

PUBLIC NOTICE

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 **Tuesday, February 24, 2026, at 6:00 p.m.** to consider the following:

LEGI-2025-0041, DUVALL PROPERTY: SPEX-2025-0114, SPEX-2025-0115, & SPEX-2025-0116 (Special Exceptions)

Laura Gabrielle Duvall Revocable Living Trust has submitted applications for the following: three special exceptions for approximately 44.61 acres of land zoned AR-1 (Agricultural Rural – 1) under the Loudoun County Zoning Ordinance and located on either side of Tree Crops Lane, west of Wilsons Gap Road (Route 1160), and east of the Berkeley County, West Virginia, border in the Catoctin Election District (the Subject Property). The Subject Property is more particularly described as PIN # 628-19-3425-000 and Tax Map # /33////////15/.

For SPEX-2025-0114, the applicant seeks to allow disturbance of forested areas within very steep slopes in highly sensitive Mountainside Overlay District (MOD). For SPEX-2025-0115, the applicant seeks to allow disturbance of forested, highly sensitive MOD with slopes less than 15 percent and disturbance of forested, highly sensitive MOD with slopes between 15 and 25 percent within soil mapping unit 50D. For SPEX-2025-0116, the applicant seeks to allow land disturbance within soil mapping unit 88 and clearing within existing MOD slopes greater than 25 percent when no alternative exists.

LEGI-2023-0106, SOUTH RIDING INTERGENERATIONAL COMMUNITY: ZMAP-2023-0012, SPEX-2023-0039, SPEX-2024-0084, & SPEX-2025-0113 (Zoning Map Amendment & Special Exceptions)

Singh Development LLC has submitted applications for the following: a zoning map amendment and four special exceptions for approximately 19.39 acres of land zoned CLI (Commercial Light Industry) and located at the southeast intersection of Eastgate View Drive (Route 3010) and Tall Cedars Parkway (Route 2200) in the Dulles Election District (the Subject Property). The Subject Property is more particularly described as The Subject Property is more particularly described as 43735 Tall Cedars Parkway, Chantilly, VA 20152, PIN # 097-17-2329-000 and Tax Map # 107//13///4/.

For ZMAP-2023-0012, the applicant seeks to rezone the Subject Property from the CLI (Commercial Light Industrial) Zoning District to the SCN-16 (Suburban Compact Neighborhood – 16) Zoning District under the Loudoun County Zoning Ordinance. The request also includes a modification to increase the allowed percentage of multifamily units from 75 to 100 percent within the SCN-16 District. For SPEX-2023-0039, the applicant seeks to permit a continuing care facility. For SPEX-2024-0084, the applicant seeks to allow a community center within the continuing care facility. For SPEX-2025-0113, the applicant seeks to increase the height of the multifamily and continuing care facility buildings from 50 to 55 feet.

LEGI-2024-0038, ASPEN SUBSTATION: SPEX-2024-0054, SPEX-2024-0055, & SPEX-2025-0026 (Special Exceptions & Minor Special Exception)

Dominion Energy Virginia has submitted applications for two special exceptions and a minor special exception for an approximately 34.62-acre property zoned JLMA-20 (Joint Land Management Area – 20) and PD-SA (Planned Development – Special Activity) under the Loudoun County Zoning Ordinance and located northwest of Cochran Mill Road (Route 653), south of Crosstrail Boulevard (Route 896), and west of the Washington and Old Dominion Trail in the Leesburg Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER'S
151-45-9554-000	41990 Cochran Mill Road, Leesburg, VA 20175	/61////////5C
191-16-9866-000 (Portion of)	41975 Loudoun Center Place, Leesburg, VA 20175	/60////////12/

For SPEX-2024-0054, the applicant seeks a special exception to establish a Utility, Major (Utility Substation) in the JLMA-20 and PD-SA Zoning Districts. For SPEX-2024-0055, the applicant seeks a minor special exception to reduce buffer requirements in the JLMA-20 and PD-SA Zoning Districts, requesting to provide a 20-foot opaque wall rather than tree plantings. For SPEX-2025-0026, the applicant seeks a special exception to reduce the parking ratio from one parking space per 1,000 square feet (SF) to one parking space per 33,000 SF.

LEGI-2023-0104, FLEETWOOD ROAD CHILD CARE CENTER: SPEX-2020-0016 & SIDP-2020-0006 (Special Exception & Sign Development Plan)

Fleetwood Road Development LLC has submitted applications for the following: a special exception and a sign development plan for approximately 3.97 acres of land zoned TR-1UBF (Transitional Residential – 1 (Upper Broad Run and Upper Foley)) under the Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 Zoning Ordinance) and located northwest of the intersection of Fleetwood Road (Route 616) and Little River Turnpike (Route 50) in the Little River Election District (the Subject Property). The Subject Property is more particularly described as: PIN # 246-38-3316-000 and Tax Map # 100////////17A.

For SPEX-2020-0016, the applicant seeks to permit a 10,000-square-foot childcare center in the TR-1UBF Zoning District under the Revised 1993 Zoning Ordinance. For SIDP-2020-0006, the applicant seeks to increase the square footage of sign area and allow illuminated signs in the TR-1UBF Zoning District.

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 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 KEIRUE, CHAIR, PLANNING COMMISSION

02/05, 02/12/26