

**ATTACHMENT**

**STATEMENT OF JUSTIFICATION  
HYBRID ENERGY PARK  
STONEWALL SECURE BUSINESS PARK  
Special Exception Application  
Issues for Consideration**

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**Section 6-1310 Issues of Consideration 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 proposed Hybrid Energy Park and the Stonewall Secure Business Park provides an appropriate transition from suburban to rural land uses. The Hybrid Energy Park will provide a compatible transition from suburban to rural land uses while protecting the Luck Stone Quarry from residential development.*

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

*The proposed special exception use will adequately provide for safety from fire hazards.*

- (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.**

*Noise emanating from the Hybrid Energy Park will not negatively impact the uses in the immediate area.*

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

*It is not anticipated that glare or light generated by the proposed use will negatively impact the uses in the immediate area.*

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

*The proposed use is compatible and will provide electrical power for the existing and future uses within Stonewall Secure Business Park as well as the Northern Virginia region.*

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

*The perimeter buffer will provide screening and buffering from the surrounding uses.*

- (G) **Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**  
*A 50 foot tree preservation area will preserve existing trees around the perimeter of the Stonewall Secure Business Park.*
- (H) **Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.**  
*The proposed special exception uses will have a minimal impact on the air quality and water quality will be improved.*
- (I) **Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**  
*The proposed special exception use will support the uses within Stonewall Secure Business Park and will provide electricity to the power grid to prevent future brown outs which promotes convenience of the public.*
- (J) **Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**  
*The proposed Hybrid Energy Park will not generate many vehicular trips and these trips will be adequately and safely by the roadways internal to Stonewall Secure Business Park and the surrounding road networks.*
- (K) **Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**  
*Existing structures are not proposed to be converted to uses requiring a special exception or primary uses.*
- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**  
*The proposed special exception use will be served adequately by public facilities and services.*
- (M) **The effect of the proposed special exception on groundwater supply.**  
*The proposed special exception use will not have an effect on groundwater supply.*
- (N) **Whether the proposed use will affect the structural capacity of the soils.**  
*The proposed use will not affect the structural capacity of the soils.*

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

*Road improvements will be made to safely accommodate the traffic that will be generated by the uses in the Stonewall Secure Business Park.*

**(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 tax base will be enlarged and approximately 25 jobs will be created with the development of the Hybrid Energy Park.

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

*The proposed Hybrid Energy Park will generate electricity for the future uses within Stonewall Secure Business Park and the Northern Virginia region.*

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

*Adequate on and off-site infrastructure is available or will be improved to serve the Stonewall Secure Business Park and the Hybrid Energy Park.*

**(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.**

*No odors are anticipated with the proposed special exception uses on the Subject Property that will negatively impact the adjacent uses.*

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

*Sufficient measures to mitigate the impact of the construction traffic on the existing residential uses will be determined during the processing of the special exception application.*