

TOWN OF LEESBURG
NOTICE OF TOWN COUNCIL PUBLIC HEARING
TO CONSIDER AMENDMENTS TO THE
DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM)
ARTICLE 5 SECTION 5-400 FLOODPLAIN POLICY AND
GUIDELINES; ARTICLE 11 SECTIONS 11-160 INTERPRETATIONS; 11-
200 REVISIONS; AND 11-300 DEFINITIONS

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **LEESBURG TOWN COUNCIL** will hold a public hearing on **TUESDAY, MAY 26, 2026, AT 7:00 P.M.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider Design and Construction Standards Manual (DCSM) Amendment **TLENOA2026-0001** to revise the following sections of the DCSM:

1. **Section 5-410** to clarify Staff title changes and add word “Regulations”.
2. **Section 5-420.1.A.(1)** to permit mixed use in the major floodplain or closer than 2 feet vertical and 15 feet horizontal from the major floodplain limits on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
3. **Section 5-420.1.A.(2)** to permit residential uses (under specific conditions) outside the major floodplain but closer than 2 feet vertical and 15 feet horizontal from the major floodplain limits on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
4. **Section 5-420.1.B** to clarify when non-residential buildings are permitted in the major floodplain or closer than 2 feet vertical and 15 feet horizontal from the major floodplain limits on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
5. **Section 5-420.2.A** to clarify the DCSM Modification process and requirements associated with allowed uses either in the major floodplain or closer than 2 feet vertical and 15 feet horizontal from the major floodplain limits on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE.
6. **Section 5-420.2.B** to clarify additional requirements for mixed use buildings when they are proposed in the major floodplain on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
7. **Section 5-420.2.C** to clarify additional requirements for mixed use buildings when they are proposed outside the major floodplain but closer than 2 feet vertical and 15 feet horizontal from the major floodplain limits on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
8. **Section 5-420.2.D** to clarify additional requirements for residential structures that are to be substantially improved or reconstructed on the same foundation located “outside” the major floodplain but within 15 horizontal feet and/or 2 vertical feet of the major floodplain, on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE via a DCSM Modification.
9. **Section 5-420.3** to provide addition references related to new structures and substantial improvements to existing structures located in a major floodplain.
10. **Sections 5-420.5, 5-420.6, 5-420.9, 5-420.10, and 5-420.11** to clarify Staff title changes.
11. **Sections 5-430.3, 5-420.5, 5-420.6, 5-420.8, 5-420.9, 5-420.12, and 5-420.14** to clarify Staff title changes.
12. **Sections 11-160 and 11-200** to clarify Staff title and department name changes.
13. **Section 11-300** to create, revise, and update definitions as follows: Base flood, Chief Engineer, CLOMA, CLOMR, CLOMR-F, DCSM, Director, Director of Plan Review, Director of Public Works and Capital Projects, Floodplain, Floodplain (Major), Floodplain (Minor), Floodplain Alteration, Floodplain Alteration (As-Built Condition), Floodplain Study (Corrected Effective), Floodplain Administrator, LOMA, LOMR, LOMR-F, Mixed Use, Overland Relief, Required Specifications (references specified), SLDR, Zoning Administrator, and Zoning Regulations.

Copies and additional information regarding this proposed DCSM amendment are available at the Department of Community Development located at 222 Catoctin Circle SE, Suite 200, Leesburg, Virginia 20175 during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by calling 703-669-3161 and asking for Bill Ackman, Chief Engineer, Deputy Director. Mr. Ackman can also be reached by email at wackman@leesburgva.gov. This Design and Construction Standards Manual (DCSM) amendment application is identified as case number **TLENOA2026-0001**.

At this hearing all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodation should contact the Clerk of Council at (703) 771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.