

## PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the **BOARD OF SUPERVISORS' MEETING ROOM**, on the first floor of the Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Thursday, July 9, 2026, at 6:00 p.m. to consider the following:**

**LEGI-2024-0008, DULLES SOUTH COMMUNITY PARK:  
SPEX-2024-0017 & SPEX-2026-0034**  
*(Special Exceptions)*

The Loudoun County Department of Transportation and Capital Infrastructure has submitted applications for two special exceptions for approximately 34.43 acres of land located southwest of Braddock Road (Route 629), south of Grassland Grove Drive (Route 3394), and east of Lotus Pond Place (Route 3686) in the Little River Election District (the "Subject Property"). The Subject Property is more particularly described as PIN # 289-40-4854-000; Tax Map # 105/A/1////1/.

For SPEX-2024-0017, the applicant seeks a special exception to permit a regional park use in the TR-3UBF (Transitional Residential – 3 Upper Broad Run and Upper Foley) Zoning District. For SPEX-2026-0034, the applicant seeks to increase the maximum permitted Correlated Color Temperature (CCT) rating associated with proposed recreational and athletic field lighting.

**LEGI-2025-0012, GOLDEN SUBSTATION:  
CMPT-2025-0005, SPEX-2025-0032, SPEX-2025-0033, & SPEX-2025-0137, &  
ZMOD-2026-0002**  
*(Commission Permit, Special Exceptions, Minor Special Exception, and Sign Development Plan)*

Dominion Energy Virginia has submitted applications for the following: a commission permit, two special exceptions, a minor special exception, and a sign development plan for approximately 15.8 acres of land located east of Pacific Boulevard (Route 1036), west of Sully Road (Route 28), and north of the Washington and Old Dominion Trail in the Sterling Election District (the "Subject Property"). The Subject Property is more particularly described as PIN 043-39-4801-000; Tax Map # /80AH/1////3C/.

For CMPT-2025-0005, the applicant seeks to permit a public utility. For SPEX-2025-0032, the applicant seeks to permit a utility substation in the IP (Industrial Park) Zoning District. For SPEX-2025-0033, the applicant seeks to modify buffer requirements. For SPEX-2025-0137, the applicant seeks to modify parking requirements. For ZMOD-2026-0002, the applicant seeks to provide additional signage.

*Copies of the proposed plans, ordinances, or amendments for each item listed above may be examined at the Loudoun County Government Center, Office of County Administrator, Information Desk, First Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246 (option 5), to request hard copies or electronic copies. Additional project files related to land use applications and land use ordinances may be reviewed electronically at [loudoun.gov/landmarc](http://loudoun.gov/landmarc). Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). For further information, contact the Department of Planning and Zoning at 703-777-0246 (option 5).*

Planning Commission work sessions and public hearings are held in the Board Room of the Government Center. Public hearings and work sessions are televised on Comcast Government Channel 1075 and Verizon FiOS Channel 40 and are also livestreamed at [loudoun.gov/meetings](http://loudoun.gov/meetings).

Members of the public desiring to do so may appear and present their views during the public hearing. Public comment will be received only for those items listed for public hearing. Members of the public who wish to provide public input, whether electronically or in person, are encouraged to sign-up in advance; however, speakers may sign-up during the hearing. If you wish to sign up in advance, please call the Department of Planning and Zoning at 703-777-0246 (option 5) prior to 12:00 PM on the day of the public hearing; however, speakers may also sign-up at the public hearing. Written comments concerning any item before the Commission are welcomed at any time and may be sent to the Loudoun County Planning Commission, P.O. Box 7000 Leesburg, VA 20177-7000, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and for the Clerk's records. Members of the public may also submit comments on land use items electronically at [loudoun.gov/landapplications](http://loudoun.gov/landapplications). Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing to request additional time to speak on behalf of such organization.

Regularly scheduled Planning Commission public hearings are held on the fourth Tuesday of each month. In the event the public hearing cannot be conducted on that date due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing will be continued to the next day (Wednesday). In the event the public hearing may not be held on that Wednesday due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing may be continued to the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246 (option 5). Three business days advance notice is requested.

**BY ORDER OF: CLIFFORD KEIRCE, CHAIR  
LOUDOUN COUNTY PLANNING COMMISSION**