

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, 2025**, in order to consider:

**AMENDMENTS TO CHAPTER 868 OF
THE CODIFIED ORDINANCES OF LOUDOUN COUNTY
Exemption for Certified Solar Energy Equipment**

Pursuant to Virginia Code §§15.2-1427 and 58.1-3660 and 58.1-3661, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 868, Exemption for Certified Solar Energy Equipment, of the Codified Ordinances of Loudoun County. The proposed amendments will align the local ordinance with changes adopted by the General Assembly and clarification of the Code of Virginia by the Attorney General of Virginia.

A complete copy of the full text of the above-referenced proposed amendment(s) is on file and available for public 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 call 703-777-0200. Documents may also 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”).

**AMENDMENTS TO CHAPTER 872 OF
THE CODIFIED ORDINANCES OF LOUDOUN COUNTY
Real Estate Tax Relief for Elderly or Totally and Permanently Disabled**

Pursuant to Virginia Code §§15.2-1427 and 58.1-3210, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 872, Real Estate 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, 2026, and include, without limitation, the following:

- Increase the annual qualifying household income and net worth for a 100% exemption to:
 - o Annual household income does not exceed \$87,000 (currently \$77,000) and net worth does not exceed \$498,000 (currently \$440,000).
- Increase the annual qualifying household income and net worth in each bracket for a 50% exemption to:
 - o Annual income does not exceed \$79,000 (currently \$70,000) and net worth is greater than \$498,000 (currently \$440,000) but does not exceed \$635,000 (currently \$560,000); or
 - o Annual income does not exceed \$71,000 (currently \$63,000) and net worth is greater than \$635,000 (currently \$560,000) but does not exceed \$771,000 (currently \$680,000); or
 - o Annual income does not exceed \$63,000 (currently \$56,00) and net worth is greater than \$771,000 (currently \$680,000) but does not exceed \$907,000 (\$800,000); or
 - o Annual income does not exceed \$55,000 (currently \$49,000) and net worth is greater than \$907,000 (currently \$800,000) but does not exceed \$1,028,000 (currently \$920,000).
- Automatic annual increase to the qualifying household income and net worth criteria based on the annual change in the Consumer Price Index for the Washington Metro Region, rounded down to the nearest \$1,000.

A complete copy of the full text of the above-referenced proposed amendment(s) is on file and available for public 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 call 703-777-0200. Documents may also 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:

AFRICAN AMERICAN COMMUNITY ALLIANCE, INC.

Tangible Personal Property Exemption Only. The 2025 assessed value of the tangible personal property owned by African American Community Alliance, Inc., for which an exemption is requested is \$83.43, resulting in an actual total 2025 tax levy assessed against such property of \$3.78.

CJ3 FOUNDATION, INC.

Tangible Personal Property Exemption Only. The 2025 assessed value of the tangible personal property owned by CJ3 Foundation, Inc., for which an exemption is requested is \$18,875, resulting in an actual total 2025 tax levy assessed against such property of \$969.50.

LOUDOUN VOLUNTEER CAREGIVERS, INC.

Tangible Personal Property Exemption Only. The 2025 assessed value of the tangible personal property owned by Loudoun Volunteer Caregivers, Inc. for which an exemption is requested is \$35,775, resulting in an actual total 2025 tax levy assessed against such property of \$361.34.

MOZAIC, INC.

Real Property and Tangible Property Exemptions.

The 2025 assessed value of the real property owned by Mozaic, Inc., for which an exemption is requested is \$567,290, resulting in an actual total 2025 tax levy assessed against such property of \$4,566.69.

The 2025 assessed value of the tangible personal property owned by Mozaic, Inc., for which an exemption is requested is \$6,836, resulting in an actual total 2025 tax levy assessed against such property of \$312.10.

A complete copy of the full text of the above-referenced proposed amendment(s) is on file and available for public 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 call 703-777-0200. Documents may also 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”).

**AMENDMENTS TO CHAPTER 838 OF THE CODIFIED ORDINANCES OF
LOUDOUN COUNTY SWIMMING POOL AND WATER RECREATION FACILITIES**

Pursuant to Virginia Code §15.2-1427, the Board of Supervisors gives notice of its intention to propose for passage amendments to Chapter 838, *Swimming Pool and Water Recreation Facilities*, of the Codified Ordinances of Loudoun County. The proposed amendments repeal the existing Chapter 838, *Swimming Pool and Water Recreation Facilities Ordinance*, and replace it with the *Aquatic Health Ordinance*.

The purpose of this rewrite is to update Chapter 838 to align with current state regulations, including the Virginia Uniform Statewide Building Code (USBC), and to remove outdated design and construction standards that are no longer under the Health Department’s authority. The new *Aquatic Health Ordinance* establishes health and safety standards for the operation and maintenance of public swimming pools and aquatic recreation facilities in Loudoun County.

A complete copy of the full text of the above-referenced proposed amendment(s) is on file and available for public 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 call 703-777-0200. Documents may also 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 CONVEYANCE OF COUNTY PROPERTY
Located at 161 W. Main Street, Purcellville, Virginia**

Pursuant to Virginia Code §15.2-1800 et seq., the Board of Supervisors shall consider conveying County-owned property located at 161 W. Main Street, Purcellville, Virginia 20132 in the Catoctin Election District to Amanda Dayton. The property is more particularly described as PINs: 488-37-2337-000 and 488-37-1638-000.

Copies of the public hearing item and associated documents are available for review and 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) 777-0200. Documents may also 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 RESOLUTION APPROVING THE PUBLIC USE AND
NECESSITY OF ACQUIRING CERTAIN REAL PROPERTY AND
AUTHORIZING THE ACQUISITION BY EMINENT DOMAIN**

**Washington and Old Dominion (W&OD) Trail Overpass Project
Over Sterling Boulevard**

Pursuant to Virginia Code Section 15.2-1901 et seq., the Board of Supervisors shall consider the adoption of a resolution approving the public use and necessity for the acquisition of real property for the Washington and Old Dominion Trail Overpass Project Over Sterling Boulevard in Sterling, Virginia, by eminent domain (condemnation and “quick take”). The subject property consists of portions of six (6) parcels located adjacent to the W&OD trail at the intersection with Sterling Boulevard. The property interests to be acquired include permanent public access easements, permanent drainage easements and temporary construction easements for the construction of the project located on the following properties:

Parcel ID#	PROPERTY OWNER	Election District
033-47-6537-000	VIGINIA ELECTRIC & POWER COMPANY DBA VI	Sterling
033-48-4940-000	TA HERITAGE FEE OWNER LLC	Sterling

033-38-0195-000	STERLING ONE INDUSTRIAL LLC C/O CAPITAL PROPERTY RESOURCES	Sterling
033-38-5671-000	DAVIS DRIVE PROPCO LLC	Sterling
033-38-7850-000	DAVIS DRIVE PROPCO LLC	Sterling
033-47-8120-000	SHEPARD V INDUSTRIAL CONDOS	Sterling

A complete copy of the full text of the above-referenced proposed resolution, as well as plat and vicinity maps further identifying the subject properties to be acquired, is on file and available for public 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 call (703) 777-0200. Documents may also 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”). Project details may also be viewed at the County’s Department of Transportation and Capital Infrastructure website link: [Sterling Boulevard and W&OD Trail Overpass](#).

DOAM-2025-0002, LOUDOUN COUNTY FACILITIES STANDARDS MANUAL AMENDMENTS ZONING ORDINANCE IMPLEMENTATION, VIRGINIA STORMWATER MANAGEMENT HANDBOOK UPDATES, AND PRELIMINARY SOILS REVIEWS (Development Ordinance Amendment)

Pursuant to Virginia Code §15.2-2204, the Virginia Erosion and Stormwater Management Act (§62.1-44.15:24 et seq. of the Code of Virginia), the Virginia Erosion and Stormwater Management Regulations (9VAC25-875 et seq.), guidance provided by the Virginia Department of Environmental Quality (State Law), and a Resolution of Intent to Amend adopted by the Board of Supervisors (Board) on June 17, 2025, notice is hereby given of proposed amendments to the Loudoun County Facilities Standards Manual (FSM) that are necessary to implement Technical and Procedural Newsletters (Tech Memos) dated January 28, 2025, May 28, 2025, and June 17, 2025, regarding implementation of the Loudoun County Zoning Ordinance (Zoning Ordinance) and the new Virginia Stormwater Management Handbook, and revisions to other existing Water Resource Management and Preliminary Soils Review standards. These amendments propose revisions to Chapters 5, 6, 7, and 8 of the FSM, and such other Chapters, Sections, Subsections, and provisions of the Land Subdivision and Development Ordinance and FSM as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typos within, update internal cross-references to, and further clarify the requirements of, the above-mentioned Chapters of the FSM. The public purposes of these amendments are to achieve the purposes listed in Section 15.2-2200 of the Code of Virginia and to assure the orderly subdivision of land and its development and the public necessity, convenience, and general welfare.

Proposed amendments to all sections of the FSM include without limitation the following:

- Update references to the Virginia Erosion and Sediment Control Handbook and Virginia Stormwater Best Management Practices (BMP) Clearinghouse to the Virginia Stormwater Management Handbook.
- Update references to the 1993 Loudoun County Zoning Ordinance and Revised 1993 Zoning Ordinance to the Zoning Ordinance.
- Update terminology to match terminology used in the Zoning Ordinance.

Proposed amendments to FSM Chapter 5, Water Resource Management, include without limitation the following:

- Revise and clarify and establish new standards under Section 5.200, Design Standards, Section 5.201, Easements, Section 5.210, Hydrologic Design, 5.220, Hydraulic Design, Section 5.225, Stormwater Management – General Criteria, Section 5.230, Stormwater Management – Technical Criteria, Section 5.300, Erosion and Sediment Control, and Section 5.600, References for Chapter 5.
- Revise and clarify Figure 1, Level Spreader with Plunge Pool, Figure 6, Pipe Outlet Sediment Trap, and Figure 7, Recommended Curb Inlet Protection.
- Establish new Figure 9, Procedure for Determining Correction Factor (Cf).

Proposed amendments to FSM Chapter 6, Soils, Geotechnical, Geophysical, and Hydrogeological Studies, include without limitation the following:

- Revise Section 6.130, Preliminary Soils Study Investigation and Report, regarding preparation of Preliminary Soils Reviews.

Proposed amendments to FSM Chapter 7, Environmental Design Standards, include without limitation the following:

- Revise and clarify existing standards under Section 7.304, Forest Management Plan, and Section 7.305, Reforestation Standards.
- Establish new Section 7.307, Remedial Revegetation Plan, Section 7.308, Wildlife Habitat Planting Plan, and Section 7.309, Invasive Plant Species Management Plan.

Proposed amendments to FSM Chapter 8, Administrative Procedures, include without limitation the following:

- Revise and clarify and establish new standards under Section 8.101, General Standards, Section 8.102, Preliminary Plat of Subdivision (SBPL), Section 8.103, Plats for Subdivision and Other Miscellaneous Plats, Section 8.103.4, Family Subdivision (SBFM), Section 8.103.5, Subdivision Waiver (SBWV), Section 8.103.6, Easement Plats – Creation and Vacation, Section 8.103.7, Dedication/Vacation Plats (DEDI), Section 8.103.8 AR-1 and AR-2 Division Plats (SBBD), Section 8.106, Construction Plans and Profiles (CPAP), Section 8.107, Site Plans (STPL) and Rural Economy Site Plans (REST), Section 8.111, Grading Permit Application, Section 8.114, Plot Plans for Residential Zoning Permit Applications, and Section 8.200, Requirements for Start of Any Construction.

ALEGI-2025-0008, 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 Chapter 43, Title 15.2 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 OAK HILL	357-17-2884-000	/75///7/////1/	4.81
NEW MOUNT GILEAD	529-30-7348-000	/56//20/////17/	14.96
BEAVERDAM VALLEY	562-27-1058-000	/55////////39B	10.00
NEW UPPERVILLE	665-39-2245-000	/53///3/////13/	10.94

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 the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

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 Section 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 OAK HILL	4 Years	40 Acres	April 15, 2022
NEW MOUNT GILEAD	4 Years	20 Acres	December 7, 2021
BEAVERDAM VALLEY	4 Years	50 Acres	June 20, 2022
NEW UPPERVILLE	4 Years	40 Acres	December 7, 2021

Each of these Agricultural and Forestal 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 reports and recommendations of the ADAC and the Commission will be considered by the Board at its public hearing.

LEGI-2024-0020, CLEREMONT FARM POND RENOVATION: SPEX-2024-0038, SPEX-2025-0046, SPEX-2025-0047, & SPEX-2025-0048 (Special Exceptions)

Kimley-Horn and Associates, Inc. has submitted applications for four special exceptions for approximately 217.4 acres of land located southeast of Trappe Road (Route 619) and north of Millville Road (Route 743) along Jeffries Branch in the Little River Election District (the Subject Property). The Subject Property is more particularly described as:

PIN	PROPERTY ADDRESS	TAX MAP NUMBER
667-27-7463-000	20854 Trappe Road Upperville, Virginia	/53////////23/
668-48-0218-000	N/A	/70////////1/

For SPEX-2024-0038, the applicant seeks a special exception to combine, expand, and remove the nonconforming status of two ponds within the Major Floodplain Overlay District (FOD) and River and Stream Corridor Resources (RSCR) area. For SPEX-2025-0046, the applicant seeks a special exception to remove the nonconforming status of existing private passive recreational uses within the Major FOD. For SPEX-2025-0047, the applicant seeks a special exception to build two piers. For SPEX-2025-0048, the applicant seeks a special exception to permit 1,010 square feet of incidental structures in the FOD in the form of a site-sourced boulder retaining wall and footbridge.

LEGI-2023-0114, FRANKLIN PARK WEST: ZMAP-2023-0016, CMPT-2023-0017, & SPEX-2023-0049 (Zoning Map Amendment, Commission Permit, and Special Exception)

The County of Loudoun, Department of Transportation and Capital Infrastructure has submitted applications for the following: a zoning map amendment, commission permit, and special exception for approximately 130.02 acres of land located south of Leesburg Pike (Route 7), east of Tedler Circle (Route 2859), and west of Tranquility Road (Route 782) in the Catoctin Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDEN- TIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
556-37-6024-001	N/A	/34/////65-1
556-27-6937-000	17749 Lakefield Road Round Hill, Virginia	/43////////59B

For ZMAP-2023-0016, the applicant seeks to rezone portions of the Subject Property from PD-H3 (Planned Development – Housing 3) and JLMA-3 (Joint Land Management Area – 3) Legacy Zoning Districts to the AR-1 (Agricultural Rural – 1) Zoning District under the [Loudoun County Zoning Ordinance](#). For CMPT-2023-0017, the applicant seeks a commission permit to permit a park. For SPEX-2023-0049, the applicant seeks a special exception to permit a regional park use in the AR-1 Zoning District.

**LEGI-2024-0031, AUTO WORLD SUBSTATION:
ZMAP-2024-0010, CMPT-2024-0005, SPEX-2024-0047, & SPEX-2025-0112**
(Zoning Map Amendment, Commission Permit, and Special Exceptions)

Dominion Energy Virginia has submitted applications for the following: a zoning map amendment, commission permit, and two special exceptions for approximately 10.99 acres of land located north of Auto World Circle and west of Pacific Boulevard (Route 1036) and the Washington and Old Dominion Trail in the Sterling Election District (the Subject Property). The Subject Property is more particularly described as PIN # 043-38-5018-000 and Tax Map # /80//18/////2/. For ZMAP-2024-0010, the applicant seeks to rezone the Subject Property from the PD-CH (Planned Development – Commercial Highway) Zoning District under the [1972 Loudoun County Zoning Ordinance](#) to the IP (Industrial Park) Zoning District under the [Loudoun County Zoning Ordinance](#). For CMPT-2024-0005, the applicant seeks a commission permit to permit a utility substation. For SPEX-2024-0047, the applicant seeks a special exception to permit a major utility (utility substation) use in the IP Zoning District. For SPEX-2025-0112, the applicant seeks a special exception to reduce the minimum required parking for a major utility use.

CPAM-2024-0003, 2024 Review of 2019 General Plan
(Comprehensive Plan Amendment)

Pursuant to Virginia Code §§15.2-2204, 15.2-2225, and 15.2-2229, and a Motion and Project Plan adopted by the Board of Supervisors on June 4, 2024, the Board of Supervisors hereby gives notice of its intent to consider a Comprehensive Plan Amendment (CPAM) to amend the [Loudoun County 2019 General Plan](#) (2019 GP) in order to address issues that staff identified through implementation of the 2019 GP since its adoption five years ago and the drafting, review, and adoption of the new Zoning Ordinance (ZOAM-2020-0001), to update information and data, and to incorporate other adopted Zoning Ordinance Amendments (ZOAMs) and Board of Supervisors direction.

The CPAM proposes revisions to Chapters 1, 2, 3, 4, and 6, the Glossary, the Implementation Matrix, certain 2019 GP maps, and such other Chapters, policies, and provisions of the 2019 GP 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(s) of the 2019 GP. The proposed changes would apply County-wide.

**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 an approximately 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/////////2/. For ZMAP-2024-0012, the applicant seeks to rezone the property from JLMA-3 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 444,310 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.

LEGI-2023-0029, RESIDENCES AT DULLES PLAZA: ZMAP-2022-0002
(Zoning Map Amendment)

NFD Acquisition LLC has submitted an application for a zoning map amendment for approximately 3.51 acres of land located south of Old Ox Road (Route 606), east of Sully Road (Route 28), and on the southwest corner of Dulles Plaza and Shaw Road (Route 636) in the Sterling Election District (the Subject Property). The Subject Property is more particularly described as PIN # 034-26-4101-000 and Tax Map # /94//35/////A1/.

For ZMAP-2022-0002, the applicant seeks to rezone the Subject Property from the IP (Industrial Park) Zoning District to the PUD (Planned Unit Development) Zoning District under the [Loudoun County Zoning Ordinance](#) and proposes to develop up to 325 multifamily attached dwelling units.

LEGI-2024-0026, PANTOVIC PROPERTY REZONING: ZMAP-2024-0006
(Zoning Map Amendment)

Pantovic, Jovana TR and Branko Pantovic and Jovana Pantovic Revocable Family Trust and Pantovic, Branko TR and Evergreen Meadows LLC have submitted an application for a zoning map amendment for an approximately 6.28-acre property located north of Briarfield Lane (Route 3442), west of Arcola Mills Drive (Route 621), and east of Northstar Boulevard (Route 3171) in the Little River Election District (the Subject Property). The Subject Property is more particularly described as:

PARCEL IDEN- TIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
202-19-3290-000	42254 Briarfield Lane Aldie, Virginia	101/D/2/////1A
202-29-4526-000	24395 Arcola Mills Drive Aldie, Virginia	101/D/1/////15A

For ZMAP-2024-0006, the applicant seeks to rezone the Subject Property from the CR-1 (Countryside Residential – 1) Legacy Zoning District and the IP (Industrial Park) Zoning District to the IP Zoning District under the [Loudoun County Zoning Ordinance](#) to develop industrial uses. The applicant seeks zoning modifications to 1) reduce and eliminate the required building setbacks on the northwest and northeast portions of the Subject Property, and 2) eliminate the required buffer between the existing daycare and proposed IP uses on the northeast portion of the Subject Property.

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](#).

Board of Supervisors public hearings are held in the Board Room of the Government Center. Meetings are televised on Comcast Government Channel 23 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 31, 2025, and no later than 12:00 p.m. on November 12, 2025. 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**

10/23, 10/30/25