PUBLIC HEARING

The **LOUDOUN COUNTY BOARD OF SUPERVISORS** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, **at 6:00 p.m. on WEDNESDAY, November 12, 2026**, in order to consider:

PROPOSED AMENDMENTS TO CHAPTER 1450 OF THE CODIFIED ORDINANCES – AFFORDABLE DWELLING UNIT COVENANT RECORDATION UPDATES

Pursuant to Virginia Code § 15.2-1427, the Board of Supervisors gives notice of its intent to consider amendments to the regulations in Section 1450.08(a)(1) of the Loudoun County Codified Ordinance governing the time by which a declaration of covenants for affordable dwelling units ("ADU") must be recorded when such ADUs are for-sale. The proposed amendments establish when ADU Covenants for for-sale ADUs must be recorded, based on how the ADU is created: for ADUs created through the record plat process, prior to or concurrently with recordation of the record plat; for ADUs created through the site plan process, prior to site plan approval; and for ADUs to be conveyed as condominium units, prior to issuance of an occupancy permit. The proposed amendments apply equally to Unmet Housing Needs Units ("UHNUs") by cross reference in the Zoning Ordinance. A complete copy of the text of the proposed amendments may be examined at the Loudoun County Government Center, as described below.

The Loudoun County Affordable Dwelling Unit (ADU) Program is administered pursuant to Chapter 1450 of the Codified Ordinances of Loudoun County. Section 1450.08(a)(1) currently requires that, for for-sale ADUs, prior to the recordation of the deed for each ADU sold, the landowner/developer must record a declaration of ADU covenants ("ADU Covenants") running with the land in favor of the County. The County has received inquiries from attorneys in the development community regarding when ADU Covenants associated with for-sale units must be recorded where the units will be conveyed as condominium units, since a condominium unit does not have a legal description until the condominium instruments are recorded, typically occurring after site plan approval. The proposed amendments establish when ADU Covenants for for-sale ADUs must be recorded, based on how the ADU is created: for ADUs created through the record plat process, prior to or concurrently with recordation of the record plat; for ADUs created through the sit plan process, prior to site plan approval; and for ADUs to be conveyed as condominium units, as follows. Under the proposed amendments, when for-sale ADUs are being conveyed as condominium units, the ADU Covenants are subject to a two-stage County review, and the owner shall: (i) provide the ADU Covenants for review and approval during the approval process for the site plan, using the intended legal description of the for-sale ADU; (ii) after recording the condominium instruments, provide the ADU Covenants for final confirmation and approval, using the actual legal description of the for-sale ADU, prior to recording the ADU Covenants; and (iii) record the ADU Covenants prior to issuance of the first occupancy permit for any of the dwelling units (ADU or otherwise) within the condominium or, in the case of an expandable condominium, within the phase of the condominium that will contain the for-sale ADU. The proposed amendments do not change the substantive affordability or control-price provisions of the ADU Program and apply equally to Unmet Housing Needs Units ("UHNUs") by cross reference in the Zoning Ordinance.

Copies of the above-referenced amendments may be examined at the Loudoun County Department of Housing and Community Development, Front Desk, 1st Floor, 106 Catoctin Circle, S.E., Leesburg, VA, 20175, or the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, VA 20175, from 8:30 a.m. to 5:00 p.m., Monday through Friday excluding holidays or call (703) 737-8213 to request hard copies or electronic copies. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments

PROPOSED ABANDONMENT OF HOLIDAY DRIVE (ROUTE 1004), AND CONVEYANCE OF ABANDONED RIGHT-OF-WAY RDAB-2024-0001

Pursuant to Virginia Code §33.2-909, the Board of Supervisors hereby gives notice that it intends to consider the proposed abandonment of Holiday Drive (Route 1004). The subject roadway consists of approximately 40,057 square feet (approximately 0.92 acre) of dedicated improved right-of-way maintained and held by the Virginia Department of Transportation (VDOT). The subject road is located north of Old Ox Road (Route 606), east of Sully Road (Route 28), south of Sterling Boulevard (Route 846), and west of Shaw Road (Route 636) in the Sterling Election District. Pursuant to Virginia Code §33.2-913, the Board of Supervisors also shall consider the proposed conveyance of the abandoned right-of-way to an adjacent landowner.

Copies of the plats, and any associated documents, describing the proposed abandonment are available for review and may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia between 9:00 a.m. and 4:30 p.m., Monday through Friday or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

ALEGI-2026-0003, INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been received by the Loudoun County Department of Planning and Zoning and referred to the Agricultural District Advisory Committee (ADAC) and the Planning Commission (Commission) pursuant to §15.2-4300 et seq. of the Code of Virginia to amend the ordinances for the following Agricultural and Forestal Districts to add the following parcels:

DISTRICT	PIN	TAX MAP NUMBER	ACRES ENROLLED
NEW HILLSBORO	414-17-8809-000	/26//33////47//	13.17
NEW EBENEZER	591-16-5432-000	/55//16/////5A	11.55

Any owner of additional qualifying land may join the applications with consent of the Board of Supervisors (Board), at any time before the public hearing that the Board must hold on to the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Virginia Code §15.2-4310.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board, at any time before the Board acts pursuant to Virginia Code §15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for addition are as follows:

DISTRICT	PERIOD	SUBDIVISION MINIMUM LOT SIZE	PERIOD START DATE
NEW HILLSBORO	4 Years	20 Acres	April 11, 2026
NEW EBENEZER	4 Years	50 Acres	June 2, 2024

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Received applications were referred to the ADAC for review and recommendation. The ADAC held a public meeting on July 30, 2026, to consider the applications. The report and recommendations of the ADAC will be considered by the Commission at its public hearing on September 22, 2026. The reports and recommendations of the ADAC and the Commission will be considered by the Board at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 4:30 p.m., Monday through Friday, or by calling 703-7770246 (option 5) to request hard copies or electronic copies or electronically at: https://www.loudoun.gov/adac (7-30-2026 ADAC Meeting under Agendas and Bylaws) or https://loudouncountyvaeg.tylerhost.net/prod/selfservice#/home (choose "public records, then search by "plan" for "ALEGI"). Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

LEGI-2024-0056, DULLES TECHNOLOGY PARK: ZMAP-2024-0018

(Zoning Map Amendment)

Dulles Technology Park LLC has submitted an application for a zoning conversion for approximately 37.24 acres of land located east of Sully Road (Route 28), southwest of Shaw Road (Route 636), and on either side of Holiday Drive (Route 1004) in the Sterling Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
033-15-6961-000	N/A	/81/F13////33/
033-15-5688-000	N/A	81/F13//35A3/
033-15-9716-000	45479 Holiday Drive, Sterling, Virginia 20166	/94//13/////2/
034-45-5968-000	45425 Holiday Drive, Sterling, Virginia 20166	/94//13/////1/
033-15-3118-000	45440 Holiday Drive, Sterling, Virginia 20166	/81/F13////34/
033-15-3077-000	22744 Holiday Drive, Sterling, Virginia 20166	/81/F13////35/

For ZMAP-2024-0018, the applicant seeks to convert the subject property from the PD-IP (Planned Development – Industrial Park) Zoning District under the 1972 Loudoun County Zoning Ordinance to the IP (Industrial Park) Zoning District under the Loudoun County Zoning Ordinance and permit the development of data centers and associated uses.

APPL-2026-0006, DULLES NORTH TECHNOLOGY PARK: CMPT-2025-0009

(Appeal of Denial of Commission Permit)

Pursuant to Loudoun County Zoning Ordinance (Zoning Ordinance) Section 10.14.C.4, Dulles Technology Park LLC has filed a Notice of Appeal of the Planning Commission's (Commission's) denial of commission permit application CMPT-2025-0009 at the September 22, 2026, Planning Commission Public Hearing. CMPT-2025-0009 sought to establish a utility substation use on property more particularly identified as follows:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
045-30-5485-000	22451 Shaw Road, Sterling, Virginia 20166	/94////////44/
045-40-2669-000	N/A	/94////////42/
044-10-4706-000	N/A	/94////////43/

LEGI-2025-0053, DULLES NORTH TECHNOLOGY PARK: ZMAP-2024-0017, CMPT-2025-0009, SPEX-2025-0101, & SPEX-2025-0102

(Zoning Map Amendment, Commission Permit, and Special Exceptions)

Dulles Technology Park LLC has submitted applications for the following: a zoning map amendment, commission permit, and two special exceptions for approximately 10.94 acres of land located north of South Sterling Boulevard (Route 846), south of Lindsay Cars Court (Route 775), east of Sully Road (Route 28), and west of Shaw Road (Route 636) in the Sterling Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
045-30-5485-000	22451 Shaw Road, Sterling, Virginia 20166	/94////////44/
045-40-2669-000	N/A	/94////////42/
044-10-4706-000	N/A	/94////////43/

For ZMAP-2024-0017, the applicant seeks to rezone 1.69 acres from the C-1 (Commercial) Zoning District under the 1972 Loudoun County Zoning Ordinance (1972 Zoning Ordinance) to the IP (Industrial Park) Zoning District under the Loudoun County Zoning Ordinance (Zoning Ordinance) to permit the development of a utility substation. For CMPT-2025-0009, the applicant seeks to establish a Utility, Major (utility substation) use. For SPEX-2025-0101, the applicant seeks to permit a Utility, Major (utility substation) use on the 9.25-acre portion of the subject property under the PD-IP (Planned Development – Industrial Park) Zoning District under the 1972 Zoning Ordinance. For SPEX-2025-0102, the applicant seeks to permit a Utility, Major (utility substation) use on the 1.69-acre portion of the subject property under the IP Zoning District.

LEGI-2025-0008, FOX GATE MIXED USE: ZMAP-2025-0009

(Zoning Map Amendment)

JLB Realty, LLC has submitted an application for a zoning map amendment for approximately 22.68 acres of land located south of Little River Turnpike (Route 50), north of Eastgate View Drive (Route 3010), east of Tall Cedars Parkway (Route 2200), and west of Pleasant Valley Road (Route 609) in the Dulles Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
097-28-0986-000	43910 Eastgate View Drive, Chantilly, Virginia 20152	107////////48/
097-28-4693-000	N/A	107////////49/
097-28-7358-000	43987 Little River Turnpike, Chantilly, Virginia 20152	107////////50/
097-29-0248-000	44019 Little River Turnpike, Chantilly, Virginia 20152	107////////52/
097-29-3934-000	N/A	107////////54/

For ZMAP-2025-0009, the applicant seeks to rezone the Subject Property from the PD-MUB (Planned Development – Mixed Use Business) and CLI (Commercial Light Industry) Legacy Zoning Districts to the PUD (Planned Unit Development) Zoning District under the Loudoun County Zoning Ordinance to allow up to 362 multi-family attached units and up to 40,000 square feet of commercial uses.

LEGI-2026-0008, OLD ARCOLA RESIDENTIAL: ZCPA-2026-0005

(Zoning Concept Plan Amendment)

Wellington Development, LLC and DGM Arcola, LLC have submitted an application for a zoning concept plan amendment for approximately 31.67 acres of land located on either side of Stone Springs Boulevard (Route 659), south of Arcola Mills Drive (Route 621), and north of Little River Turnpike (Route 50) in the Dulles Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
203-30-1458-000	24219 Stone Springs Boulevard, Sterling, Virginia 20166	101////////18/
203-20-7070-000	42365 Reeves School Square, Sterling, Virginia 20166	01/B/1/////1/
162-25-3177-000	N/A	101///////103/
203-20-9349-000	N/A	101/B/ 1////14/
203-20-8192-000	42380 Reeves School Square, Sterling, Virginia 20166	101///////109/

For ZCPA-2026-0005, the applicant seeks to amend the previously approved Proffer Statement for LEGI-2023-0033 to (1) allow for consistency with the Virginia Housing Authority funding policies, (2) revise the timing associated with proffered transportation and housing commitments, (3) reflect the County's updated Capital Facility Contributions.

LEGI-2025-0001, WESTERN LOUDOUN RECREATION COMPLEX: CMPT-2025-0001, CMPT-2025-0003, SPEX-2025-0012, SPEX-2025-0013, & SPEX-2026-0033

(Commission Permits and Special Exceptions)

Loudoun County Department of Transportation and Capital Infrastructure has submitted applications for two commission permits and three special exceptions for approximately 142.71 acres of land located south of Leesburg Pike (Route 7), east of Simmons Road (Route 688), north of West Main Street (Route 7 Business) and west of the Town of Purcellville in the Catoctin Election District (the Subject Property).

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
522-18-2896-000	N/A	/35////////56E
523-48-4422-000	N/A	/35////////55A
523-47-8975-000	36716 Main Street W., Purcellville, Virginia 20132	/35////////55/

For CMPT-2025-0001, the applicant seeks to permit a park. For CMPT-2025-0003, the applicant seeks to permit a public building. For SPEX-2025-0012, the applicant seeks a special exception to permit a regional park in the AR-1 (Agricultural Rural – 1) Zoning District. For SPEX-2025-0013, the applicant seeks to a special exception to permit a regional park in the JLMA-3 (Joint Land Management Area – 3) Zoning District. For SPEX-2026-0033, the applicant seeks to increase the maximum permitted Correlated Color Temperature (CCT) rating associated with proposed recreational and athletic field lighting.

ZOAM-2026-0004 AFFORDABLE HOUSING BY PROPERTY TAX-EXEMPT RELIGIOUS AND NONPROFIT ORGANIZATIONS

(*Zoning Ordinance Amendment)*

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, 15.2-2286, and 15.2-2288.9, and a Resolution of Intent to Amend adopted by the Board of Supervisors on June, 16, 2026, the Planning Commission hereby gives notice of its intention to consider proposed amendments to the Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish new, and clarify, revise, and/or delete existing, regulations and definitions in regard to affordable housing by certain property tax-exempt religious and nonprofit organizations. Such affordable housing is authorized under Code of Virginia § 15.2-2288.9, which is effective January 1, 2027, until January 1, 2031. The amendment proposes revisions to Chapter 3: Uses, Chapter 4: Use Specific Standards, Chapter 7: Development Standards, Chapter 9: Attainable Housing, Chapter 12: Definitions, Appendix A: Acronyms and Abbreviations, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the above-mentioned section of the Zoning Ordinance. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

Copies of the proposed plans, ordinances, and amendments for each land use application listed above may be examined at the Loudoun County Government Center; Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-7770246 (option 5) to request hard copies or electronic copies. Additional project files related to land use applications for public hearings may be reviewed electronically at loudoun.gov/landmarc. In addition, documents may be viewed and downloaded electronically 72 hours in advance of the public hearing at: loudoun.gov/bosdocuments.

AMENDMENTS TO CHAPTER 873 OF THE CODIFIED ORDINANCES OF LOUDOUN COUNTY

Personal Property Tax Relief for Elderly or Totally and Permanently Disabled

Pursuant to Virginia Code §§15.2-1427 and 58.1-3651, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 873, *Personal Property Tax Relief for Elderly or Totally and Permanently Disabled*, of the Codified Ordinances of Loudoun County. The proposed amendments would have an effective date of January 1, 2027, and include, without limitation, the following:

- Increase the annual qualifying gross combined income limit based upon the income limits published annually by the U.S. Department of Housing and Urban Development for the Washington DC metropolitan statistical area for a 2-person family qualifying for federal housing assistance.

A complete copy of the full text of the above-referenced proposed Ordinance(s), as well as copies of the above organization's tax exemption applications and supporting documentation, are on file and available for public inspection in the Office of the County Administrator, County Government Center, 1 Harrison Street, S.E., 5th Floor, Leesburg, Virginia, between 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

NONPROFIT ORGANIZATIONS' REQUESTS FOR PROPERTY TAX EXEMPTION BY DESIGNATION

Pursuant to Virginia Code §§15.2-1427 and 58.1-3651, the Board of Supervisors gives notice of its intention to propose for passage an Ordinance designating certain real and/or personal property owned by the following nonprofit organizations as exempt from local real and/or personal property taxes:

CORNERSTONES, INC.

Tangible Personal Property Exemption Only. The 2026 assessed value of the tangible personal property owned by Cornerstones, Inc., for which an exemption is requested is $104,418.80, resulting in an actual total 2026 tax levy assessed against such property of $3,553.10.

LOUDOUN CAREER FIRE FIGHTERS ASSOCIATON

Real Property and Tangible Property Exemptions.

The 2026 assessed value of the real property owned by Loudoun Career Fire Fighters Association, for which an exemption is requested is $157,550, resulting in an actual total 2026 tax levy assessed against such property of $1,268.28.

The 2026 assessed value of the tangible personal property owned by Career Fire Fighters Association, for which an exemption is requested is $7,685.30, resulting in an actual total 2026 tax levy assessed against such property of $427.70.

LOWER LOUDOUN GIRLS SOFTBALL LEAGUE, INC

Tangible Personal Property Exemption Only. The 2026 assessed value of the tangible personal property owned by Lower Loudoun Girls Softball League, Inc. for which an exemption is requested is $2,098.86, resulting in an actual total 2026 tax levy assessed against such property of $87.10.

A complete copy of the full text of the above-referenced proposed Ordinance(s), as well as copies of the above organization's tax exemption applications and supporting documentation, is on file and available for public inspection in the Office of the County Administrator, County Government Center, 1 Harrison Street, S.E., 5th Floor, Leesburg, Virginia, between 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

PROPOSED AMENDMENTS TO CHAPTER 654 OF THE CODIFIED ORDINANCES OF LOUDOUNC COUTY

Offenses Against Peace and Public Safety

Pursuant to Virginia Code §§ 5.2-1427 15.2-900, 15.2-980, and 15.2-1200, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 654, *Offenses Against Public Peace and Safety,* of the Codified Ordinances of Loudoun County.

The purpose of the proposed amendments would adopt a new section - § 654.14, *Noise from Commercial and Industrial Properties*, in furtherance of the public necessity, convenience, and general welfare. Specifically, the proposed amendments would prohibit persons from permitting, operating or causing any source of noise from commercial and/or industrial properties that is audible and/or discernible in any other person's residential dwelling with the doors and windows to that other person's residential dwelling closed. The proposed amendments shall adopt a schedule of civil penalties for violations of the ordinance.

A complete copy of the full text of the above-referenced proposed ordinance is on file and available for public inspection in the Office of the County Administrator, County Government Center, 1 Harrison Street, S.E., 5th Floor, Leesburg, Virginia, between 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

Board of Supervisors public hearings are held in the Board Room of the Government Center. Meetings are televised on Comcast Government Channel 1075 and Verizon FiOS Channel 40. Meetings also are livestreamed at loudoun.gov/meetings.

Members of the public desiring to do so may appear and present their views regarding those matters 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 public hearing. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. For this public hearing, advanced sign-ups will be taken after 8:30 a.m. on October 30, 2026, and no later than 12:00 p.m. on November 12, 2026. Members of the public may also submit written comments by email sent to bos@loudoun.gov. Any written comments received prior to the public hearing will be distributed to Board members. Members of the public may also submit comments on land use items electronically at loudoun.gov/landapplications.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200/TTY-711. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

BY ORDER OF: PHYLLIS J. RANDALL, CHAIR
LOUDOUN COUNTY BOARD OF SUPERVISORS

10/22, 10/29/26