



SUP17-0002

Anderson Propane Services, Inc.

Lee Hill District

Board of Supervisors Public Hearing

June 15, 2017

Kimberly Pomatto, Planner II

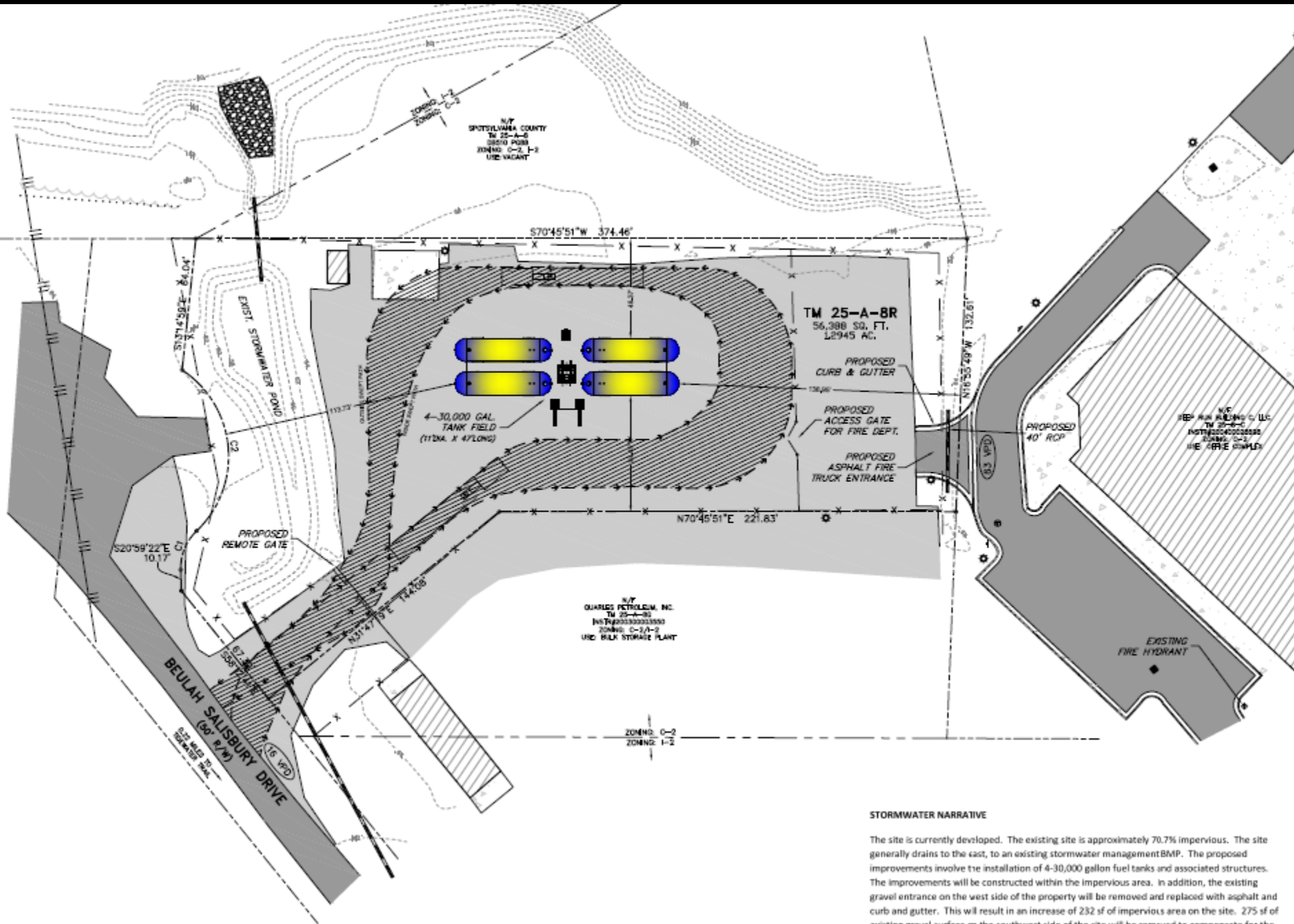
Request:

- Special use permit approval to allow four (4) 30,000-gallon or two (2) 60,000 gallon, above ground, propane fuel storage tanks on 1.2945 acres of Commercial 2 (C-2) zoned property

Recommendation:

- Planning Commission recommends approval with staff's recommended conditions.
- Staff recommends the Board adopt the resolution of approval including the following conditions:
 - Property shall be developed in conformance with the GDP to allow either four (4) 30,000 gallon or two (2) 60,000 gallon above round propane storage tanks
 - The applicant shall complete an emergency plan to be approved by the Spotsylvania Fire, Rescue, and Emergency Management Department prior to site plan approval
 - The second point of access on the west side of the site connecting to the Deep Run Office Park shall be utilized for emergency services only





STORMWATER NARRATIVE

The site is currently developed. The existing site is approximately 70.7% impervious. The site generally drains to the east, to an existing stormwater management BMP. The proposed improvements involve the installation of 4-30,000 gallon fuel tanks and associated structures. The improvements will be constructed within the impervious area. In addition, the existing gravel entrance on the west side of the property will be removed and replaced with asphalt and curb and gutter. This will result in an increase of 232 sf of impervious area on the site. 275 sf of existing gravel surface on the southwest side of the site will be removed to compensate for the increase. This will result in a net decrease in the amount of impervious area on the site. Stormwater management will be handled by the existing stormwater BMP. There will be no change to the existing stormwater management facility.

Key Findings:

In Favor

- Proposal results in business investment in the County and complements the County's industrial and commercial growth and tax base diversification goals
- Coordination with Spotsylvania Fire, Rescue, and Emergency Management Department in order to create an emergency plan to ensure safety in the event of an incident
- No expected adverse impact to nearby road network

Against

- Safety concerns related to pressurized gas storage

