

12

DEPARTMENT OF PLANNING
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: December 11, 2007

SPEX 2007-0022/CMPT 2007-0013, Town Of Hamilton Water Treatment System

DECISION DEADLINE: January 18, 2008

ELECTION DISTRICT: Blue Ridge PLANNER: Rodion Iwanczuk

EXECUTIVE SUMMARY

The Town of Hamilton, Virginia, has submitted applications for a Special Exception and Commission approval to permit a 2,286-square foot water treatment plant building, raw water storage tanks of 881 and 395 square feet, respectively, and underground backwash equipment of approximately 500 square feet on the AR-1 portion of a parcel that is located partially in the JLMA-3 (Joint Land Management Area-3) and partially in the AR-1 (Agricultural Rural-1) zoning districts, and to modify the additional regulations of Section 5-621 of the Revised 1993 Zoning Ordinance regarding Public Utilities. An existing 358 square foot water storage tank currently located on the AR-1 portion of the property will be an integral part of the proposed water treatment system and is a part of this special exception request. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 2-102, Table 2-102, and requires a Commission Permit in accordance with Section 6-1101. The modification of zoning regulations applicable to the proposed use is authorized by special exception under Section 5-600, Additional Regulations for Specific Uses. The applicant requests modification of the Section 5-621(B) Type Four (4) Buffer Yard requirement to plant trees and shrubs along the southern side yard of the water treatment plant complex, and modification of the Type Four (4) Buffer Yard requirement for a six foot high masonry wall providing minimum 95% opacity or a stockade fence, to permit, instead, the installation of an eight-foot high black vinyl coated chain link fence with additional barbed wire above the chain link fence in the rear and side yards of the water treatment plant complex. The subject property is approximately 79 acres in size and is located 0.4 miles east of Berlin Turnpike (Route 287) on the north side of Business Route 7, at 38174 West Colonial Highway, Hamilton, Virginia, between the Towns of Hamilton and Purcellville, in the Blue Ridge Election District. The property is more particularly described as Tax Map 36, Parcel 71B (PIN # 453-30-4892). The property is governed by the policies of the Revised General Plan and the Purcellville Urban Growth Area Management Plan (PUGAMP), which designate this area for residential development, at a density in the non-JLMA portion of the property of 1 dwelling unit per 20 acres (5 acres if clustered) and in the JLMA portion of the property of 1 dwelling unit per 3 acres, and is also governed by the utility policies of the Comprehensive Plan for the Town of Hamilton and JLMA.

RECOMMENDATIONS

Planning Commission

The Planning Commission voted 7-0-2 (Hsu, Syska absent) to approve the commission permit and recommends approval of the special exception with the Findings contained in the Staff Report and with the Conditions of Approval dated November 15, 2007.

Staff

Staff also recommends that the Board of Supervisors approve the special exception application, subject to Conditions of Approval dated November 15, 2007.

SUGGESTED MOTIONS

1. I move that the Board of Supervisors forward SPEX 2007-0022/CMPT 2007-0013 to the December 18, 2007 Board Business Meeting for action.

Or

- 2a. I move to suspend the rules.

And

- 2b. I move that the Board of Supervisors ratify CMPT 2007-0013, Town of Hamilton Water Treatment System, based on the Special Exception/Commission Permit plat dated May 1, 2007 and as revised through October 9, 2007, prepared by Timmons Group, and with Commission Permit Findings contained in the December 11, 2007 staff report.

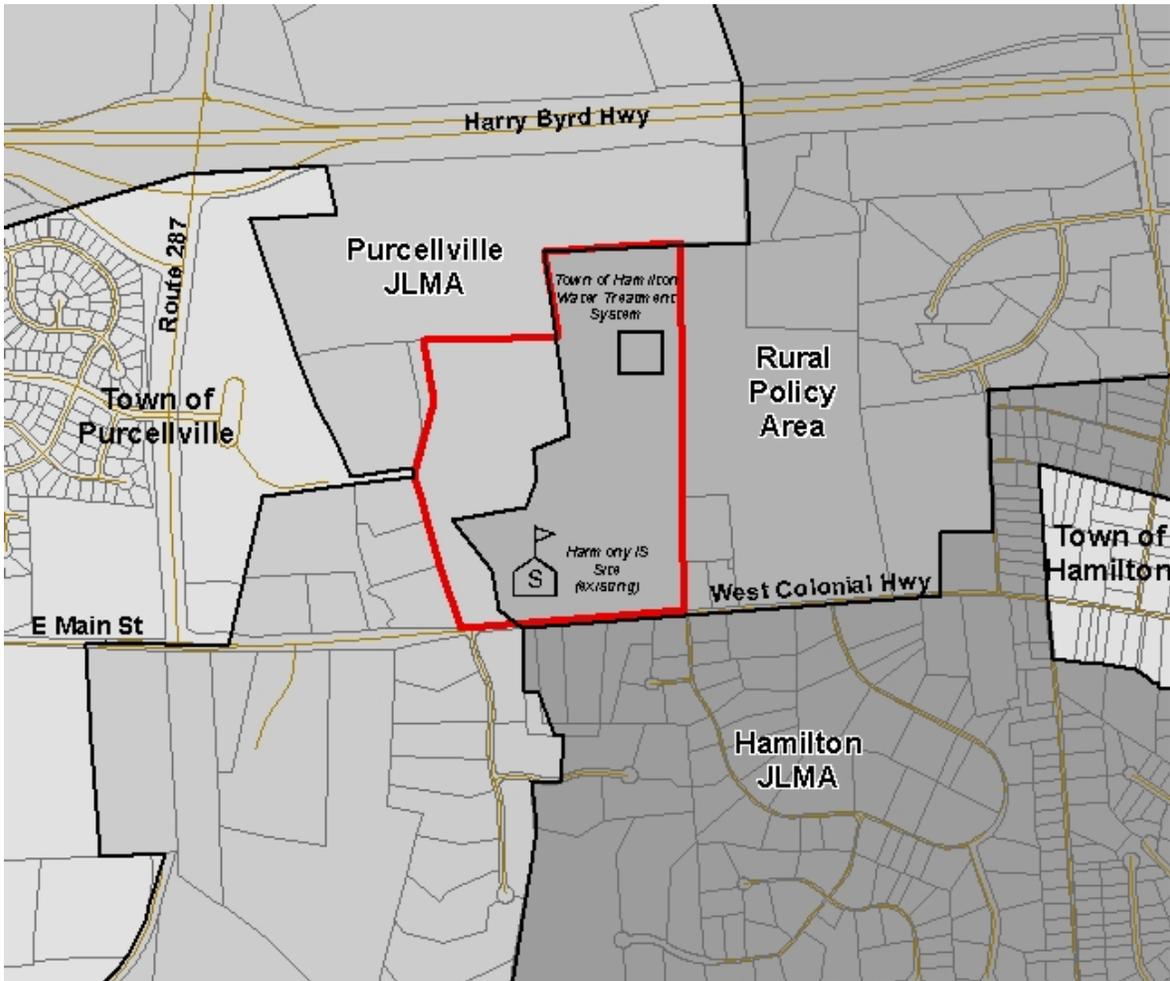
And

- 2c. I move that the Board of Supervisors approve SPEX 2007-0022, Town of Hamilton Water Treatment System, including the existing elevated water storage tank, and the requested modification of the Section 5-621(B) Type Four (4) Buffer Yard requirement to plant trees and shrubs along the southern side yard of the water treatment plant complex, and modification of the Type Four (4) Buffer Yard requirement for a six foot high masonry wall providing minimum 95% opacity or a stockade fence, to permit, instead, installation of an eight-foot high black vinyl coated chain link fence with additional barbed wire above the chain link fence in the rear and side yards of the water treatment plant complex, subject to the Conditions of Approval dated November 15, 2007, and with Special Exception Findings contained in the December 11, 2007 Staff Report.

Or

3. I move an alternate motion.

VICINITY MAP



PIN	Address
453304892	38174 W Colonial Hwy Hamilton 20158

Directions: From the Route 7 Bypass, exit onto Route 287 (Berlin Turnpike) and go south to Business Route 7. Turn left on Business Route 7 (West Colonial Hwy.) and go east approximately ½ mile, past Ballenger Lane (a private road), to the Harmony Intermediate School entrance on the left (north) side of the highway. Well No. 14 is located approximately 1 mile south of the school property.

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I. APPLICATION INFORMATION

APPLICANT: Town of Hamilton
Mayor Ray Whitbey
PO Box 130
Hamilton, VA 20159
540-338-2811

REPRESENTATIVES: Loudoun County Public Schools
Sara Howard-O'Brien
Planning and Legislative Services
21000 Education Court
Ashburn, VA 20148
571-252-1156

PROPOSAL: A Special Exception and Commission Permit to allow a municipal water treatment system in the AR-1 zoning district.

LOCATION: 38174 West Colonial Highway, Hamilton, Virginia, West of the Town of Hamilton, east of Route 287, and north of Business Route 7

TAX MAP/PARCEL: Tax Map-/36/////////71B MCPI-453-30-4892

ZONING: JLMA-3 and AR-1

RESIDENTIAL UNITS: N/A

NON-RES. FLOOR AREA: 3, 920 square feet

SURROUNDING LAND USES/ZONING:

NORTH	Patrick Henry College	JLMA-3
SOUTH	Residential/W. Loudoun Bus & Service Facility	JLMA-3/RC/JLMA-1
EAST	Residential/Vacant	AR-1
WEST	Residential	JLMA-3

ELECTION DISTRICT: Blue Ridge

II. SUMMARY	
Referral Agency or Topic Area	Issues Examined and Status
Community Planning	Conformance with <u>Revised General Plan</u> , <u>Revised Countywide Transportation Plan</u> ; Groundwater quantity and quality, hydrogeological study; Buffering and screening from surrounding uses; Lighting. No outstanding issues.
Zoning Administration	History of elevated water storage tank on subject property; Type IV buffer and screening. No outstanding issues.
Environmental	Hydrogeological study or submitting request for waiver. A Pumping, Monitoring and Mitigation Plan for use of water source, justifying waiver to complete required hydrogeological survey, has been conditionally approved by staff. No outstanding issues.
Transportation	Driveways meeting VDOT or County Facilities Standards Manual standards. No outstanding issues.
VDOT	No outstanding issues.
Health Department	No outstanding issues.
Parks, Recreation & Community Affairs	Protection and preservation of wetlands, trees and native vegetation. No outstanding issues.
Fire and Rescue	No outstanding issues.
Town of Purcellville	No outstanding issues.

III. PLANNING COMMISSION REVIEW AND FINDINGS

The Planning Commission considered this application at its Public Hearing on November 19, 2007. One member of the public spoke in favor of the application and none opposed. Planning staff confirmed for the Commissioners that all issues had been addressed.

The Planning Commission voted 7-0-2 (Hsu, Syska absent) to approve the Town of Hamilton Water Treatment System, CMPT 2007-0013 and recommend approval of SPEX 2007-0022, and the modifications requested to the Type Four Buffer Yard requirements of Section 5-621(B) of the Revised 1993 Zoning Ordinance, with the following Findings listed below and Conditions of Approval dated November 15, 2007.

COMMISSION PERMIT FINDINGS

1. The proposal conforms to the policy guidance recommended in the Revised General Plan and the Revised Countywide Transportation Plan, the Purcellville Urban Growth Area Management Plan, and the utilities policies of the Comprehensive Plan for the Town of Hamilton and JLMA.
2. The subject property is located partially in the Rural Policy Area and partially in the Purcellville Joint Land Management Area; the area where the proposed use is located is entirely in the Rural Policy Area.

SPECIAL EXCEPTION FINDINGS

1. The application conforms to the Revised 1993 Zoning Ordinance.
2. The application conforms to the Pumping, Monitoring, and Mitigation Plan for the Town of Hamilton's Well No. 14, as approved by the Loudoun County Department of Building and Development, submitted in lieu of completing a Hydrogeological Survey as required by Section 6.240 of the Loudoun County Facilities Standards Manual.

IV. CONDITIONS OF APPROVAL, November 15, 2007

1. **Special Exception Plat** The property shall be developed in substantial conformance with the revised Town of Hamilton Water Treatment Plant, Water Storage Tanks and Landscape Modification Buffer Request at Harmony Plat prepared by Timmons Group, dated May 1, 2007 and revised through October 9, 2007. Approval of this application does not relieve the applicant of any Zoning Ordinance, Codified Ordinance, or any other requirement.
2. **Pumping, Monitoring, and Mitigation Plan** The water treatment plant will use Town of Hamilton Well No. 14 as a water source. A Pumping, Monitoring, and Mitigation Plan (PMMP) acceptable to the Loudoun County Department of Building and Development will be submitted, evaluated, and approved prior to or concurrent with approval of SPEX 2007-0022/CMPT 2007-0013, Town of Hamilton Water Treatment Facilities, in lieu of completing a Hydrogeological Survey as required by Section 6.240 of the Loudoun County Facilities Standards Manual. Use of the water supply from Well No. 14 for the water treatment plant shall be in accordance with the provisions of the accepted PMMP.
3. **Type IV Buffer Yard** A Type IV buffer yard will be provided around the water treatment plant and water storage tanks as required by Section 5-621, Public Utilities, of the Revised 1993 Loudoun County Zoning Ordinance, except as may be modified by this special exception, and in accordance with Section 7.400 of the Loudoun County Facilities Standards Manual.
4. **Stormwater Management** Stormwater management and BMP shall be provided for at the time of construction of Harmony Elementary School, SPEX 2006-0014.

V. PROJECT REVIEW

A. Context

The Town of Hamilton has applied for approval of a commission permit and a special exception to permit a water treatment plant and water storage tanks on an approximately 79-acre property lying west of the Town of Hamilton that is zoned AR-1 (53.31 acres) and JLMA-3 (25.78 acres) and is owned by the Loudoun County Public Schools; the water treatment facilities would be located in the AR-1 district. The water treatment plant and storage tanks would be located on a 2.29-acre portion of the property, south of a proposed Harmony Elementary School, SPEX 2006-0014, that is the subject of a special exception application filed by the Loudoun County Public Schools. Harmony Intermediate School is also located on the same property. The property is located on the north side of Business Route 7 (West Colonial Highway), between the Towns of Purcellville and Hamilton. The proposed water treatment facilities would consist of a 2,286-square foot water

treatment plant building, raw water storage tanks of 881 and 395 square feet, respectively, underground backwash equipment of approximately 500 square feet, and an existing 358-square foot elevated water storage tank. The elevated water storage tank was constructed at the same time as Harmony Intermediate School (CMPT 2000-0008).

The 79-acre property lies at the northeast corner of Ballenger Lane and Business Route 7. Single family homes are located on the west side of Ballenger Lane. Undeveloped land is located to the north (of the subject parcel), between the subject property and the Route 7 Bypass. A proposed new subdivision is located to the east of the parcel, and a County Annex, containing a school bus parking lot and repair station, and a Loudoun County Recycling drop-off site, is located to the south across Business Route 7. Other residential subdivisions are located to the east and west of the County Annex on the south side of Business Route 7.

The proposed water treatment plant would upgrade the existing Town of Hamilton municipal water system, using water transported via pipeline from Well No. 14, located within the Stone Eden subdivision approximately one mile south of the Harmony school property. Use of the well and construction of the water treatment plant and storage tanks would provide the Town with the ability to meet future water demands including that of the proposed Harmony Elementary School (SPEX 2006-0014). Well No. 14 has a design capacity of 300 gallons per minute (gpm) and a pump test capacity of over 400 gpm.

LCPS will initially provide a 2.29-acre easement covering the water treatment plant and storage tanks to the Town of Hamilton. The Loudoun County School Board will cooperate with the Town and Loudoun County to take all necessary and/or desirable actions to provide for fee simple conveyance of the 2.29-acre lot and the existing elevated water tank to the Town, in accordance with a utility agreement between the school board and the Town of Hamilton.

In order to obtain public utilities from the Town of Hamilton for schools on the Harmony property, a Comprehensive Plan Amendment (CPAM 2000-0002) was proposed to the Hamilton Plan that would remove the parcel and other land on the north side of Business Route 7 from the Joint Land Management Area (JLMA), which would enable the school as a public facility in the County's Rural Policy Area, immediately adjacent to the Hamilton JLMA, to obtain such utilities without also extending utilities to other uses on the north side of West Colonial Highway. The CPAM was approved concurrently with the commission permit, and the Town of Hamilton thereupon extended public utilities to the intermediate school, and a proposed drainfield on the subject parcel was made unnecessary.

B. Summary of Outstanding Issues

None.

C. Overall Analysis

COMPREHENSIVE PLANNING

Land Use, Design, and Environmental Features. The proposed use, a municipal water treatment plant and storage tanks, would be located on a portion of the subject property that is located in the Rural Policy Area adjacent to the Hamilton Joint Land Management Area (JLMA). The property is governed by policies of the Revised General Plan and the Revised Countywide Transportation

Plan (Revised CTP) which recommend rural uses that preserve the rural character of the area and are compatible with the surrounding land use pattern. The County also encourages and supports the expansion of existing Town water facilities that encourage a coordinated development pattern and further the goals and policies of the *Revised General Plan* (Revised General Plan, Policy No. 2, p. 9-7). The proposed expansion of the Town of Hamilton's water treatment system would allow the Town to provide water and sanitary sewer service to the proposed Harmony Elementary School (SPEX 2006-0014). The extension of central (municipal) water service into the rural area is permitted to serve County and Town owned and operated public facilities adjacent to the Town's JLMA (Revised General Plan, Policy No. 9, p. 2-29).

The Revised General Plan also seeks protection of groundwater resources that are deemed precious due to high susceptibility to fluctuation in quantity and quality and that supply all of the towns and homes and rural Loudoun (Revised General Plan, text, p. 7-7). The County is charged with ensuring that groundwater is protected from contamination and ensuring that there is an adequate level of drinking water quality for rural Loudoun and western Loudoun Towns that are dependent on groundwater as a water source (Revised General Plan, Policy No. 2, p. 5-18).

Revised General Plan policies also state that new central water lines and facilities should be constructed in a manner causing the least environmental risk and visual disruption. County staff notes that a Type IV buffer yard is required to provide screening from the plant and storage tanks for residential and agricultural uses to the east, although it was unclear if it would be necessary to screen the elementary school and onsite uses from the facility. County staff also noted Revised General Plan policies promoting the use of lighting for convenience and safety without nuisance associated with light pollution (Revised General Plan, Policy No. 1, p. 5-42).

Recommendation: Staff recommends that the application include sufficient information to fully evaluate and understand the impact that the use of Well No. 14 as a water supply for the water treatment plant would have on surrounding wells (please see below under Environmental Review for additional detail and recommendation). Staff additionally recommends that evergreen landscaping and other plantings be used to sufficiently screen the facility from surrounding uses.

ZONING

Staff have not identified any major issues with the application. During the staff review of the application, the following issues were discussed with the applicant. The applicant was advised not to infer that approval of this special exception and commission permit also constitutes approval of the intended 2.29-acre subdivision for the water treatment plant and storage tanks. The applicant has acknowledged that the special exception/commission permit applications do not constitute approval of the request to subdivide the 2.29-acre lot from the larger 79.09-acre property. A separate application will be necessary to the Loudoun County Department of Building and Development to subdivide the property to create the 2.29-acre lot.

Clarification was sought that the application is for a "water treatment plant" and "water storage tanks," which are uses identified in the Revised 1993 Zoning Ordinance, but not "water treatment facilities," and that the area in square feet of each component of the facility be listed. The applicant has responded by stating that the facilities for which the special exception and commission permit are sought are a water treatment plant building, finished and raw water storage tanks, underground backwash equipment, and an existing water storage tank. The existing water tank will be integrated into the Town of Hamilton water system and the subject application includes the existing

water tank. Staff finds that the uses as described are identified uses in the Revised 1993 Zoning Ordinance and are permissible by Special Exception and Commission Permit.

Staff questioned the applicant about the existing elevated water tank. According to LCPS staff, the water tank was permitted as an accessory use to the intermediate school in 2000, upon the advice of County staff. At that time, the property was in an A-3 zoning district which permitted public schools by-right. It was apparently further determined at that time that if the water tank was included in the approved commission permit for the intermediate school, an additional commission permit for the water tank would not be necessary. CMPT 2000-0008 was approved by the County in September 2000 and provided for the extension of public utilities by the Town of Hamilton to serve Harmony Intermediate School. The subject application's special exception plat is showing the existing water tank and it is included as part of this application.

The applicant has further requested through this special exception application a modification to the Type IV buffer yard requirements**. Noting the tree save area and a portion of a wetland that exists on the southern side of the 2.29-acre lot where the water treatment plant and storage tanks would be placed, the applicant requests that Type IV buffer yard plantings at that location not be required. The applicant further requests a modification to the Type IV buffer yard requirements for an opaque fence around the side and rear yards. For security reasons, the applicant instead proposes to install an 8-foot high, black vinyl-coated chain link fence with additional barbed wire on top on all four sides of the 2.29-acre lot, allowing greater visibility from outside the facility which will not have 24-hour staffing.

Recommendation: County staff supports the modifications as requested.

ENVIRONMENTAL REVIEW

The applicant and consultants have met with County staff to discuss the contention that a hydrogeologic study would be necessary for the water treatment plant to be permitted. Production from Well No. 14 is proposed to average greater than 10,000 gallons per day (gpd) during any 30-day period, and so would require a hydrogeologic study to be performed in accordance with the Loudoun County Facilities Standards Manual to address the effect of the proposed special exception on groundwater supply. According to the approved hydrogeologic study performed in 2000 for the Fawn Meadow subdivision, located approximately 600 feet south of Well No. 14, air-lift discharges from Well No. 14 were documented to have an impact upon nearby wells. This has not created an issue since Well No. 14 has not been placed in service. However with the submission of the subject application and the proposed water treatment plant, a pipeline would be built enabling Well No. 14 to be placed in service to provide water supply and potentially affect the use of wells located in the Fawn Meadow subdivision. At a pre-application conference (PRAP 2005-0024) held on February 22, 2005, regarding an upgrade to the Town's water treatment system for a facility in the Hamilton Acres subdivision that would place Well No. 14 in service, County staff noted that a hydrogeological study would be required. In recognition that the Town possesses an active Virginia Department of Health permit to operate Well No. 14, County staff suggested in July 2007 at a meeting regarding the subject application that the Town of Hamilton could submit a waiver request of the hydrogeological study requirement together with a Pumping, Monitoring and

* A Type IV Buffer Yard requires a 20' minimum front yard buffer width with trees and shrubs, a 30' minimum rear yard buffer width with trees and shrubs, and 20' minimum side yard buffer width with trees and shrubs. A six foot high masonry wall providing opacity of 95%, or a stockade fence, is required in the rear and side yards.

Mitigation Plan (PMMP). The PMMP would discuss proposed pumping schedules, monitoring of adjacent wells to detect any changes in existing well functioning, and potential mitigation if it is determined that Well No. 14 is negatively affecting adjacent wells. The Town agreed to the County's suggestion and submitted a waiver request contingent upon an acceptable PMMP (WAIV 2007-0111).

A PMMP that was submitted to Loudoun County on October 18, 2007, has been evaluated by County staff to determine whether the PMMP addresses issues listed in subsections G, I, J, and K of Section 6.240 of the County's Facilities Standards Manual and found that the PMMP does do so. The County's intent in considering the waiver request is to work with and enable the Town to use Well No. 14 to support the water needs of the Town and to also protect the existing water supplies of adjacent property owners. The Loudoun County Department of Building and Development had conditionally approved the waiver request pending approval of the PMMP prior to or concurrent with approval of SPEX 2007-0022/CMPT 2007-0013. Some additional modifications may be made to the PMMP upon receipt of comments received by the applicant from the Virginia Department of Health Office of Drinking Water; however, the modifications will not affect the County's criteria for approval of the PMMP.

The submitted PMMP notes that although the Town requests maximum pumping of 280,000 gallons of water per day (gpd), at a rate of 350 gallons per minute for a maximum 800 minutes per day, the Town estimates that projected average daily demand would be 120,000 gpd with minimal increases expected over time. The PMMP proposes monitoring of 13 wells located within 1,000 feet of Well No. 14 for 2 years, with initial data measurement every 15 minutes decreasing to 6-hour intervals after the first 30 days of operation of the well. At the end of 2 years, the Town would submit a final groundwater report to the County containing all data collected during the program and a professional hydrogeologist's opinion supported by detailed hydrogeological analysis as to the nature and extent of apparent impacts, if any, to neighboring residential supply wells. The report would include a recommendation for additional monitoring if warranted.

Recommendation: Staff recommends approval.

TRANSPORTATION

Business Route 7 at the location of the application has an annual average daily traffic count of 10,000 vehicles, as reported by the 2005 VDOT Daily Traffic Volume Estimates. The proposed water treatment system facilities, however, would generate 2 round trips per day, or up to 62 round trips per month. County staff suggested that access to the water treatment facility be provided from a roadway constructed for Harmony Elementary School, SPEX 2006-0014, rather than through the Harmony Intermediate School parking lot. Access will otherwise be provided along a gravel road leading into the lot to be created for the water treatment facility. County staff also suggested that the road access entering the water treatment facility would need to meet VDOT standards.

The applicant clarified that access to the water treatment plant and storage tanks would be provided from the internal roadway leading to the proposed elementary school and not through the intermediate school parking lot. The applicant noted that the internal driveways and road access to the water treatment facility would be private drives and not public streets. County staff nevertheless note that the internal driveways on the property will need to meet the requirements of the Loudoun County Facilities Standards Manual.

Recommendation: Staff recommends approval of the application.

TOWN OF PURCELLVILLE

Town of Purcellville staff have reviewed the application and offer no objection to the application.

HEALTH DEPARTMENT

The Loudoun County Department of Public Health recommends approval of the application.

PARKS, RECREATION, AND COMMUNITY SERVICES

The Department of Parks, Recreation and Community Services (PRCS) supports efforts to protect and preserve wetlands, trees, and native vegetation, which contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics, which in turn contribute to the health of residents. There are no objections to approval of the application.

FIRE AND RESCUE

The subject parcel is located within the Hamilton Fire Station Zone, and is located over one-half mile from the Hamilton fire station. The Department of Fire-Rescue and Emergency Management has no objection to the application.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Revised 1993 Loudoun County Zoning Ordinance states "In considering a special exception application the following factors shall be given reasonable consideration."

(A) Whether the proposed special exception is consistent with the comprehensive plan.

The portion of the subject property where the proposed water treatment plant and water storage tanks and existing elevated water storage tank is located within the Rural Policy Area and is designated as a school site in the Revised General Plan (Chapter 3, page 3-11). The facilities would be constructed in accord with the County's environmental policies and other County regulations and development standards. Expansion of the Town of Hamilton water treatment system is necessary to provide public water to the proposed Harmony Elementary School (SPEX 2006-0014). The proposed special exception is deemed to be consistent with the Revised General Plan.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

The proposed water treatment system will be constructed to meet required building codes. Fire protection services will be provided by the volunteer fire companies serving the area.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Minimal noise will be associated with the use, which will be located on property that is already the site of Harmony Intermediate School. An elementary school is also proposed for location on the property. A wooded area that will be retained on the property is located to the south and will act as a buffer. A field to the west will use distance to act as a buffer. A proposed residential subdivision is located to the east and will be screened and buffered with trees and shrubbery from the water treatment and storage facilities. No adverse impacts are anticipated.

(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

Lighting for the water treatment plant and water storage tanks will be provided for security purposes. Lighting will be cutoff and shielded, directed inward and downward toward the interior of the site. Development of the property will comply with the lighting standards of Section 5-1504 of the Zoning Ordinance. No adverse impact is anticipated.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

The proposed water treatment plant and storage tanks and existing elevated water storage tank will be compatible with existing and proposed uses in the surrounding area that is located between the Towns of Hamilton and Purcellville. Uses to the south of Harmony Intermediate School and Business Route 7 include the County Annex, a sewer pump over station (underground) and residential lots. The proposed water treatment plant and storage tanks are located approximately 1,000 feet from the County Annex. The Annex includes the routine maintenance and parking of school buses, a use that is not incompatible with the existing and proposed school uses. The proposed use is necessary to provide public water to serve the proposed Harmony Elementary School and other uses in the Town of Hamilton. The site will be buffered and screened in accordance with County requirements and as modified by the subject application.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

The boundaries of the subject property are lined with existing trees. The proposed use will also provide landscaping as required by Section 5-621(B) of the Revised 1993 Zoning Ordinance. A modification along the southern side of the water treatment facility to the landscape buffer and to fencing requirements is requested in recognition of the existing tree save area and due to security purposes for drinking water supply.

(G) Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

In the southeastern portion of the site is an existing wetlands/treed area which will be maintained as a part of this proposal. The tree line (on-site) around the outer boundary of the property will also be preserved. There are no significant scenic, archaeological or historic features associated with the site.

- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including ground water) or air quality.**

The proposed use will alter the existing natural environment, specifically relocation and expansion of the existing pond located in the wetlands/treed area in the southeastern portion of the subject property. Any impact to the wetlands area associated with the pond relocation will be reviewed and permitted. No wetlands will be impacted by development of the proposed water treatment plant. An Endangered and Threatened Species Report conducted on the property found no threatened species and concluded there is low probability for same.

- (I) Whether the proposed special exception at the specified location will contribute or promote the welfare or convenience of the public.**

The location of the proposed water treatment plant and storage tanks will contribute to the welfare and convenience of the public. The proposed facilities will serve the proposed elementary school (SPEX 2006-0014) and the Town of Hamilton's projected growth.

- (J) Whether the traffic expected to be generated by the proposed use, will adequately be served by roads, pedestrian connections and other transportation services.**

Traffic associated with the proposed use is minimal: two trips to the water treatment plant and storage tanks a day for routine maintenance and to ensure that the system is fully operational are projected. Business Route 7 will provide adequate and safe access to the site. No pedestrian connections are needed for this use.

- (K) Whether, in case of existing structures to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

Not applicable.

- (L) Whether the proposed special exception will be served adequately by essential public facilities and services.**

The proposed use will provide public water to the proposed Harmony Elementary School and to other uses located within the Town of Hamilton. The site is accessible from Business Route 7. Police protection will be provided by Loudoun County and Fire and Rescue Services will be provided by both the volunteer system and the County.

- (M) The effect of the proposed special exception on groundwater supply**

Good engineering practices will be implemented as a part of development. The water supply to be treated will be provided by the existing Town of Hamilton Well No. 14 established by the Town in accord with Health Department regulations. A waiver of a hydrogeological study required by Section 6.240 of the Loudoun County Facilities Standards Manual has been requested with the submission of a Pumping, Monitoring, and

Mitigation Plan, dated October 15, 2007, regarding any potential impact on groundwater supply caused by use of Well No. 14.

(N) The effect of the proposed special exception on the structural capacity of the soils.

Construction in compliance with the requirements of the County's Facilities Standards Manual will ensure adequate structural capacity is maintained for the proposed use.

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

Safe road access will be available to the proposed use. Traffic to the use is minimal (two trips per day projected).

(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan

The proposed water treatment plant and storage tanks will enhance the ability of the Town of Hamilton to provide water service to new users within the Town. This ability would make the Town an attractive location for new businesses and positively influence employment opportunities and economic activity.

(Q) Whether the proposed special exception considers the need of agriculture, industry, and businesses in future growth.

The Town of Hamilton's water needs are being taken into consideration as a part of the proposed expansion of the Town's water treatment facilities. Potable water is necessary for future growth; the proposed special exception does address these growth needs.

(R) Whether adequate on and off-site infrastructure is available

Infrastructure needs for the proposed water treatment facility are minimal. Good road access is available to the property.

(S) Any anticipated odors which may be generated by the uses on site

Not applicable.

(T) Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

The impact of construction traffic to surrounding neighborhoods will be minimal. The proposed water treatment facility will be located away from existing residential homes and south of the proposed elementary school; a new driveway east of the parking area for the existing Harmony Intermediate School is proposed will enable construction traffic to avoid interference with existing school operations. Access is via Business Route 7 with good access to Route 287 and the Route 7 Bypass. No adverse impacts are anticipated.

V. ATTACHMENTS		PAGE NUMBER
1. Review Agency Comments		
a. Planning Department, Community Planning	(7/20/07, 9/19/07)	A-1
b. Building & Development, Zoning Administration	(6/22/07, 9/20/07)	A-7
c. Building & Development, Environmental Review Team (ERT)	(6/25/07, 10/3/07)	A-15
d. Building & Development (Reply to hydrogeological study waiver request)	(9/12/07)	A-19
e. Office of Transportation Services (OTS)	(6/19/07, 9/21/07)	A-25
f. Virginia Department of Transportation (VDOT)	(8/7/07, 9/19/07)	A-31
g. Loudoun County Health Department, Environmental Health	(5/29/07, 8/28/07)	A-35
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