

**TOWN OF LEESBURG**  
**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**  
**TO CONSIDER REZONING APPLICATION TLZM-2022-0004 AND**  
**SPECIAL EXCEPTION APPLICATION TLSE-2022-0004**  
**LIBERTY AT RUSSELL BRANCH HOTEL AND MIXED USE**

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 PLANNING COMMISSION** will hold a public hearing on **THURSDAY, JUNE 4, 2026, at 7:00 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia 20176, to consider Rezoning application TLZM-2022-0004 and Special Exception application TLSE-2022-0004, Liberty at Russell Branch Hotel and Mixed Use.

The Subject Property consists of approximately 8.5 acres of vacant land located at 1400 Russell Branch Parkway SE. The Subject Property is further identified as Loudoun County Property Identification Number (PIN) 149-36-8055. The property is zoned B-3, Community Retail/ Commercial and I-1, Industrial/Research Park. The property also lies within the Gateway District (Overlay).

**Rezoning Application TLZM-2022-0004** is a request by Leesburg FairTowne Inn and Suites, LLC to amend the Concept Plan and Proffers of approved rezoning TLZM-2015-0007, Brown's Car Stores (7.73 acres), and to rezone approximately 0.77 acres of land formerly used for access to Town facilities from I-1, Industrial/Research Park to B-3, Community Retail/Commercial. This land was acquired from the Town of Leesburg and incorporated into the Subject Property. The proposed rezoning will allow a dual brand hotel of up to 86,500 square feet (140 rooms) and two mixed use retail commercial buildings of up to 10,000 square feet each (up to 20,000 square feet total).

**Special Exception Application TLSE-2022-0004** is a request by Leesburg FairTowne Inn and Suites, LLC to allow a building height for the hotel of up to 56 feet within the B-3, Community Retail/ Commercial District. A maximum of 50 feet is permitted, with additional height allowed by special exception.

The Subject Property is located in what the Legacy Leesburg Town Plan (Town Plan) describes as "Area to Transform or Evolve" on the Area Based Land Use Initiatives Map on pg. 72. The property is further designated within the Town Plan as a "Retail Center" and "Special Use" on the Character Areas for Preservation and Change Map on pg. 77.

The application includes requests for three (3) modifications to the requirements of the Town of Leesburg Zoning Ordinance (TLZO) regulations for side yard buffer requirements, buffer yards adjacent to a limited access highway, and the number of parking spaces required.

Additional information and copies of these two applications are available at the Department of Community Development 222 Catoctin Circle, Suite 200, Leesburg, Virginia, 20176, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by contacting Scott E. Parker, AICP, at 703-771-2771 or [sparker@leesburgva.gov](mailto:sparker@leesburgva.gov).

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at the meeting should contact the Clerk of the Commission at (703) 771-2434 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.