

DRAFT

At a meeting of the Spotsylvania County Board of Supervisors held on August 13, 2019 on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2019-

Deny

Special Use Permit SUP19-0002

Potomac & Rappahannock Transportation District Commission, the Northern Virginia Transportation Commission, and Crossroads Associates, LLC (Virginia Railway Express)

WHEREAS, Potomac & Rappahannock Transportation District Commission, the Northern Virginia Transportation Commission, and Crossroads Associates, LLC (Virginia Railway Express): Requests special use permit approval to allow the expansion of an existing railway maintenance yard in the Industrial 1 (I-1) zoning district. The property consists of approximately 30.27 acres and is located at the terminus of Crossroads Parkway (Route 765), approximately 3790 feet south of its intersection with Mills Drive (Route 17). The property is located in the Primary Development Boundary and in an area identified as Mixed Use and Employment Center on the Future Land Use Map of the Comprehensive Plan. Tax parcels 37 (A) 41A (part) and 37 (A) 41E. Berkeley 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 July 17, 2019, 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 conditions with a vote of 7-0; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing on August 13, 2019, 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, general welfare and good zoning practice are served by denial of the Special Use Permit application.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Board of Supervisors does hereby deny SUP19-0002.

(SEAL)

A COPY TESTE:

Aimee Mann
Deputy Clerk to the Board of Supervisors

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____