

DRAFT DENIAL

At a meeting of the Spotsylvania County Board of Supervisors held June 15, 2017, on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2017-

Denial – Special Use Permit SUP17-0002 WEJCF, LLC (Anderson Propane Services, Inc.)

WHEREAS, WEJCF, LLC (Anderson Propane Services, Inc.) requests special use permit approval to allow four 30,000-gallon or two 60,000-gallon, above ground, propane fuel storage tanks on 1.2945 acres of Commercial 2 (C-2) zoned property. The property is located at 3200 Beulah Salisbury Drive (Route 700), which is located along the south side of Beulah Salisbury Drive (Route 700), approximately 1,348 feet east of the intersection of Tidewater Trail (Route 2) and Beulah Salisbury Drive (Route 700). The property is located within the Primary Development Boundary. The property is identified for Employment Center development on the Future Land Use Map of the Comprehensive Plan. Tax parcel 25-A-8R. Lee Hill voting district; and

WHEREAS, staff has reviewed the subject application and recommends approval as stated in the staff report and the executive summary; and

WHEREAS, the Spotsylvania County Planning Commission held a public hearing, duly advertised in a local newspaper for a period of two weeks, on May 17, 2017, and interested citizens were given an opportunity to be heard; and

WHEREAS, the Spotsylvania County Planning Commission recommended approval of the project with a vote of 7-0; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing, duly advertised in a local newspaper for a period of two weeks, on June 15, 2017, and interested citizens were given an opportunity to be heard; and

WHEREAS, the Spotsylvania County Board of Supervisors considered the Special Use Permit request in accordance with Sec. 23-4.5.7, Standards of Review, and finds that the application does not sufficiently satisfy the following standards:

1. That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county;
2. That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;
3. That the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

4. That the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
5. That the proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood;
6. That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities;
7. That the proposed use will not cause undue traffic congestion or create a traffic hazard; and
8. That the proposed use will have no unduly adverse impact on environmental or natural resources.

WHEREAS, the general welfare and good zoning practice are served by denial of the application.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Board of Supervisors does hereby deny Special Use Permit SUP17-0002 WEJCF, LLC (Anderson Propane Services, Inc.).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors