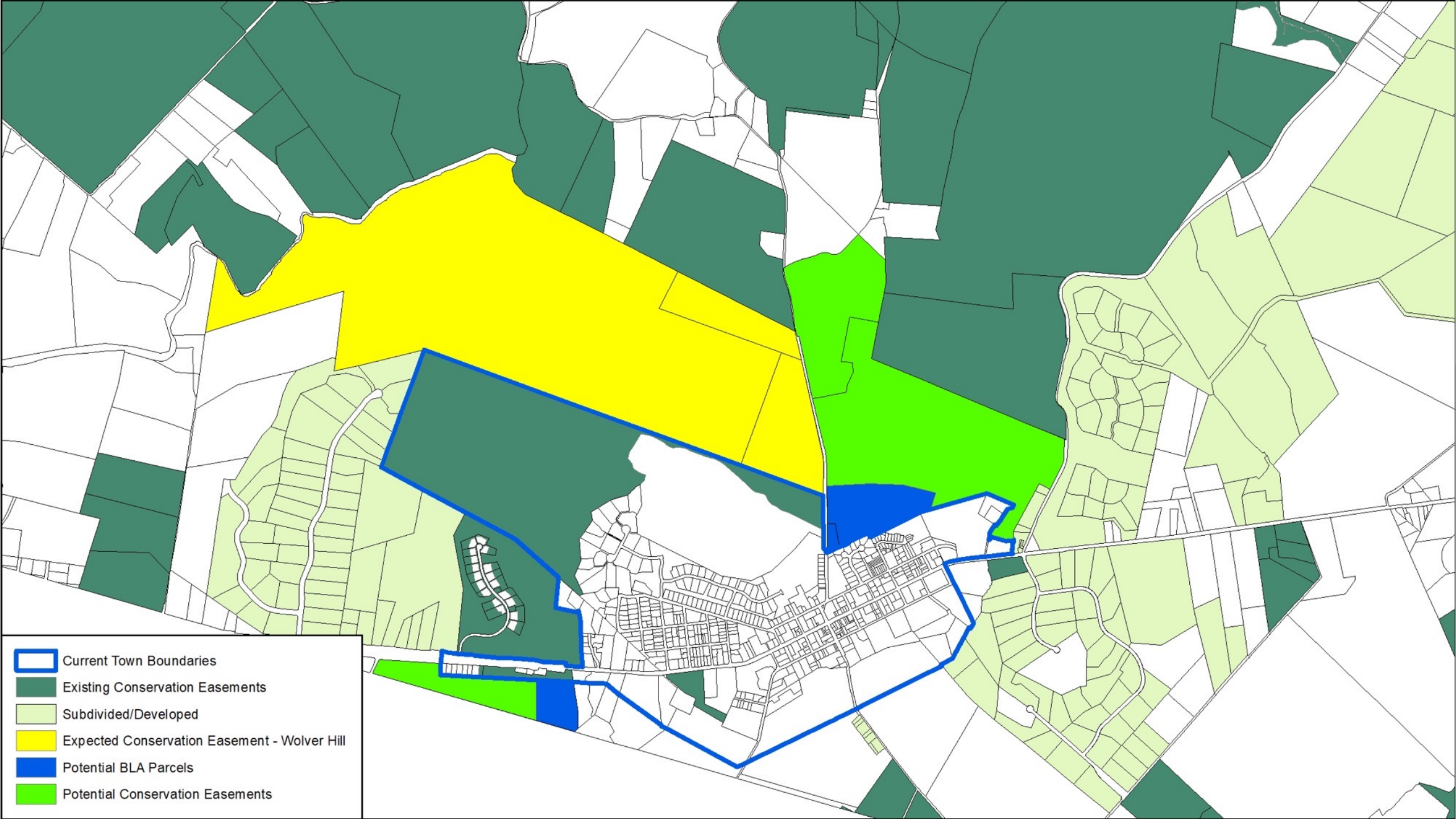
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Considerations Related to Boundary Line Adjustments





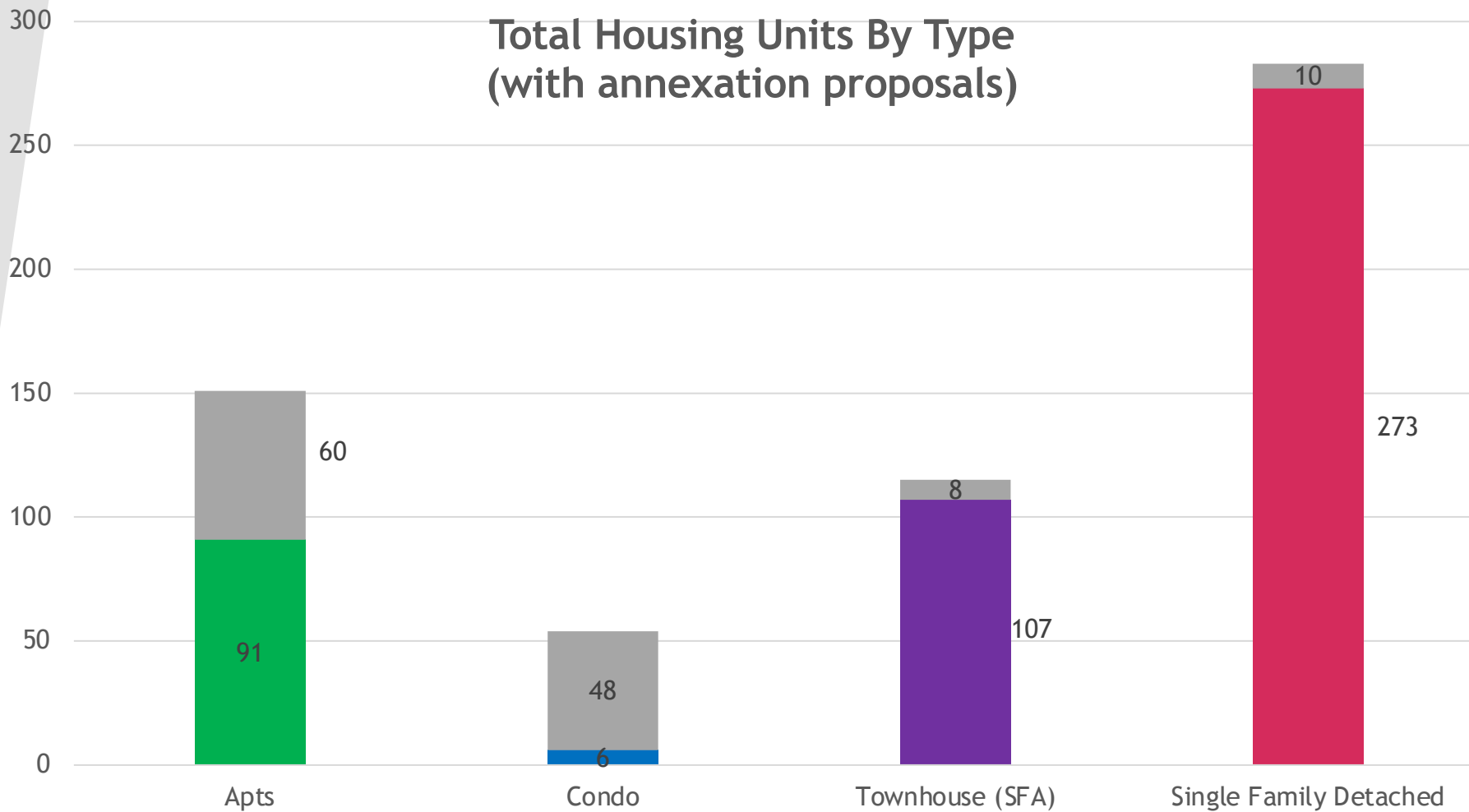
- Current Town Boundaries
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- Subdivided/Developed
- Expected Conservation Easement - Wolver Hill
- Potential BLA Parcels
- Potential Conservation Easements

Considerations:

- ▶ Town Operations
 - ▶ Sufficient water/sewer capacity
 - ▶ No capital expenditures paid by Town
 - ▶ Future operational considerations
 - ▶ Revenues may offset
 - ▶ Connection fees apply
- ▶ **Impact on Traffic**
 - ▶ Work w/ VDOT to assess & address
- ▶ Need for Pedestrian Connectivity



Total Housing Units By Type (with annexation proposals)



Missing segment of housing addressed



Next Steps



Next Steps:

- ▶ Question and Answer Session
- ▶ Continual Input from Community
 - ▶ Online: middleburgva.gov/input
 - ▶ Email: townclerk@middleburgva.gov
 - ▶ Phone: 540-687-5152
 - ▶ Town Council Meetings: 2nd & 4th Thursdays @ 6pm
- ▶ Follow-up meeting: coming weeks
 - ▶ Next several Council meetings will have dedicated public comment portion on BLA process and input



Questions & Answers

