

SUP19-0002
Virginia Railway Express
Berkeley District

Board of Supervisors Public Hearing
August 13, 2019
Shannon D. Fennell, Planner III



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Request

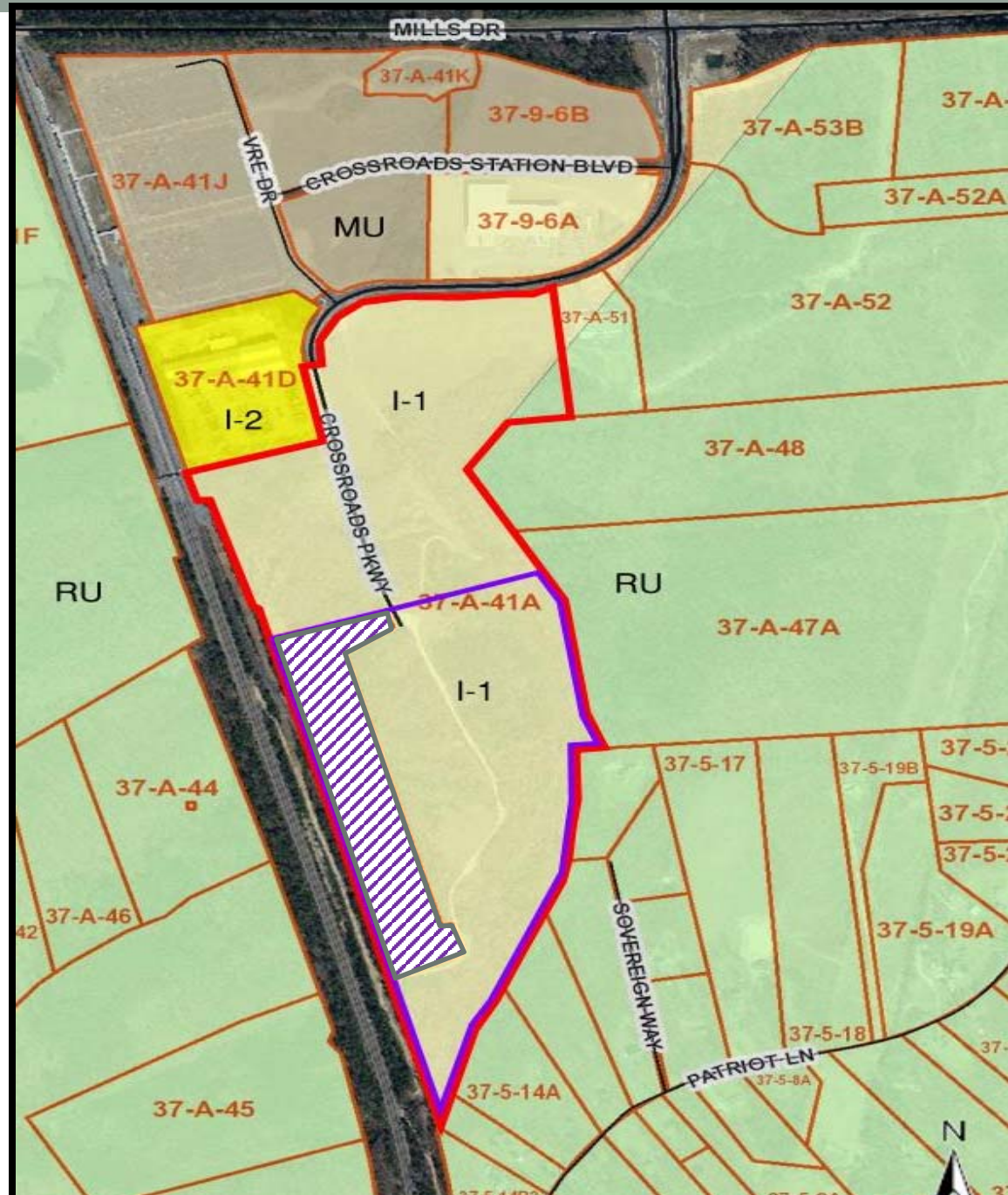
- To allow the expansion of an existing railway maintenance yard, on a parcel that will consist of approximately 30.27 acres currently zoned Industrial 1 (I-1).

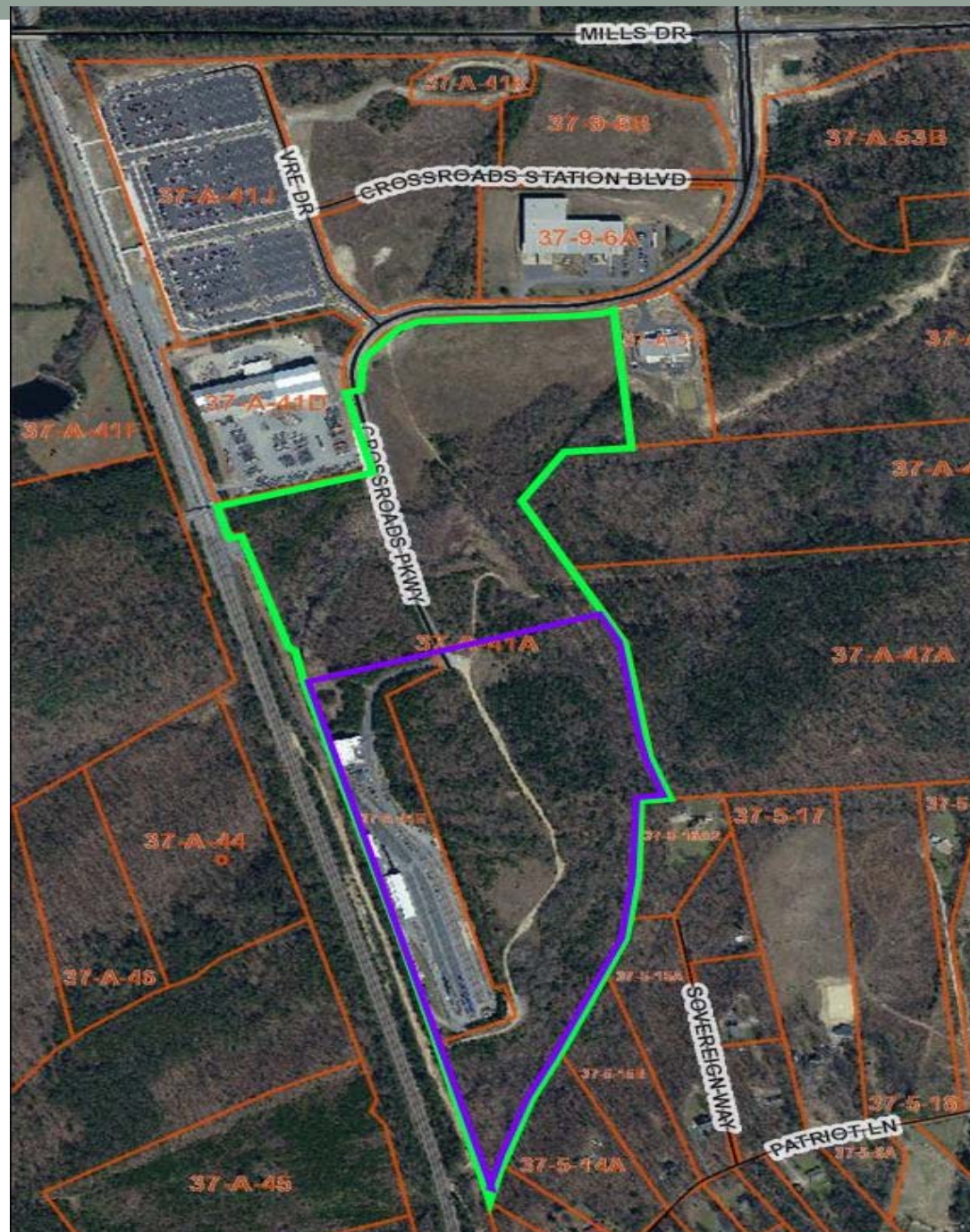
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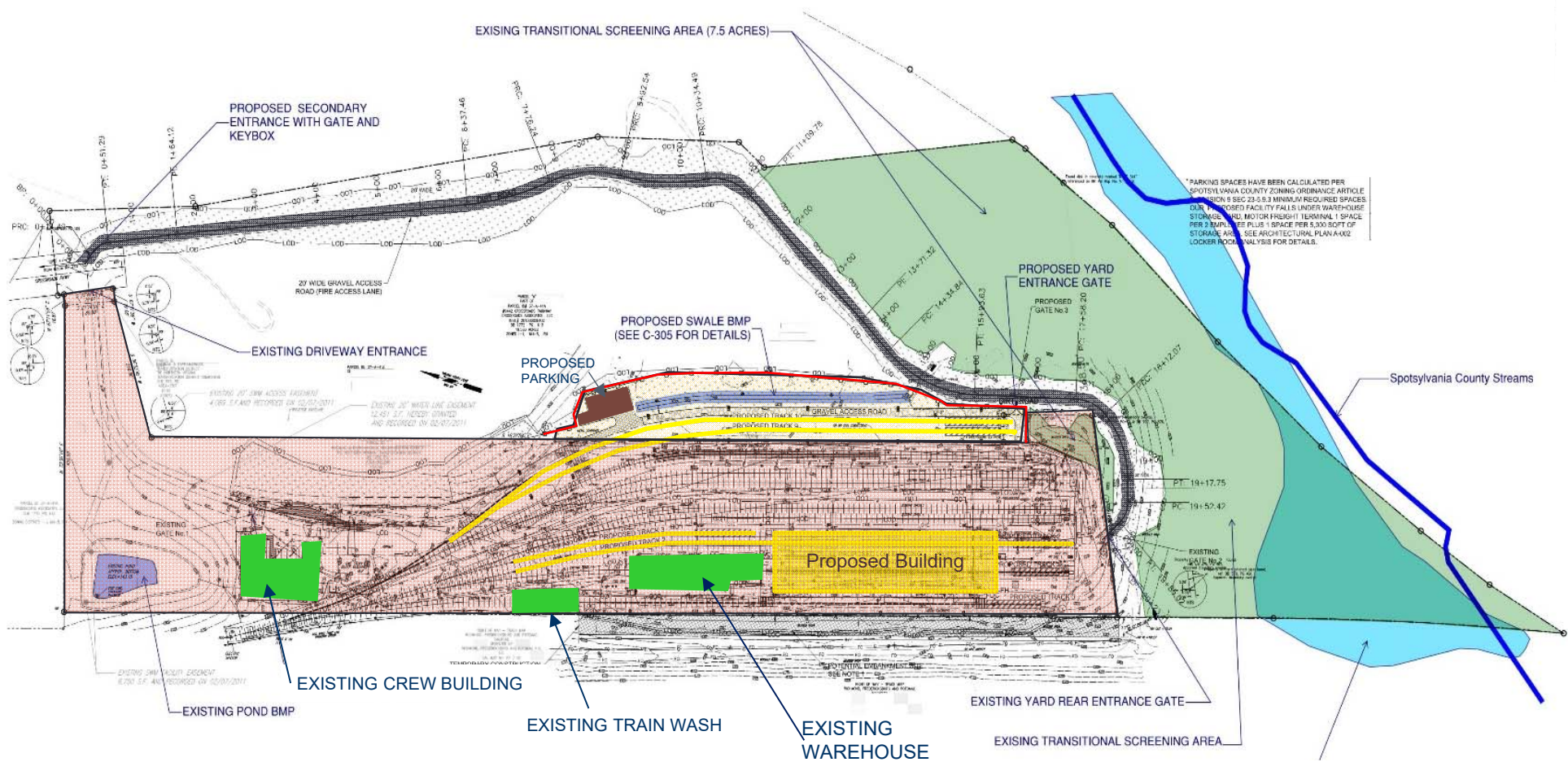
Recommendation

- The Planning Commission held a public hearing on July 17, 2019 and voted 7-0 to recommend approval with conditions.
- Staff recommends approval with conditions.









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Findings

In Favor:

- The request is consistent with the Comprehensive Plan.
- The proposed expansion meets the eight standards of review.
- The applicant is proposing a 7.5 acre screening buffer.
- The expansion would support the existing VRE operations.
- Upgrades to the existing gravel road will enhance access for emergency vehicles providing a secondary access route to and from the site.

Against:

- No findings against.



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Staff Recommendations

Based on staff's findings in favor and analysis that the proposal meets the eight standards of SUP review and approval, staff recommends APPROVAL with the conditions noted below:

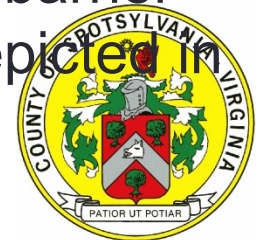
1. The project shall be developed in conformance with the Generalized Development Plan titled, "Generalized Development Plan for Virginia Railway Express" as dated April 12, 2019 and revised on June 28, 2019 and prepared by Michael E. Zmuda.
2. The perimeter of the active area of the rail maintenance and storage yard shall be fenced with an eight (8) foot chain link fence without barbed wire or six (6) foot with barbed wire.
3. A locked gate shall be constructed at the gravel road (secondary entrance).



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4. Except for locomotives entering or leaving, noise including that emanating from stationary, idling locomotives shall not exceed 70 decibels at the property lines adjacent to residential dwellings between 9:00 p.m. and 5:00 a.m.
5. Transfer of the property title must be recorded by deed with exhibit plat within 90 days of Board approval of the Special Use Permit.
6. The existing barrier along the southern facility footprint shall be maintained and the existing barrier along the eastern facility boundary shall be demolished and replaced with a 7-foot barrier along the new eastern facility footprint (by track 10) as depicted in the GDP.



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7. Locomotives shall not be fueled except when standing on track with drip pans installed. And emergency spill containment plan shall be implemented and an oil separator system shall be installed and connected to the drip pans under the locomotives, the design and installation of which shall be approved by Spotsylvania County Officials after consultation with the plan preparer and appropriate state agencies.
8. There shall be no fuel storage on the property, all fuel shall be delivered as needed.
9. All local, State and Federal permits for site work shall be obtained and in particular any construction which causes wetland disturbance shall meet County, State and Federal requirements.
10. Clearing shall be strictly limited to those areas shown on the GDP.



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