

Owner: WEJCF, LLC.

Applicant: Anderson Propane Service, Inc.

Date: September 16, 2016

GDP: General Development Plans; Anderson Propane Tank Storage;
Prepared By: Webb and Associates; Attached Hereto As Exhibit A (The GDP)

Property: 3200 Beulah Salisbury Drive; Spotsylvania County Tax Parcel 25-A-8R;
Consisting of 1.29 Acres | Spotsylvania Industrial Park

Overview:

The Applicant is seeking a Special Use Permit to allow for the installation of four (4), 30,000-gallon propane storage tanks. The facility will be used by Applicant to supply residential and commercial customers within the greater Fredericksburg and Spotsylvania area.

The Property is located in the Northeast corner of Spotsylvania County, in an area that has a long history of oil and propane storage. Adjoining neighbors include Anderson Oil Company, Lincoln Terminal, Quarles Petroleum, and a seven acre former Exxon terminal facility. In addition, Deep Run Office Park and Spotsylvania County border the site.

The Property is currently Zoned C-2 and Applicant seeks a Special Use Permit based on discussions with County Planning Staff. The Property is currently being utilized for the parking of propane and oil transports, as well as, propane tank storage. While the existing use is similar, The "Bulk Storage" aspect will require the Special Use Permit as stated in Sec. 23-6.18.4 – Development Standards: Use Limitations (4.)

Applicant is seeking additional propane storage for its own needs and use. This is an important distinction, as there are no plans to resell or operate a terminal facility at the site. The storage facility will be built to the latest standards, be remotely monitored 24/7, and have limited, automated gate access.

Additionally, any increase in motor vehicle traffic will be negligible, since the site will be used for Applicant's own storage and not for the resale of product, as a terminal facility is operated. This is important as the area has seen a marked increase in traffic, as a result of the Lincoln Terminal operation.

Impact Statement

1. Land Use

- a. Proposed Use – The property current has two uses. The portion of the property adjacent to the office complex is an overflow parking lot for the office complex and well remain in the same manner. The eastern portion of the property is utilized for the parking of propane and oil transports, as well as, propane tank storage. In this eastern portion of the property is where the installation of four (4), 30,000-gallon or (2), 60,000-gallon propane storage tanks is intended. The storage of existing propane tanks will be moved to another property in the vicinity within the City of Fredericksburg to allow transport tanker safe movement on site to fill the proposed said storage tanks.
- b. Floor Area Ratio – There are no buildings proposed on said parcel.
- c. Protection of Neighboring Properties – This parcel is surrounded with like kind uses with exception to the office complex to the east. The portion of the property adjacent to the office complex is in keeping the 60' wide parking area as well as the existing landscaping strip between the parking and the access road. This lends itself as a transition from the two uses.
- d. Height of Structures – The proposed tanks are approximately 9' in diameter and will be setting on concrete cradles.
- e. Special Amenities – There are no amenities proposed nor warranted for this development.
- f. Phasing – This project will be built out in one mobilization. No new utilities are proposed on or offsite. Only offsite work will be to upgrade the entrance between the office complex and the on-site parking area so that fire vehicles can access the site on both the east and west sides of the property.

2. Cultural Resources

- a. Historic – There are no known historically significant features present on said property.
- b. Cemeteries – There are no known places of burial on said property.
- c. Historic Resources – Based on review if the Comprehensive Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the said property does not have any cultural resources. Additionally, the said property is not located in the County's Historic Overlay District.

3. Fire and Rescue

- a. Improvements – Entrance adjacent to the west side of said property is being improved for the use of emergency vehicles being able to enter both side of the project.
- b. Public Facilities - There is one fire hydrant on the approach to the east side of said property and two fire hydrants, one each direction towards the west side of said property.

4. Schools – No impacts identified. No residential uses are proposed as a part of this application and subject property is not within the vicinity of any public schools.

5. Parks and Open Space – No impacts identified. No residential uses are proposed as a part of this application.

6. Water / Sewer – This project is served by public water and sanitary sewer. There is no need for any improvements with this application.

7. Environment – No adverse impacts to environmental features have been identified.

8. Housing – No impacts identified, No residential uses are proposed as a part of this application.

9. Transportation

- a. Trip Generation – The subject property has two points of entry. The west side adjacent to the office complex is currently and will not change at 63 vehicles per day directly into the complex road system. West entrance is to be upgraded, but only for fire department needs. The east side entrance directly onto Beulah Salisbury Drive will generate 16 vehicle per day which will have no adverse impacts on roads.
- b. Right-of-Way Dedications – Beulah Salisbury drive is an existing 50' right-of-way and being that the subject property is at the end of the cul-de-sac and topography prohibits any future extension of the road, there is no need for additional dedication.
- c. Improvements – The entrance to the west into the office complex will be upgraded to handle emergency vehicle access.