

Hamilton Well 14, Stone Eden Property, SPEX 2010-0005
Planning Commission Public Hearing, April 28, 2010

SPECIAL EXCEPTION FINDINGS, April 28, 2010

1. Placing Town and County facilities in Joint Land Management Areas (JLMAs) and in the Rural Policy Area adjacent to Town JLMAs is consistent with the Revised General Plan and the Comprehensive Plan for the Town of Hamilton and JLMA.
2. The application conforms to the Pumping, Monitoring, and Mitigation Plan for the Town of Hamilton's Well 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.
3. Sufficient distance to neighboring residences and an existing treeline on the applicant's property will provide the necessary buffering to allow the requested modification of Revised 1993 Zoning Ordinance Section 5-1400 regulations requiring a Type Two (2) buffer yard and screening, eliminating the landscape screening.
4. The application conforms to the Revised 1993 Zoning Ordinance for use of a municipal well, control building, and emergency electric generator in JLMA-3 and A-3 zoning districts.