

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 County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Thursday, July 23, 2026, at 6:00 p.m.** to consider the

**ZOAM-2026-0003 – CHAPTER 10 PROCEDURES
PROPOSED AMENDMENTS TO THE LOUDOUN COUNTY ZONING
ORDINANCE**

(Zoning Ordinance Amendment)

Pursuant to Virginia Code §§15.2-2204, 15.2-2280, 15.2-2283, 15.2-2284, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on June 2, 2026, the Planning Commission hereby gives notice that it will consider and provide a recommendation to the Board of Supervisors regarding proposed amendments to the provisions of the Loudoun County Zoning Ordinance applicable to placard notice for Public Hearings by the Board of Supervisors, Planning Commission, and Board of Zoning Appeals on certain types of land development applications. 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.

**ALEGI-2026-0001, REVIEW AND RENEWAL, MODIFICATION OR
TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND
FORESTAL DISTRICT**

The current period of the New Featherbed Agricultural and Forestal District will expire on November 3, 2026. The District has a four-year period and a subdivision minimum lot size of 40 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally along and south and of Snickersville Turnpike (Route (734), east Sam Fred Road (Route 748), west of Cobb House Road (Route 629) and Oatlands Road (Route 650), and north of Little River Turnpike (Route 50), in the Little River Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres, but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required 5-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the New Featherbed Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listings:

PIN	TAX MAP NUMBER	ACRES ENROLLED	PIN	TAX MAP NUMBER	ACRES ENROLLED
431-26-4518-000	/88/111111/41A	115.48	466-39-3875-000	/88/111111/6/	175.61
431-47-9465-000	/88/271111/1/	40	46728-2312-000	/88/111111/9/	2.64
466-19-6389-000	/88/111111/7A	15.3	501-30-1846-000	/88/121111/2/	12.6
466-35-3459-000	/88/171111/WL/	20.44	501-30-4482-000	/88/121111/3/	7.28
466-36-1590-000	/87/E/1111/38/	25.25			

The ADAC held a public meeting on June 4, 2026, to review and make recommendations concerning whether to continue, modify or terminate the New Featherbed Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing on July 23, 2026. The reports and recommendations of the ADAC and the Planning Commission, along with any proposed modifications, will be considered by the Board of Supervisors at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are available for inspection 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 by calling 703-777-0246 (option 5) to request hard copies or electronic copies or electronically at: <https://loudouncountvvaeg.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/pc (for Public Hearing documents, follow the link for Public Hearings Packet).

**ALEGI-2026-0002, REVIEW AND RENEWAL, MODIFICATION OR
TERMINATION OF THE HILLBROOK AGRICULTURAL AND
FORESTAL DISTRICT**

The current period of the Hillbrook Agricultural and Forestal District will expire on June 19, 2026. The District has a four-year period and a subdivision minimum lot size of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally south of the Town of Hamilton, east of Taylor Road (Route 726) generally north of Shelburne Glebe Road (Route 729), and west of Woodburn Road (Route 769), in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres, but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Planning and Zoning and one or more of the following criteria is met:

- 1. Management Plan that specifically states that the property owner(s) are accumulating the required 5-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
- 2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
- 3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
- 4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the Hillbrook Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listings:

PIN	ACRES ENROLLED	TAX MAP NUMBER	PIN	ACRES ENROLLED	TAX MAP NUMBER
311-35-3202-000	10	/47/3/3/1/1/	384-37-5867-000	227.57	/46/111111/6/
347-27-8146-000	5.68	/46/B/1/1111/5/	385-18-4020-000	13.82	/46/24/1111/7/
347-27-9770-000	3	/46/B/1/1111/6/	385-20-5336-000	10	/46/111111/50/
347-28-1088-000	3	/46/B/1/1111/7/	385-49-3728-000	151.12	/46/111111/19/
348-26-1506-000	1.39	/46/A/2/1111/3A/	386-18-6519-000	5	/46/111111/1/
348-26-5830-000	5	/46/A/2/1111/4/	386-20-7289-000	10	/46/111111/1A/
348-39-7542-000	3	/47/111111/5A/	387-49-7678-000	33.3	/46/16/1111/1/
348-46-3955-000	16.6	/46/111111/8B/	418-19-7302-000	0.56	/37/C/1/1111/3/
348-48-3672-000	32.02	/46/A/1/1111/3B/	420-10-6596-000	66.75	/46/111111/21A/
348-49-4012-000	11.45	/46/111111/14D/	420-17-7513-000	10.03	/45/111111/65A/
349-20-7633-000	20	/47/111111/10B/	420-26-4793-000	22.21	/45/111111/87D/
349-25-1308-000	11.73	/46/111111/50E/	420-28-4351-000	246.5	/45/111111/88/
349-25-3193-000	13.1	/46/13/1111/2/	420-40-7144-000	64	/46/111111/52A/
349-25-9862-000	5.85	/46/13/1111/1/	421-15-6494-000	10	/45/111111/53A/
350-37-0285-000	7	/46/111111/55A/	421-19-2134-000	6	/45/111111/60A/
383-15-7096-000	90.25	/46/111111/1/	421-20-3121-000	12.01	/46/111111/24D/
383-26-2181-000	3	/46/111111/4C/	421-28-8243-000	103.25	/45/111111/63/
383-35-5024-000	147	/37/111111/6/	421-35-1997-000	15.01	/45/111111/65B/
383-36-2307-000	4.39	/46/111111/4A/	422-30-3507-000	72.17	/46/111111/36A/
384-35-4504-000	26.3	/46/111111/2/	422-49-1222-000	114.71	/45/111111/60/
384-35-5168-000	5.26	/46/111111/1A/	454-49-8344-000	9.33	/36/29/1111/9/

The ADAC held a public meeting on June 4, 2026, to review and make recommendations concerning whether to continue, modify, or terminate the Hillbrook Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing on July 23, 2026. The reports and recommendations of the ADAC and the Planning Commission, along with any proposed modifications, will be considered by the Board of Supervisors at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are available for inspection 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 by calling 703-777-0246 (option 5) to request hard copies or electronic copies or electronically at: <https://loudouncountvvaeg.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/pc (for Public Hearing documents, follow the link for Public Hearings Packet).

**LEGI-2024-0074, SPRING VALLEY TECHNOLOGY PARK:
ZMAP-2025-0008, SPEX-2025-0009, SPEX-2025-0010, SPEX-2025-0011,
SPEX-2025-0136, SPEX-2026-0004, & SPEX-2026-0031**

(Zoning Map Amendment, Special Exceptions, and Minor Special Exceptions)

SVTP O'Connor LLC and SVTP Spring Valley LLC have submitted applications for the following: a zoning map amendment, two special exceptions, and four minor special exceptions for approximately 325.1443 acres of land located north of Ryan Road (Route 772), south of Reservoir Road (Route 861), east of Evergreen Mills Road (Route 621), and west of Beaverdam Drive (Route 2475) and in the Ashburn Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
241-27-0467-000	22532 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/1/
241-27-4044-000	41426 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/2/
241-27-9420-000	41469 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/3/
241-18-4290-000	22688 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/4/
241-18-6654-000	22694 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/5/
241-18-8219-000	22766 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/6/
241-29-1117-000	22772 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/7/
241-29-5067-000	22778 Evergreen Mills Road, Leesburg, Virginia 20175	/77/13/1111/8/
241-28-2775-000	41533 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/9/
241-37-4437-000	41514 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/10/
241-37-9360-000	41536 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/11/
241-38-5194-000	41558 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/12/
241-38-9814-000	41593 Springvalley Lane, Leesburg, Virginia 20175	/77/13/1111/14/
240-26-8362-000	N/A	/77/111111/26/

For ZMAP-2025-0008, the applicant seeks to rezone the Subject Property from the TR-10 (Transitional Residential – 10) Zoning District to the IP (Industrial Park) Zoning District to develop data center, utility substation, and utility-scale energy storage uses. For SPEX-2025-0009, the applicant seeks to establish three utility substations in the IP Zoning District. For SPEX-2025-0010, the applicant seeks to permit a utility-scale energy storage facility in the IP Zoning District. For SPEX-2025-0011, the applicant seeks to waive the required step-back and building height reduction for data center uses within 400 feet of residential uses, and to reduce the required 200-foot setback from residential uses. For SPEX-2025-0136, the applicant seeks to eliminate the required 25-foot-wide Type C buffer for utility substation uses where adjacent to data center uses. For SPEX-2026-0004, the applicant seeks to permit a data center use in the IP Zoning District. For SPEX-2026-0031, the applicant seeks to permit ground-mounted data center mechanical equipment adjacent to residential uses.

**LEGI-2025-0001, WESTERN LOUDOUN RECREATION COMPLEX:
CMPT-2025-0001, CMPT-2025-0003, SPEX-2025-0012, SPEX-2025-0013,
SPEX-2025-0017, & SPEX-2026-0033**

(Commission Permits and Special Exceptions)

Loudoun County Department of Transportation and Capital Infrastructure has submitted applications for the following: two commission permits and four 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"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
522-18-2896-000	N/A	/35/111111/56E/
523-48-4422-000	N/A	/35/111111/55A/
523-47-8975-000	36716 Main Street W., Purcellville, VA 20132	/35/111111/55/

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 to permit a regional park in the AR-1 (Agricultural Rural – 1) Zoning District. For SPEX-2025-0013, the applicant seeks to permit a regional park in the JLMA-3 (Joint Land Management Area – 3) Zoning District. For SPEX-2025-0017, the applicant seeks to permit a library in the AR-1 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.

**LEGI-2024-0037, COCHRAN TECH: ZMAP-2024-0012, SPEX-2025-0025,
SPEX-2025-0029, SPEX-2025-0034, SPEX-2025-0054, & SPEX-2025-0111**

(Zoning Map Amendment, Special Exceptions, & Minor Special Exception)

Cochran Tech LC has submitted an application for a zoning map amendment, four special exceptions, and a minor special exception for a 17.52-acre property zoned JLMA-3 (Joint Land Management Area – 3) under the Loudoun County Zoning Ordinance and located southwest of the intersection of Leesburg Pike (Route 7) and Belmont Ridge Road (Route 659), northeast of the Dulles Greenway (Route 267), and east of Cochran Mill Road (Route 653) in the Leesburg Election District (the Subject Property). The Subject Property is more particularly described as 42427 Cochran Mill Road, Leesburg, Virginia 20175, PIN # 151-40-0958-000 and Tax Map # /61/111111/2/. For ZMAP-2024-0012, the applicant seeks to rezone the property from the JLMA-3 Zoning District to the IP (Industrial Park) Zoning District to permit industrial uses. For SPEX-2025-0025, the applicant seeks to remove the nonconforming status of an existing residential driveway on site. For SPEX-2025-0029, the applicant seeks to permit up to 444,307 square feet of data center use in the IP Zoning District. For SPEX-2025-0034, the applicant seeks to permit utility-scale energy storage use for battery storage in the IP Zoning District. For SPEX-2025-0054, the applicant seeks to permit data center use on moderately steep slopes. For SPEX-2025-0111, the applicant seeks to permit utility scale energy storage use for battery storage on moderately steep slopes.

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. Additionally, documents may be viewed and downloaded electronically the week before the hearing at 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. 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. 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. 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**