

Rock Springs POD

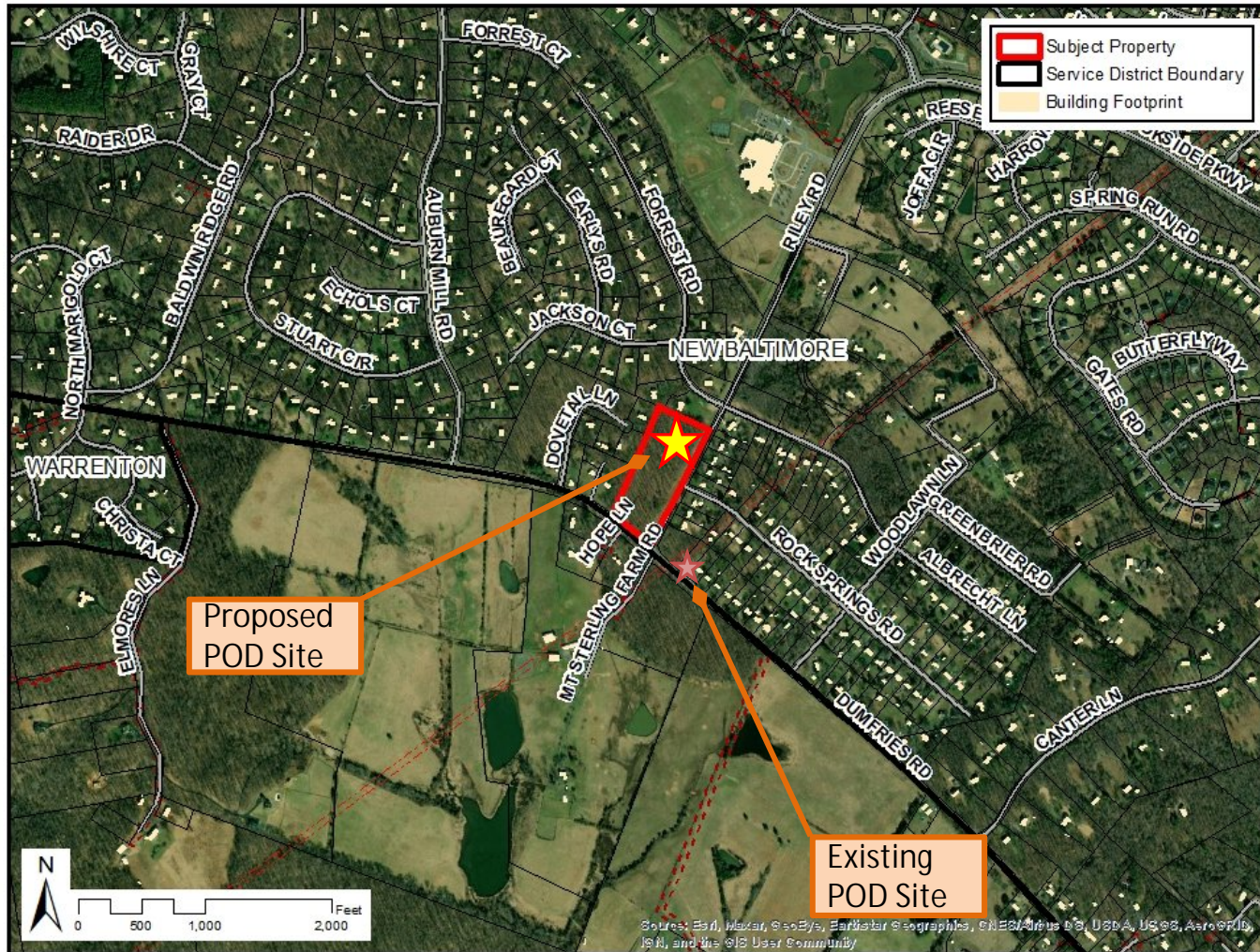
Category 20 Special Exception & Comprehensive Plan Compliance Review



SPEX-22-017902 & COMR-22-017903

REGIONAL AERIAL

Rock Springs POD



Subject Property:

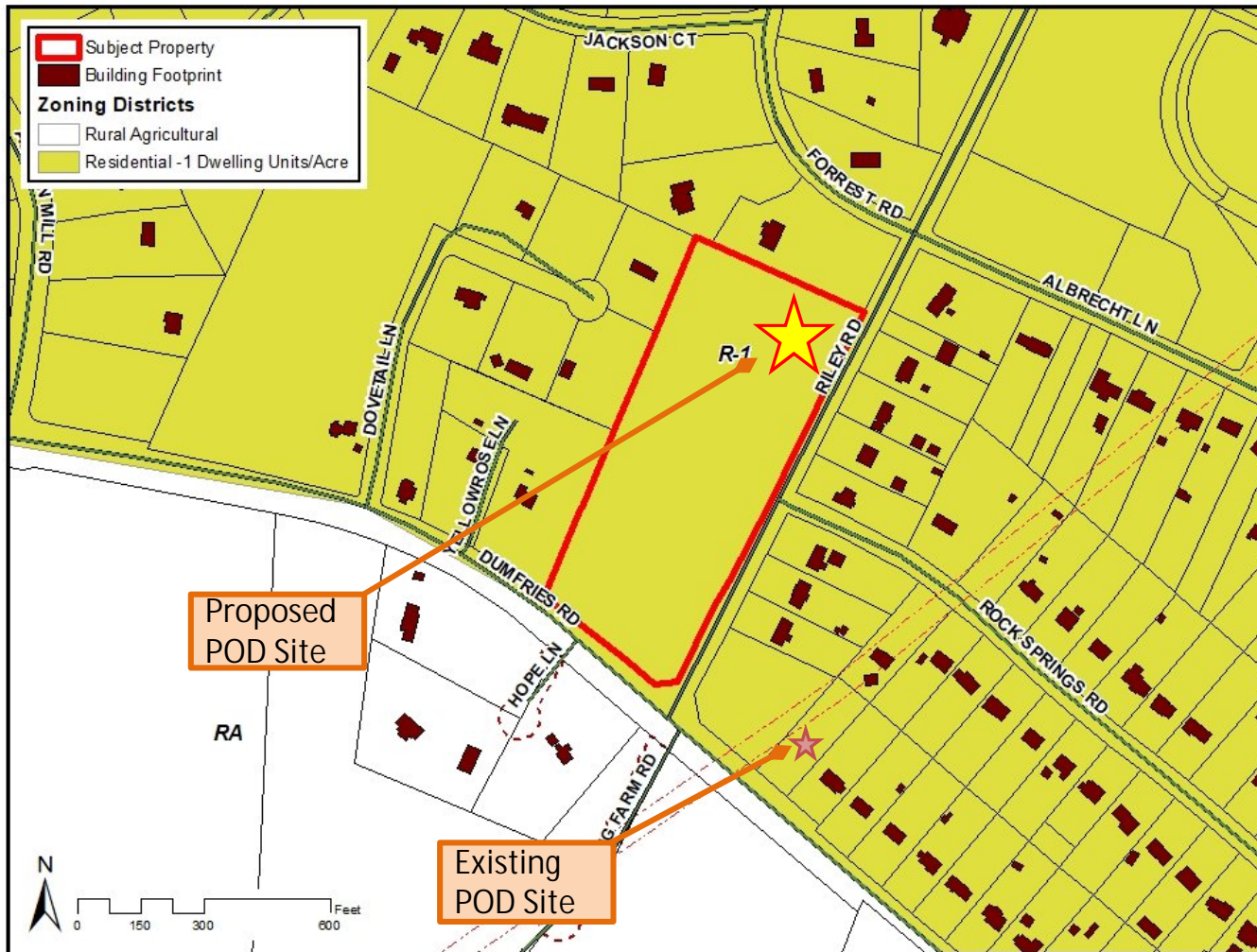
- PIN: 7905-50-7381-000
- Total Area: 9.75 Ac
- Use Area: +/- 0.56 Ac
- Dumfries Road & Riley Road

Request:

- Category 20 SE for a New Natural Gas Point of Delivery (POD) Facility
- Comprehensive Plan Compliance Review to Determine if the Location of the Facility is Substantially in Accord with the Comprehensive Plan
 - Note: Comprehensive Plan Compliance Determination must be made at this Meeting or Facility will be Deemed Compliant

REGIONAL AERIAL

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Property Information:

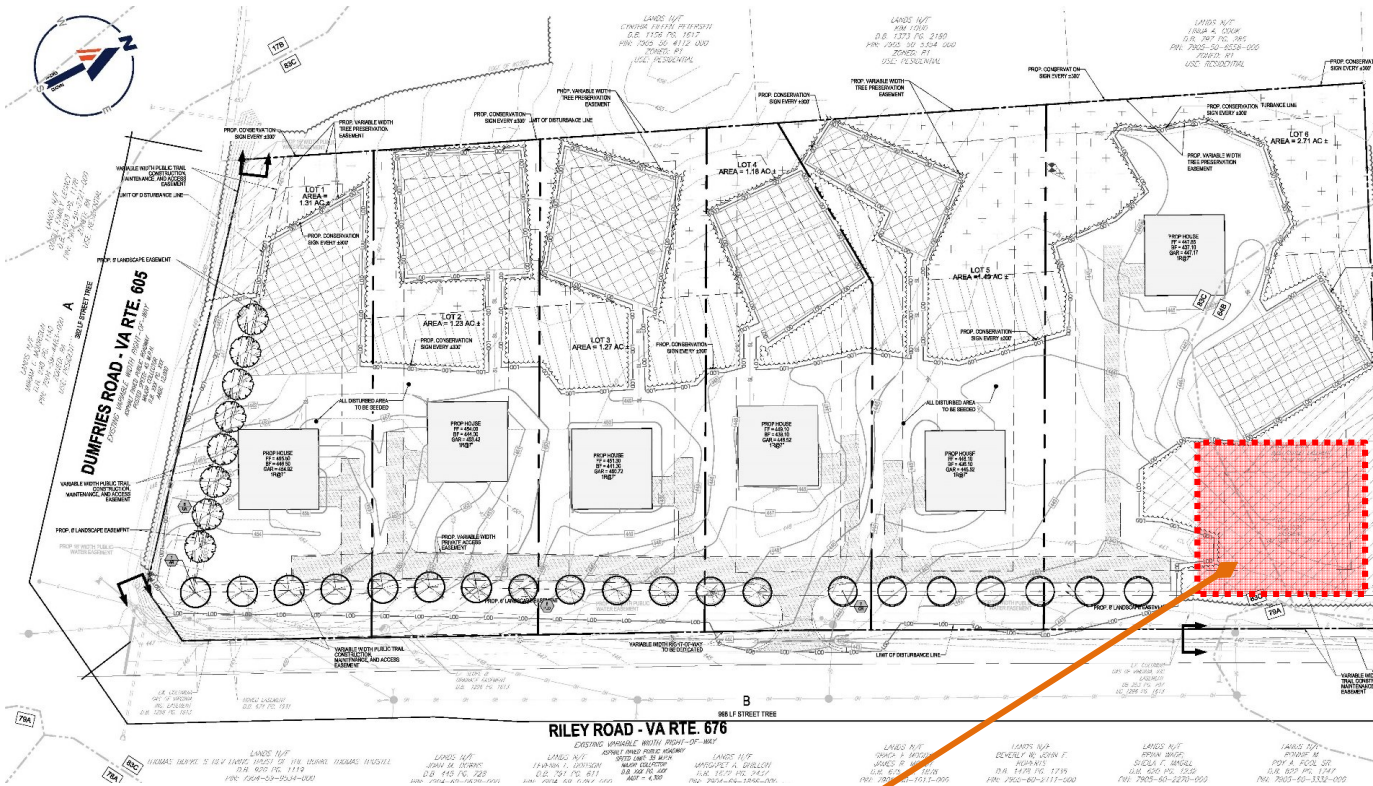
- Land Use: New Baltimore Service District
 - Low Density Residential: up to 1 Dwelling Unit per Acre
- Zoning: R-1
- Use: Vacant
 - Awaiting Development of Approved Subdivision

Surrounding Properties:

- Use: Residential
 - Zoned R-1 & Within NBSD
- Use: Rural Residential & Agriculture
 - Zoned RA & Outside NBSD
 - Two have Conservation Easements

APPROVED SUBDIVISION CONSTRUCTION PLAN

Rock Springs POD



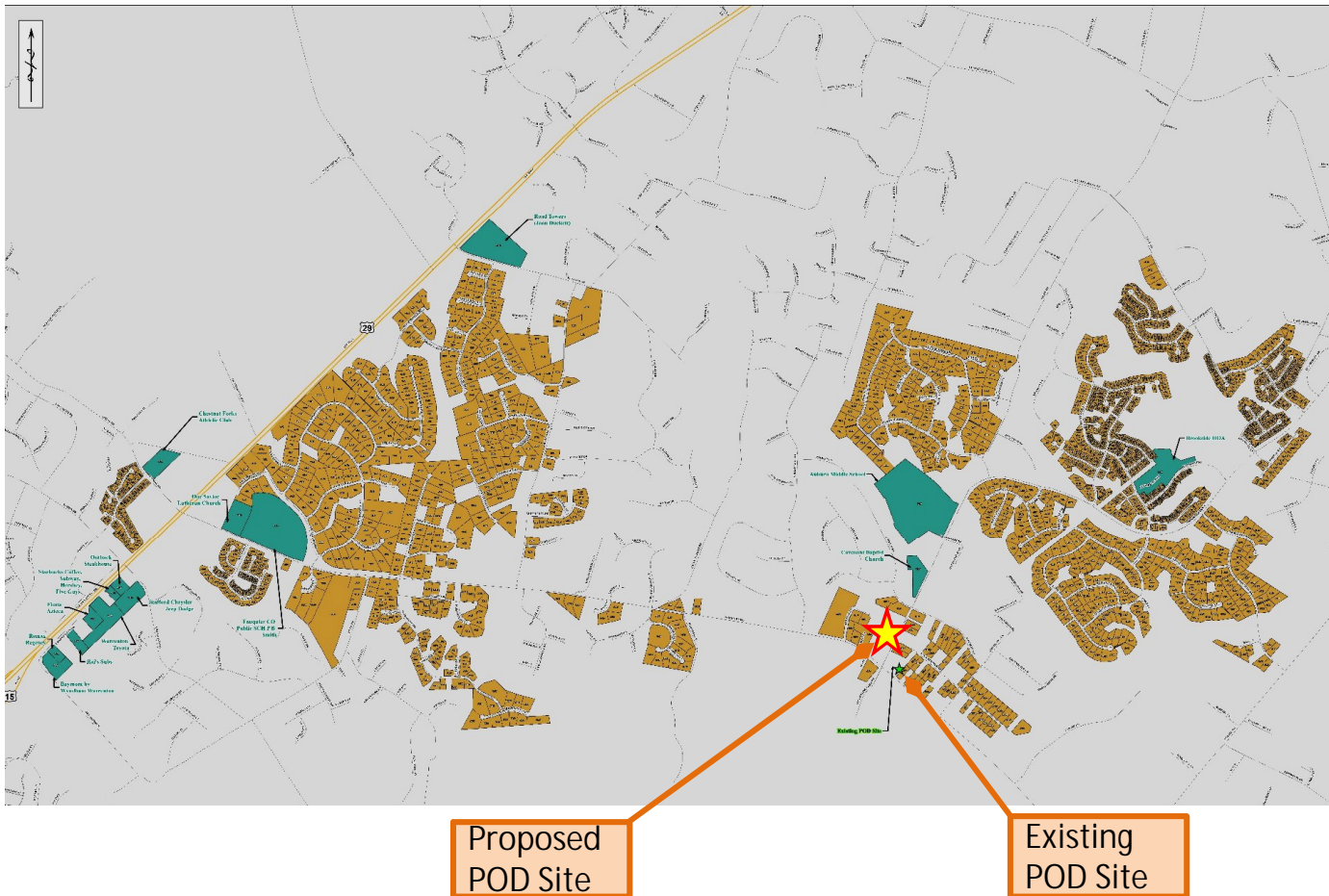
Proposed
POD Site

Property History:

- 4/18/19 – Columbia Gas Obtained Easement & Right-of-Way
- 100'x100' Exclusive Easement for Facility
- Variable Width Easement for Ingress/Egress, Construction, Operation & Maintenance
- 3/29/22 – Subdivision Construction Plan Approved
- 6 - Single-family Detached Residential Lots
- Final Plat not Approved/Recorded
- Timeline for Development is Unknown

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Rock Springs POD



Background:

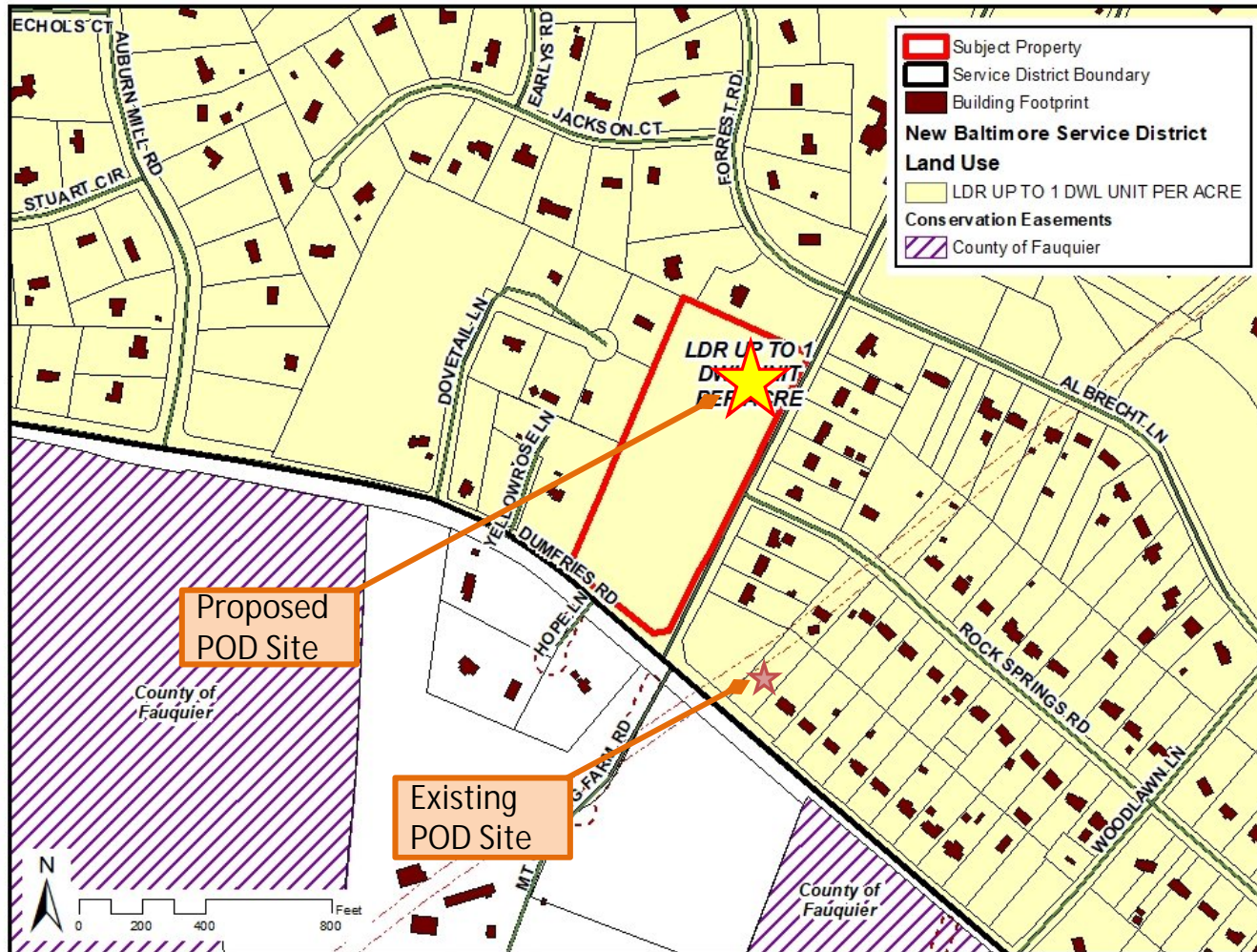
- Existing POD in Operation Since 1970
 - Supplies 1,600 Homes, Businesses, & Commercial Customers
 - In Need of Replacement to meet SCC & Columbia Gas Safety Standards.

Site Selection:

- Sufficient Size for the New POD Equipment
 - Existing Property not Adequate
 - Owner would not Provide More Area
- Within 100' of the TransCanada Pipeline
 - Runs along Riley Rd
- Within proximity of Columbia Gas' primary trunk line
 - Runs along Dumfries Rd & Riley Rd

LAND USE MAP

Rock Springs POD



Comprehensive Plan:

- New Baltimore Service District:
 - Development with the Residential Land Use should respect to the overall character of New Baltimore and its individual neighborhoods
 - Promote Development that Increases the Non-Residential Tax Base
- Public Facilities & Utilities:
 - Utilities Should Ensure that the County's Viewsheds, Historic, Cultural & Environmental resources are maintained and protected

LAND USE MAP

Rock Springs POD

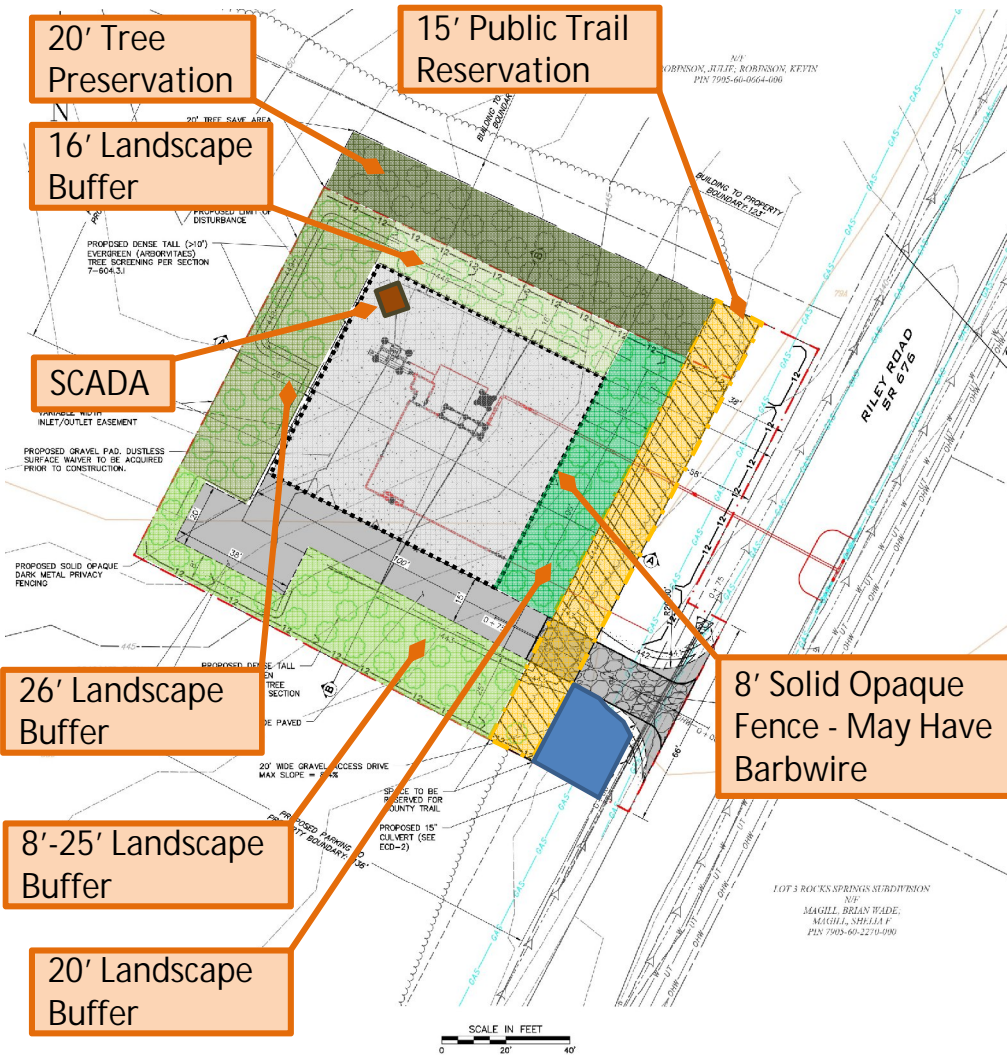


Comprehensive Plan Vision:

- Focus Development within Areas Designated to Have Infrastructure to Serve Higher Density & Intensity Development
- Create Communities Within Service Districts Where People Can Live, Work & Play
- Encourage & Support the Growth of Existing Businesses & Investment of New Businesses
- Facilitate Infrastructure to Support Business Growth in Areas Designated for Development
- Plan Public Facilities & Infrastructure to Meet the Needs of the Community as it Grows

POD LAYOUT

Rock Springs POD

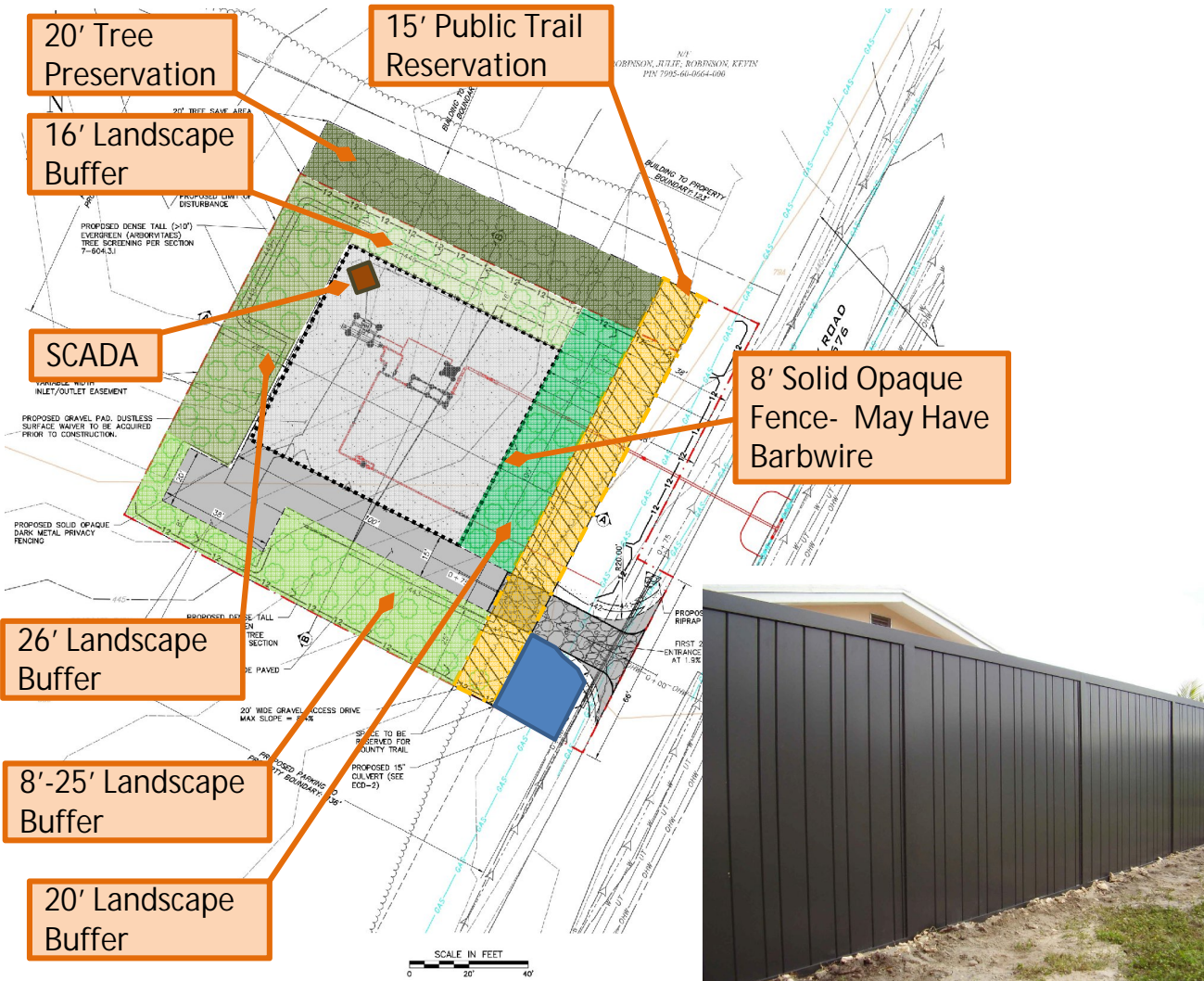


POD Facility Containing:

- Meter to Measure the Amount of Gas Delivered to Customers (7' Max Height)
- Heater to Prevent Equipment Freezing During Peak Operations (7' Max Height w/ 16' Exhaust Pipe)
- Regulators to Maintain Proper Operating Pressures in the Distribution System (7' Max Height)
- Supervisory Control And Data Acquisition System (SCADA)
 - Allows the Site to be Monitored, Managed, & Automated Remotely
 - Inside a Secure Metal Building (10' H X 8' W X 8')
- Equipped w/ Safety Measures that meet or Exceed Regulatory Requirements
- 8' Solid Opaque Fence, Landscape Screening & Tree Save Area

POD LAYOUT

Rock Springs POD

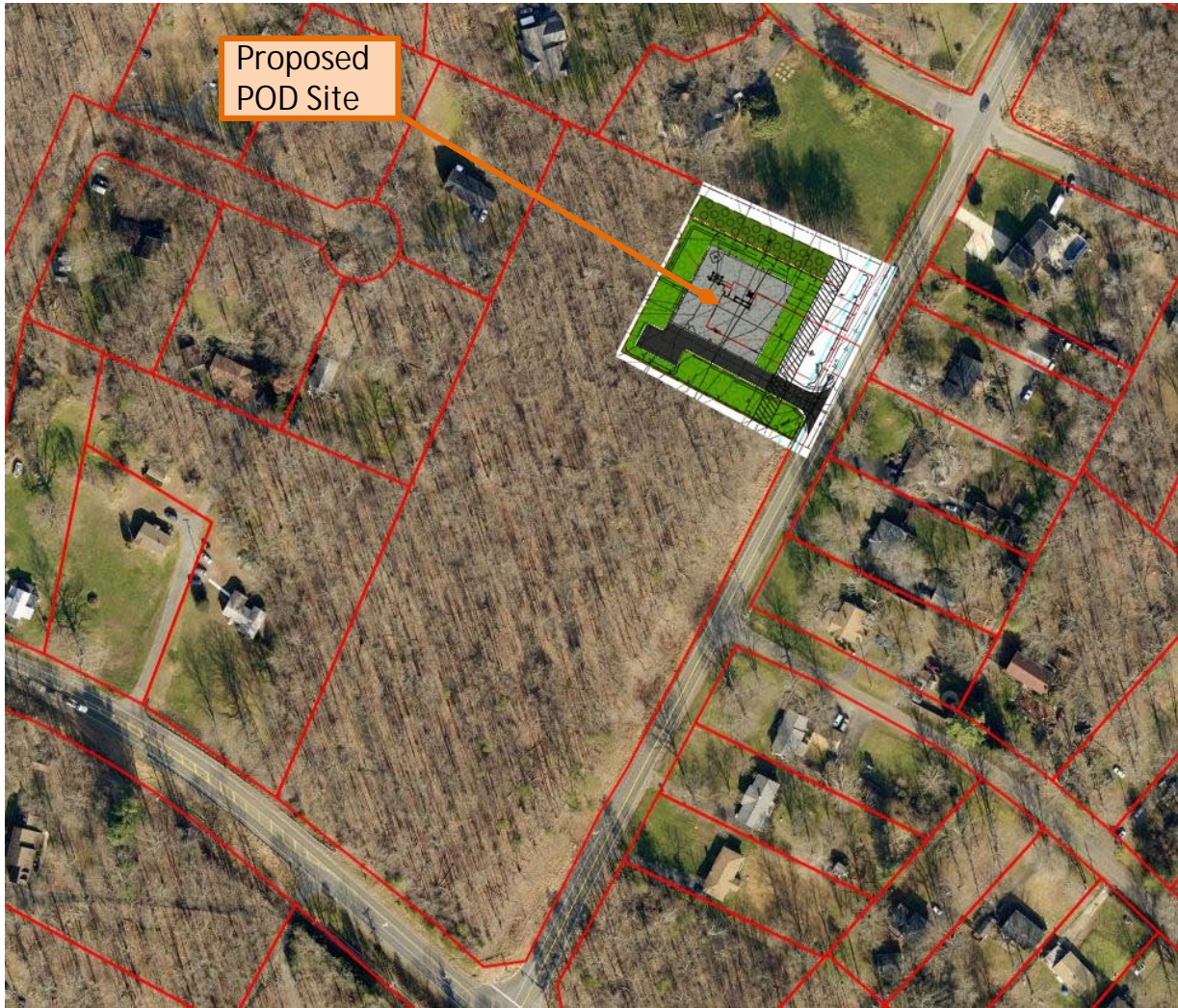


ZO Required Buffering/Screening:

- Front Yard: 20' w/ 3 Canopy Trees, 3 Under Story Trees & 24 shrubs per 100 feet
 - Proposed: 20' Landscaped Buffer
- Side & Rear: 30' Dense Evergreen Tree Screen, or a Combination Berm & Evergreen Tree Screen
 - Proposed: 16' Landscape Buffer & 20' Tree Save Area - Northern Side; 8' – 25' Landscape Buffer - Southern Side; 26' Landscape Buffer - Rear
- All Equipment, Machinery & Facilities Not Located within an Enclosed Building be Effectively Screened
- Staff has Included Conditions Related to Screening

POD LAYOUT

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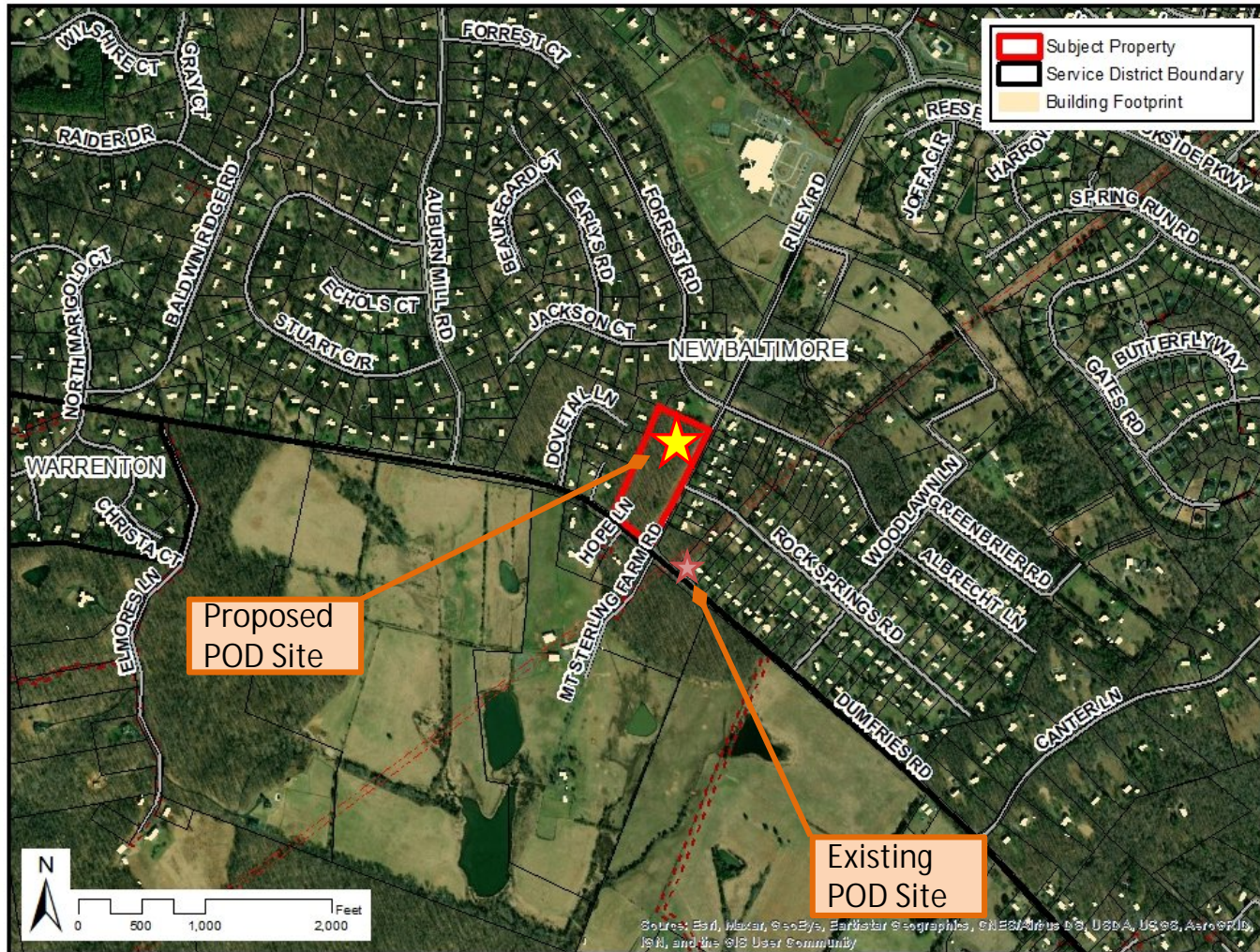


Conditions:

- Entrance, Access & Parking Area To Be Paved
- Enclosed w/ 8' Solid/Opaque Fence
 - Required Landscaping to be Outside of the Enclosed Area
- All Equipment, Machinery & Facilities Not Located within an Enclosed Building shall be Effectively Screened
- Buffering & Landscaping to be in Accordance with Zoning Ordinance
 - Or as may be Modified by the Zoning Administrator
- 20' Tree Save Area – Northern Edge
- Required Maintenance of Landscaping & Fencing

REGIONAL AERIAL

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Actions:

- Comprehensive Plan Compliance Review to determine if the location of the facility is substantially in accord with the Comprehensive Plan.
 - Resolution A - is Substantially in Accord w/ the Comprehensive Plan
 - Resolution B - is not Substantially in Accord w/ the Comprehensive Plan
- Category 20 SE for a new natural gas point of delivery (POD) facility
 - Make Recommendation to BOS