

COUNTY OF LOUDOUN

DEPARTMENT OF PLANNING

MEMORANDUM

DATE: April 28, 2010

TO: Loudoun County Planning Commission

FROM: Rodion Iwanczuk, AICP, Project Manager

SUBJECT: UPDATE - SPEX 2010-0005 – HAMILTON WELL 14, STONE EDEN PROPERTY

Attached are Findings dated April 28, 2010 and revised Conditions of Approval dated April 28, 2010 for the above-referenced application. Staff and the applicant have continued to discuss mitigation for noise attenuation from emergency generator operation. Condition Number 3 has been revised to provide for installation on the north side of the generator adjacent to the nearest residence of a constructed berm with appropriate landscaping. The condition also provides for the additional installation of an opaque fence in case the berm does not sufficiently mitigate noise.

Also, in response to a Planning Commission request at the April 14, 2010 worksession, Note 8 of the Special Exception plat has been revised to indicate the height of the existing control building rather than the maximum height permitted on the property by the Revised 1993 Zoning Ordinance. Further, the Virginia Department of Transportation has agreed to modify its previous recommendation for a 20-foot wide paved apron at the entrance to the site and now requests that the paved apron be 16 feet, which is the same width as the existing swing-arm gate.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2010-0005, Hamilton Well 14, Stone Eden Farm, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated April 28, 2010, and based on the attached Findings, and including the modification of the Type Two (2) buffer yard and screening adjacent to residential lots to eliminate such landscaping along the front, side, and rear yards, except as specified by the Conditions of Approval.

Or

2. I move an alternate motion.

ATTACHMENTS:

1. Conditions of Approval dated April 28, 2010
2. Findings for Approval