

# TOWN OF LEESBURG

## NOTICE OF PUBLIC HEARING

### TO CONSIDER AMENDMENTS TO ZONING ORDINANCE SECTION 7.11 FLOODPLAIN OVERLAY DISTRICTS

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 Zoning Ordinance Amendment TLZNOA2025-0001 to revise the following sections of the Zoning Ordinance:

1. **Section 7.11.8.B.10** to establish vertically integrated mixed use buildings with non-residential uses on the ground floor as a permitted use in the major floodplain on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE.
2. **Section 7.11.8.B.10.i** to permit parking lots or parking structures as a permitted use in the major floodplain on the north side of the Town Branch (of Tuscarora Creek) between Wirt Street SW and Harrison Street SE.
3. **Section 7.11.8.B.12** to permit fill in the floodplain by right along portions of Town Branch and Tuscarora Creek (removing the special exception application requirement).
4. **Various Subsections of Section 7.11** to add clarity and to enhance the usability of the Floodplain Overlay District.

Copies and additional information regarding this proposed Zoning Ordinance amendment are available at the Department of Community Development located at 222 Catocin 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 703-771-2774 and asking for Brian Boucher, Deputy Director. Mr. Boucher can also be reached by email at [bboucher@leesburgva.gov](mailto:bboucher@leesburgva.gov). This zoning ordinance amendment application is identified as case number **TLZNOA2025-0001**.

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.