

Defender East – Timeline and Summary

This proposed development project is located along Defender Drive between the Taco Bell and Children's Lighthouse Day care.

The current proposed development application is for 161 townhomes.

The original proposed development applications were for:

- Residential housing for 208 total units (67 townhomes, 120 2/2 stacked multifamily and 21 triplex stacked multifamily).

OR

- A data center built 'by right' in compliance with current zoning ordinances. 'By right' means that the County's Board of Supervisors has no decision in this case. There is a square footage cap that can be developed, and the application shows a 2 story, 150,000 square foot building which will not maximize the site space.

Application materials submitted to the County can be viewed online at

<https://loudouncountyvaeg.tylerhost.net/prod/selfservice#/home> then select 'search public records', type the application number in the search box. Application numbers are: ZMAP-2021-0023 and STPL-2022-0034. *(Other applications may be pending, but application names and/or numbers are unknown to us at Town Hall at this writing).*

January 9, 2026 – At the January 7th Board of Directors meeting, the Board made the decision not to annex Defender East into the community.

Additionally, the current South Riding Proprietary Board of Directors is committed to NOT granting any temporary construction or sidewalk easements which are needed to build the road connecting to Stonewall Pond. However, Loudoun County could exercise eminent domain and force the connection in the future.

In conversations with both the developer and now the builder, both parties contend "it is not their intention to build that connection".

November 24, 2025 - A representative from the Defender East builder, Dream Finders Homes, will be at the December 3, 2025 Board of Directors meeting to formally request that SRP annex the new development into the community as well as address the Board's concerns regarding the Stonewall Pond Street connection depicted in the development plans.

September 15, 2025 - As this project continues to evolve through the planning stages, we are seeing continued forward momentum to making the Stonewall Pond Street connection into our neighborhood. We will continue to monitor this.

June 25, 2025 - We expect to see clearing and marked limits of disturbance this summer.

January 8, 2025 - The South Riding Proprietary Board of Directors agreed to reject the offer presented by the developer for temporary construction easements denying a connection to Stonewall Pond Street.

July 2, 2024 – The Board of Supervisors approved this project at this business meeting in a vote of 8-1-0, Supervisor Umstattd opposed.

June 13, 2024 – The Board of Supervisors moved the project to their July 2, 2024 business meeting for action.

May 23, 2024 – The Board of Supervisors public hearing on this project is expected to be on June 12th. Matt Letourneau's office is tentatively planning a Town Hall meeting on June 10th, location and times yet to be determined.

April 29, 2024 – The Loudoun County Board of Supervisors will hold a public hearing on this project on May 15, 2024. Residents interested in signing up to speak can do so by following the instructions provided here <https://www.loudoun.gov/4853/About-Board-of-Supervisors-Meetings>

March 15, 2024 – The Loudoun County Planning Commission recommended the project to the Board of Supervisors with a recommendation of approval. As it currently stands, Stonewall Pond Street will not connect with the new development.

February 21, 2024 – Email from the Board of Directors opposing any cut thru from this project onto Stonewall Pond Street was sent to the Dulles District Loudoun County planning commissioner.

January 25, 2024 – This project was on the 1/23 planning commission public hearing agenda, but according to Commission Chair's report on the recording they deferred the project to another meeting. SRP Staff has no further update.

January 2, 2024 – The developer representatives will be presenting their project to Loudoun County's Planning Commission on January 23, 2024.

December 8, 2023 – The developer representatives presented an update to the South Riding Board of Directors last evening (December 7th). The current development plan is for 161 townhome units. They have eliminated the stacked multifamily units from their project scope.

They are contributing funds to the planned traffic light at South Riding Boulevard and Defender Drive (at this writing the light will be constructed by the Defender West developers with operation expected sometime in 2026).

The SRP Board does not support the opening of a right of way out of the development onto Stonewall Pond. SRP Staff has asked for a meeting with County representatives to ascertain the potential for an eminent domain claim by the County.

December 1, 2023 – The developer representatives have confirmed their attendance at the December 7th South Riding Board of Directors meeting.

November 15, 2023 - Staff spoke with the developer representatives. The residential project has been reworked and they are proposing 160 town home units. The footprint of the project hasn't changed much but with the reduction in units the density and number of residents is expected to decrease.

The developer representatives plan to update the South Riding Board of Directors in person at either the December 7th or January 11th meeting, this timeline will be updated once that information is confirmed.

October 27, 2023 – This project is now reportedly consisting of 140 townhome units. We have not heard or seen anything outlining the project specifics.

September 18, 2023 – We have heard that this project is resurfacing with changes but we have not heard or seen anything outlining the project specifics.

July 25, 2023 – No activity on these applications at the County for several months. The property owner was looking into a reduction in density for the residential application, but no word on where that stands.

February 28, 2023 - the developer representatives presented the residential application to the Loudoun County Planning Commission. The project was moved to a "working session" with the planning commission.

December 2022 – the South Riding Proprietary Board of Directors surveyed residents in sections 1A and 1A6 for feedback on preference between data center or residential housing. Out of the almost 200 residents notified, 44 responded. Although not one of the survey options, the majority noted they'd prefer "neither" in the comments section. Ultimately, 26 preferred the data center with 18 selecting the residential housing. The survey closed on January 11, 2023 and the findings were presented to the Board of Directors at their February meeting.