

Date 1/4/18

PROPERTY OWNER:

Stanley Sheets, Trustees of Elk Meadow Farm

APPLICANT:

Brian Wright and Emmett Toms, agents for Atlantic Coast Pipeline, LLC

LOCATION OF PROPERTY:

On the west side of Scenic Highway, opposite the intersection of Union Church Road and Scenic Highway, Churchville in the North River District

SIZE OF PROPERTY:

34.0 acre portion of approximately 133 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

None

APPLICANT'S JUSTIFICATION:

To have a contractor storage yard

INDIVIDUAL PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no comments.

HEALTH DEPARTMENT'S COMMENTS:

The Health Department has no issues however it would be advised the portable toilets be placed on the yard for use by workers.

HIGHWAY DEPARTMENT'S COMMENTS:

The proposed storage yard entrance does not meet VDOT's sight distance requirements. A storage yard for the expected volume of traffic must meet intersection sight distance requirements. VDOT has preliminarily evaluated the remaining frontage and there does not appear to be a location that meets the sight distance requirements. VDOT is available to meet with the engineer/consultant to verify this assessment. VDOT does not recommend approval of the special use permit if an adequate entrance is not feasible.

If/when an entrance that meets requirements is found, the entrance should be paved and allow tractor trailers, with pipe material and equipment necessary for the Atlantic Coast Pipeline operation, to enter and exit the property. An autoturn analysis using a WB-67 will be required. The approved entrance shall be the only entrance utilized by the ACP traffic. The entrance serving TM 24-159 shall serve the needs of the homeowner only. Once the storage yard is no longer in use by the ACP, the entrance shall be restored to its original condition (as close as possible).

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer in the area of the subject property.

ENGINEERING'S COMMENTS:

A full site plan is required with Stormwater Management and Erosion and Sediment Control.

SECTION 25-74I - LIMITED BUSINESSES AND INDUSTRIES IN AGRICULTURE ZONES

Where outside storage is not prohibited, all outside storage areas will be adequately shielded or screened from view.

The applicant is requesting to have a laydown yard for equipment, materials, and office trailers for the Atlantic Coast Pipeline Project. There is no natural screening.

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The operator does not reside on premise.

The business and anticipated enlargements thereof will be appropriate for agriculture areas.

The request is for a thirty-four (34) acre material laydown yard to provide materials and equipment for construction of the Atlantic Coast Pipeline in this area.

The business shall have direct access on to a state maintained road and approval by the Virginia Department of Transportation or the expected traffic on a private road or easement can be accommodated by the access proposed.

The property has direct access to Scenic Highway, but an entrance has not been approved by VDOT at this time.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The thirty-four (34) acre portion of the property should adequately and safely accommodate all traffic onsite. The entrance location will be determined by VDOT.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No new construction is requested. The applicant will be utilizing office trailers. The site will be used as a material storage area.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No structures are requested. This will be a thirty-four (34) acre storage yard.

Evidence that the business will be connected to public sewer or that an onsite sewage disposal system can be approved for the business use.

No connections are required for construction laydown yards.

There are adequate provisions set forth for the protection of fire, environmental and other hazards.

The vehicles and trailers will be equipped with fire extinguishers and the applicant has DEQ permits.

All items displayed for sale or stored on site shall be set back at least twenty-five feet (25') from the edge of the pavement of any adjoining roads, and in no case shall a display or storage area be within the right-of-way of any road.

The storage area is approximately two hundred thirty-three (233') feet from Scenic Highway (Route 42).

STAFF RECOMMENDATIONS

The applicants are requesting to utilize approximately thirty-four (34) acres of the one hundred thirty-three acre site to have a laydown storage yard for equipment, pipe, office trailers, and materials to be used in the construction of the Atlantic Coast Pipeline Project. The site will be used for pipeline construction within a twenty-nine (29) mile area for approximately two (2) years.

Atlantic Coast Pipeline will comply with all local, state, and federal regulations. The proposed laydown area is open and provides no natural screening which could visually impact the neighboring properties. Therefore, the Board may want to consider some sort of screening along the road to lessen the visual impact.

If the Board feels the request is compatible and desires to approve the Special Use Permit, staff would recommend the following:

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. Obtain VDOT entrance permit and provide a copy to Community Development.

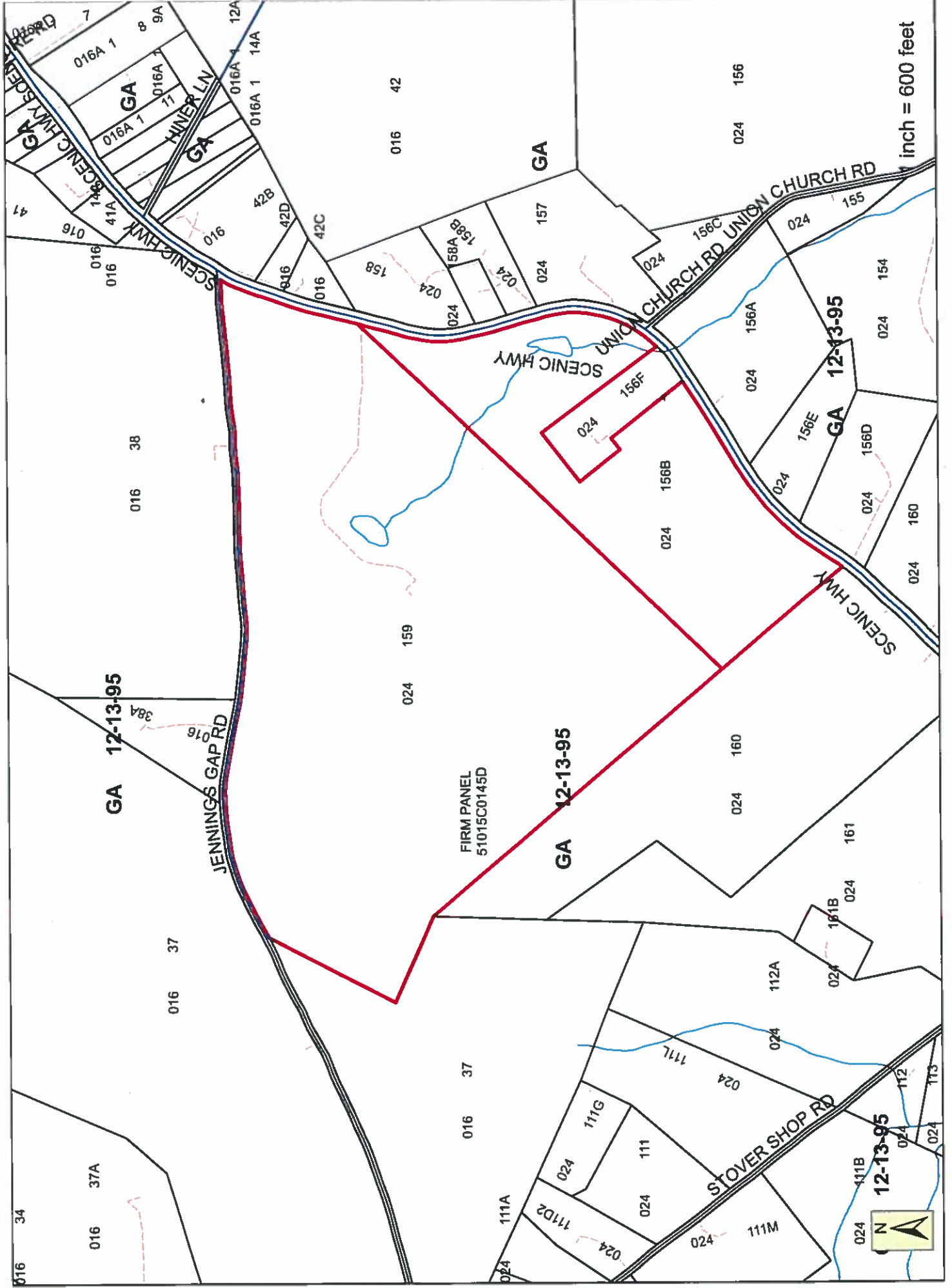
Operating Conditions:

1. Obtain placement permits for office trailers.
2. All equipment, materials, pipes, and trailers be kept in the designated areas on the site plan.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Permit be issued for **two (2) years**.

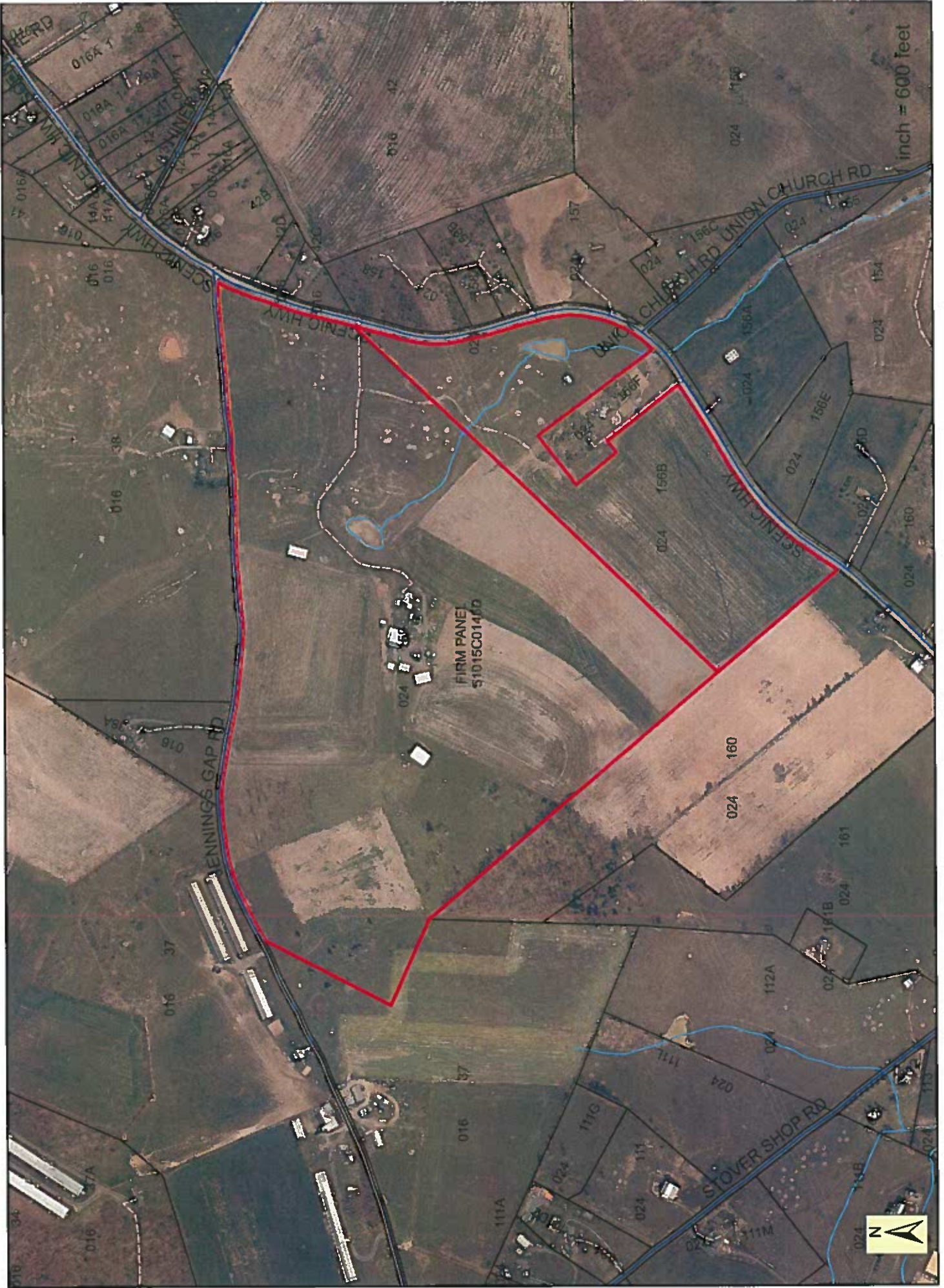


Sheets

Sheets



Sheets



PRELIMINARY

**ATLANTIC COAST PIPELINE, LLC
CONTRACTOR YARD SPREAD 4A
SITE PLAN**

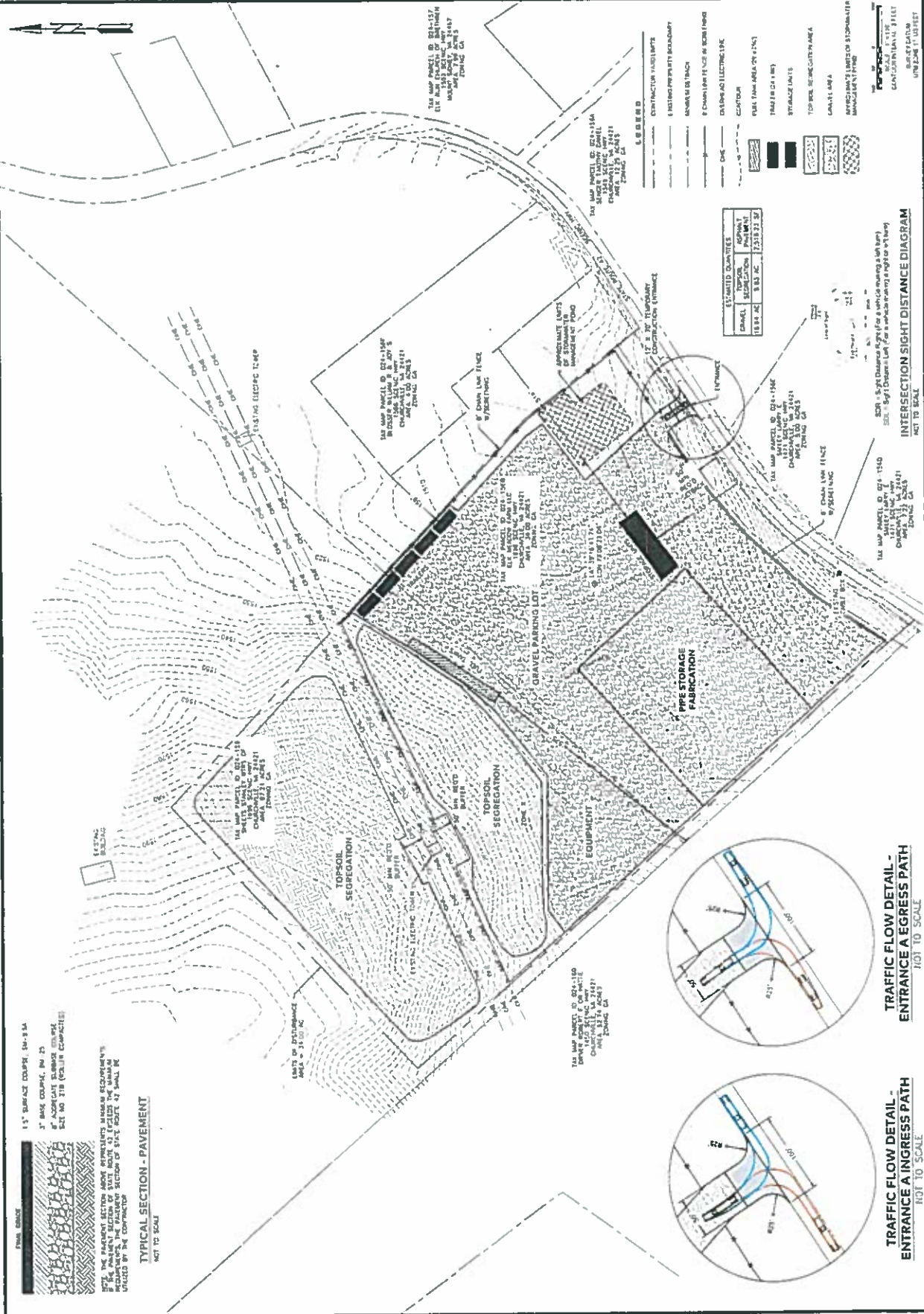
Project No.	13835-15
Client	ATLANTIC COAST PIPELINE, LLC
Contract No.	CONTRACTOR YARD SPREAD 4A
Issue No.	1
Issue Date	11/09/2012

THOMPSON
LITTON

C100



Scale: 1" = 100'
CONSTRUCTION TO BE SHOWN
AS SHOWN ON THIS PLAN



ESTIMATED QUANTITIES

CRANES	1800 AC	8.00 AC	7.2318 23 SF
STORAGE	1800 AC	8.00 AC	7.2318 23 SF



1.5" SURFACE COURSE, 54-9.54
3" BASE COURSE, 8W 23
IF ADEQUATE SURFACE COURSE
SIT NO 219 (COLLIER COMPACT)



NOTE: THE PAVEMENT SECTION ABOVE REPRESENTS MINIMUM REQUIREMENTS
IF THE PAVEMENT SECTION OF STATE ROUTE 43 EXCEEDS THE MINIMUM
REQUIREMENTS OF THE CONSTRUCTION SECTION OF STATE ROUTE 43, SHALL BE
UTILIZED BY THE CONTRACTOR.

TYPICAL SECTION - PAVEMENT
NOT TO SCALE

TRAFFIC FLOW DETAIL -
ENTRANCE A EGRESS PATH
NOT TO SCALE

TRAFFIC FLOW DETAIL -
ENTRANCE A INGRESS PATH
NOT TO SCALE

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.

THE MAP PARCEL ID 024-1144
SHALL BE MAINTAINED
AS SHOWN ON THIS PLAN
AND SHALL NOT BE
RETRACTED OR
REMOVED.