

***DRAFT DENIAL***

At a meeting of the Spotsylvania County Board of Supervisors held September 11, 2018, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed \_\_\_\_\_, the Board adopted the following resolution:

**RESOLUTION NO. 2018-**

**Denial – Special Use Permit SUP18-0006  
Shirley P. Joseph (Columbia Gas of Virginia, Inc.)**

**WHEREAS**, Shirley P. Joseph (Columbia Gas of Virginia, Inc.) requests Special Use Permit approval to allow a public utility, light, on Rural (RU) zoned property. Approval of the special use permit will allow the installation of a PIG insertion facility on a portion of TM# 4-10-6 (.32 acres). The property is located at 15213 Spotswood Furnace Road, which is located on the west side of Spotswood Furnace Road (Route 620) approximately .85 miles north of the Spotswood Furnace Road (Route 620) and Elys Ford Road (Route 610) intersection. The property is located outside the Primary Development Boundary. The property is identified for Rural Residential development on the Future Land Use Map of the Comprehensive Plan. Tax parcel 4-10-6. Chancellor Voting District; and

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

**WHEREAS**, the Spotsylvania County Planning Commission held a public hearing on August 15, 2018, duly advertised in a local newspaper for a period of two weeks, 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 6-0; and

**WHEREAS**, the Spotsylvania County Board of Supervisors held a public hearing on September 11, 2018, duly advertised in a local newspaper for a period of two weeks, 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 SUP18-0006 Shirley P. Joseph's (Columbia Gas of Virginia, Inc.) Special Use Permit.

(SEAL)

A COPY TESTE: \_\_\_\_\_

Aimee Mann

Deputy Clerk to the Board of Supervisors

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_