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, November 19, 2026**, at **6:00 p.m.** to consider the

ALEGI-2026-0004, REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE OATLANDS AGRICULTURAL AND FORESTAL DISTRICT

The current period of the Oatlands Agricultural and Forestal District (District) will expire on April 5, 2027. The District has a 4-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 (Board) has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission (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 Diggins Court (Route 3047), east of James Monroe Highway (Route 15), west of Norman Place and Roland Court (Route 1002), and north of Oatlands Mill Road (Route 650), 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 five-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 a Management Plan 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During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the Oatlands 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
276-35-1494-000	/59////////59E	10	315-39-2788-000	/59//18//B2-3/	4.9
276-45-1343-000	/59////////59D	10.99	315-49-6721-000	/59////////69A	22.59
315-18-0319-000	/59////////26B	10.31	316-16-3498-000	/76/////////5/	250
315-18-7612-000	/59///2/////4/	11.13	316-37-2474-000	/59////////22/	3.08
315-20-8147-000	/59////////58C	10	316-37-2749-000	/59////////23/	1.97
315-27-0588-000	/59//19//CON1/	10.02	316-38-8826-000	/59///////28A	2.87
315-29-6584-000	/59//12/////1/	14.13	316-48-0176-000	/59///////26A	8
315-30-7732-000	/59////////59/	12.11			

*Indicates a parcel containing at least 5 acres but less than 20 acres whose owner did not properly apply for renewal.

The ADAC held a public meeting on October 29, 2026, to review and make recommendations concerning whether to continue, modify, or terminate the 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 Commission, along with any proposed modifications, at its public hearing on November 19, 2026. The reports and recommendations of the ADAC and the Commission, along with any proposed modifications, will be considered by the Board at its public hearing.

ALEGI-2026-0005, REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW LUCKETTS AGRICULTURAL AND FORESTAL DISTRICT

The current period of the New Lucketts Agricultural and Forestal District (District) will expire on April 12, 2027. The District has a 4-year period and a subdivision minimum lot size of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors (Board) has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission (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 Lost Corner Road (Route 662) and Lucketts Road (Route 662), west and north of Hibler Road (Route 656), and south and east of Spinks Ferry Road (Route 657) and Lucketts Road (Route 662), 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 five-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 a Management Plan 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 at any time before the Board acts to continue, modify, or terminate the District.

Landowners of the following parcels, currently enrolled in the 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
073-17-7117-000	/21////////23A	24.91	105-10-1882-000	/31////////6K	51.51
074-18-0740-000	/21////////20A	11.45	105-20-2250-000	/31////////6G	30
074-47-1437-000	/21////////23/	2.88	105-35-1481-000	/30///9////33/	10.64
075-45-5417-000	/21//12/////2C	5.78	105-39-0209-000	/31///1/////2/	50.52
102-19-1992-000	/21////////29A	12.25	105-48-1603-000	/31///1/////1/	55.8
1031-5-9047-000	/20////////47C	39.41	105-49-4257-000	/31///////6B1/	17.89
103-20-1242-000	/21////////35/	26.19	106-25-1260-000	/30///3///3A2/	13.7
103-30-4672-000	/21////////32/	14.29	106-45-0312-000	/30///9////46/	10.05
104-18-4159-000	/31///////6H1/	20	106-48-6662-000	/31////////6A	26.51
104-18-8965-000	/31///////6H2/	10	1371-0-6593-000	/20////////51B	23.94
104-19-5046-000	/31////////6H	25	137-10-7148-000	/20////////47B	10.37
104-25-2785-000	/20//10/////1/	13	137-38-8078-000	/20//17/////1/	22.02
104-26-3555-000	/20///2/////5/	10	137-47-8749-000	/20//17/////5/	21.55
104-27-0585-000	/20///2/////6/	10	139-10-8901-000	/30///9////43/	10.12
104-27-2816-000	/20///2/////2/	10	139-38-6386-000	/30//11/////1/	10.01
104-37-0190-000	/20////////45B	66.69	139-49-8870-000	/30///9////29/	10.03
104-45-2967-000	/20////////47/	15.1	140-40-3241-000	/30///9////47/	11.63

*Indicates a parcel containing at least 5 acres but less than 20 acres whose owner did not properly apply for renewal.

The ADAC held a public meeting on October 29, 2026, to review and make recommendations concerning whether to continue, modify, or terminate the New Lucketts 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 Commission, along with any proposed modifications, at its public hearing on November 19, 2026. The reports and recommendations of the ADAC and the Commission, along with any proposed modifications, will be considered by the Board 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://loudouncountyvaeg.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-2024-0066, LOWERS RESIDENCE SPEX-2024-0092, SPEX-2024-0093, & SPEX-2024-0094

(*Special Exceptions*)

Matthew and Angela Lowers, Trustees of the Lowers Living Trust, have submitted applications for three special exceptions on approximately 213.46 acres of land located north of Sunny Ridge Road (Route 761) and west of Greyfriar Drive (Route 3240) in the Catoctin Election District (the "Subject Property"). The Subject Property is more particularly described as PIN # 606-49-7943-000; Tax Map # /24/A/3////18/.

For SPEX-2024-0092, the applicant seeks to permit tree clearing and land-disturbing activities within highly sensitive Mountainside Overlay District (MOD) and within soil mapping unit 59. For SPEX-2024-0093, the applicant seeks to permit tree clearing and land-disturbing activities within sensitive MOD with forested and unforested slopes greater than 25 percent. For SPEX-2024-0094, the applicant seeks to permit tree clearing and land-disturbing activities within somewhat sensitive MOD with unforested slopes greater than 25 percent.

LEGI-2025-0037, ASHBURN PARK & RIDE ATTAINABLE HOUSING: ZMAP-2025-0014, SPEX-2025-0105, SPEX-2025-0107, SPEX-2026-0008, & SPEX-2026-0032

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

Ashburn P&R Master LLC has submitted applications for the following: a zoning map amendment, three special exceptions, and one minor special exception for approximately 4.86 acres of land located south of Russell Branch Parkway (Route 1061), east of Waverly Court (Route 1060), and north of the Broad Run in the Broad Run Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
040-38-3790-000	45151 Russell Branch Parkway, Ashburn, Virginia 20147	/63///2////P2/
040-38-1852-000	N/A	/63///2////P3/

For ZMAP-2025-0014, the applicant seeks to rezone the Subject Property from the OP (Office Park) Zoning District to the SCN-24 (Suburban Compact Neighborhood – 24) Zoning District to develop up to 140 affordable housing units, with modifications to (1) reduce the front yard setback for single-family attached (SFA) buildings from 15 feet to 7 feet, (2) reduce the side yard setback for SFA buildings from 8 feet to 3 feet, and (3) reduce the rear yard setback for multifamily attached (MFA) buildings from 25 feet to 15 feet. For SPEX-2025-0105, the applicant seeks to increase the building height for MFA buildings from 45 to 60 feet. For SPEX-2025-0107, the applicant seeks to reduce the required building setback along Russell Branch Parkway from 75 feet to 30 feet. For SPEX-2026-0008, the applicant seeks to increase the building height for SFA buildings from 45 feet to 50 feet. For SPEX-2026-0032, the applicant seeks to modify parking requirements.

ZOAM-2026-0002, ZMAP-2026-0004, ZMAP-2026-0005 – ZONING OF CERTAIN PROPERTIES UNDER THE 1972 ZONING ORDINANCE

(Zoning Ordinance Amendment, and Zoning Map Amendments)

Pursuant to Code of Virginia §§ 15.2-2204, 15.2-2283, 15.2-4603, and 15.2-4616 and a Resolution of Intent to Amend adopted by the Board of Supervisors on May 5, 2026, the Planning Commission hereby gives notice that it will consider amendments to the *Loudoun County Zoning Ordinance* (Zoning Ordinance) (application number ZOAM 2026-0002), and the Official Zoning Map of Loudoun County (Zoning Map) (application numbers ZMAP-2026-0004 and ZMAP-2026-0005), to reflect the fulfillment of the purpose of the Route 28 Highway Transportation Improvement District (Route 28 Tax District), anticipated satisfaction of all property owner Route 28 Tax District liability upon the final tax payment on or before December 5, 2026, and abolition of the Route 28 Tax District thereafter. Under Code of Virginia § 15.2-4603, the statutory authority that allows properties within the Route 28 Tax District to retain zoning protections under the 1972 Zoning Ordinance will expire when there no longer remains any monetary obligations of the Route 28 Tax District.

ZOAM-2026-0002 proposes amendments to Chapter 1: Introduction, Chapter 5: Overlay Districts, Chapter 10: Procedures, and Appendix B: Land Development Application Fees, of the Zoning Ordinance to effectuate the aforesaid expiration of statutory authority and corresponding loss of zoning protections, and amendments to such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the aforesaid amendments, ZMAP-2026-0004, and ZMAP-2026-0005, 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 Chapters, Sections, Subsections, and provisions of the Zoning Ordinance.

ZMAP-2026-0004 proposes amendments to the Zoning Map to rezone all commercial and industrial properties within the Route 28 Tax District that are governed under the *1972 Loudoun County Zoning Ordinance* (1972 Zoning Ordinance) to the equivalent zoning district under the current Zoning Ordinance as shown in the table below.

1972 Zoning Ordinance Zoning District	Equivalent Zoning District Under Current Zoning Ordinance (to be Rezoned to)
Commercial (C-1)	Commercial Center–Community Center (CC-CC)
Planned Development-Commercial Highway (PD-CH)	Planned Development–Commercial Center (Regional Center) (Legacy District) (PD-CC(RC)
Planned Development-General Industrial (PD-GI)	General Industry (GI)
Planned Development-Industrial Park (PD-IP)	Industrial Park (IP)
Planned Development-Office Park (PD-OP)	Office Park (OP)
Planned Development-Research and Development Park (PD-RDP)	Planned Development–Research and Development Park (Legacy District) (PD-RDP)
Planned Development-Shopping Center (PD-SC)	Planned Development–Commercial Center (Regional Center) (Legacy District) (PD-CC(RC)

The boundaries and location of the Route 28 Tax District and the commercial and industrial properties therein that are currently governed under the *1972 Loudoun County Zoning Ordinance* and will be rezoned by ZMAP-2026-0004 are shown on the map below titled "Parcels Subject to ZMAP-2026-0004". This map also may be viewed at the following link: https://loudoungis.maps.arcgis.com/apps/instant/lookup/index.html?appid=bdd8d57239f1420bb5a203b3749aebaf

ZMAP-2026-0005 proposes amendments to the Zoning Map to eliminate the Route 28 Corridor District (Legacy) and its three optional overlay districts: Route 28 Corridor Office (CO), Route 28 Corridor Business (CB), and Route 28 Corridor Industrial (CI). Eight parcels currently are located within and administered under said optional overlay districts. Under ZMAP-2026-0005, because the Route 28 Corridor District (Legacy) and applicable optional overlay districts will be eliminated from and will no longer apply to these eight parcels, these eight parcels also will be rezoned to the equivalent zoning district under the current Zoning Ordinance as shown in the table below:

Parcels Subject to ZMAP-2026-0005						
Corresponding Number on Map Titled "ZMAP-2026-0005"	Parcel Identification Number (PIN)	Tax Map Number	Address	Approximate Acreage Subject to Rezoning	Route 28 Corridor Optional Overlay District	Equivalent Zoning District Under Current Zoning Ordinance (to be Rezoned to)
1	030465708000	/80////////95/	N/A	9.82	CB (Underlying Zoning District: IP, Zoning Ordinance)	IP (Industrial Park)
2	042292913000	/80///2/////5/	21480 Pacific Blvd Sterling VA 20166	2.82	CO (Underlying Zoning District: PD-IP, 1972 Zoning Ordinance)	IP
3	032450333000	/80////////A/	1001 Ruritan Circle Sterling VA 20164	0.61	CB (Underlying Zoning District: C-1, 1972 Zoning Ordinance)	CC-CC (Commercial Center–Community Center)
4	044161240000	/94//28/////5/	22365 Broderick Dr #205 Sterling VA 20166	5.12	CB (Underlying Zoning District: IP, Zoning Ordinance)	IP
5	045455074000	/94///6////2A1	44851 Acacia Lane Sterling VA 20166	1.92	CB (Underlying Zoning District: PD-IP, 1972 Zoning Ordinance)	IP
6	046368231000	/94//21////12/	22995 Wilder Court Sterling VA 20166	11.51	CI (Underlying Zoning District: PD-GI, 1972 Zoning Ordinance)	GI (General Industry)
7	045279612000	/94////////10/	22715 Relocation Drive Sterling VA 20166	9.20	CI (Underlying Zoning District: OP, Zoning Ordinance)	OP (Office Park)
8	045301107000	/94////////44D	22585 Fitness Court Sterling VA 20166	2.92	CO (Underlying Zoning District: PD-IP, 1972 Zoning Ordinance)	IP

The boundaries and location of the Route 28 Tax District and the commercial and industrial properties therein that are currently governed under the CO, CB, or CI optional overlay district and will be rezoned by ZMAP-2026-0005 are shown on the map below titled "ZMAP-2026-0005". This map also may be viewed at the following link: https://loudoungis.maps.arcgis.com/apps/instant/lookup/index.html?appid=bdd8d57239f1420bb5a203b3749aebaf

The public purposes of these amendments are to achieve the purposes of zoning as set forth in §§ 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

ZOAM-2026-0006 MARIJUANA-RELATED USES AND USE-SPECIFIC STANDARDS

(*Zoning Ordinance Amendment*)

Pursuant to Virginia Code §§ 15.2-2204, 15.2-2285, 15.2-2286, 4.1-629(C), and 4.1-630, and a Resolution of Intent to Amend the Zoning Ordinance adopted by the Board of Supervisors on April 21, 2026, the Planning Commission hereby gives notice of its intention to consider proposed amendments to the Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish definitions for marijuana-related uses, identify the zoning districts in which those uses are permitted and the applicable use permissions, and establish use-specific standards for those uses. The proposed amendments address marijuana establishments subject to licensure under the Cannabis Control Act, Subtitle II of Title 4.1 of the Code of Virginia. The proposed amendments include revisions to Chapter 3: Uses; Chapter 4: Use-Specific Standards; Chapter 7: Development Standards; Chapter 12: Definitions, and such other articles, sections, subsections, and provisions of the Zoning Ordinance 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; update cross-references; and further clarify the requirements of the above-mentioned provisions of the Zoning Ordinance.

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

10/29, 11/05/26