

**CASE NUMBER: 20SN0549**  
**APPLICANT: Columbia Gas of Virginia**

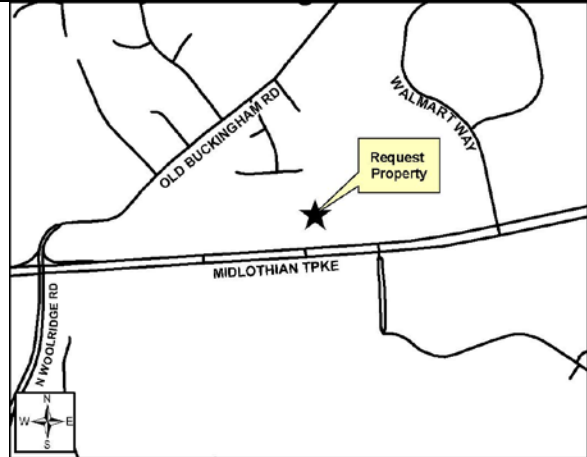


**CHESTERFIELD COUNTY, VIRGINIA**  
**MIDLOTHIAN DISTRICT**

**STAFF'S ANALYSIS  
AND RECOMMENDATION**

**Planning Commission (CPC) Hearing:**  
DECEMBER 17, 2019  
**CPC Time Remaining:**  
100 DAYS

**Applicant's Contacts:**  
TOM HOUSTON (804-748-9011)  
**Planning Department Case Manager:**  
TYLER WALTER (804-318-8893)



3.9 Acres – 12718 Midlothian Turnpike

**REQUEST**

Conditional use to permit a utility use requiring a structure in a Residential (R-7) District.

**Notes:**

- A. Conditions may be imposed or the property owners may proffer conditions.
- B. Conditions and exhibits are located in Attachments 1-3.

**SUMMARY**

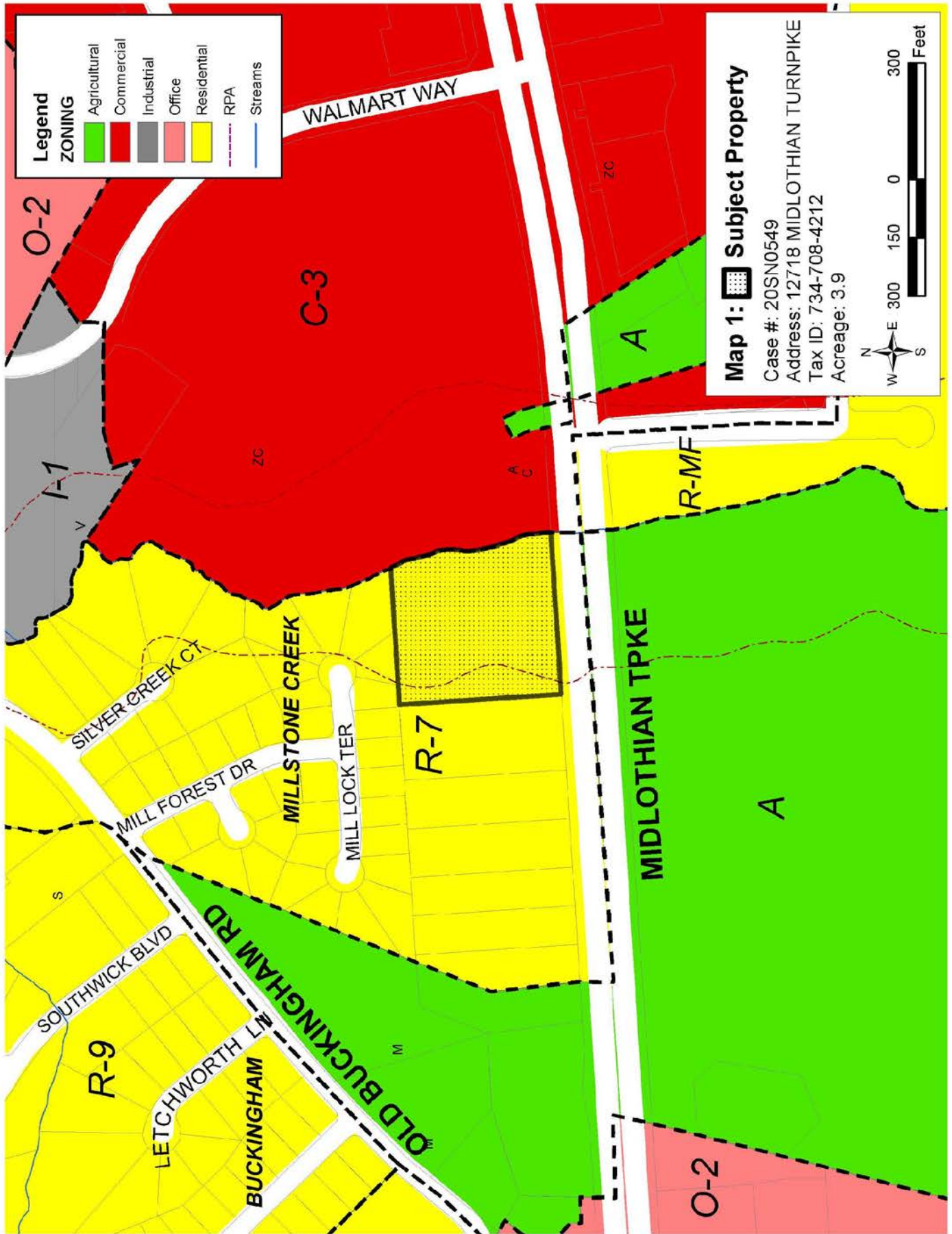
Relocation and replacement of an existing Point of Delivery (POD) station for natural gas distribution is planned. The existing POD, located on a neighboring transmission easement to the east, has been in operation since the late 1960's. According to the applicant, this facility lacks sufficient capacity to meet growing area demands, and size and safety concerns impact replacement of the POD at the exiting location. This proposed facility at this new location would increase existing system capacity and facilitate serving future growth west of Route 288.

**RECOMMENDATION**

STAFF

**APPROVAL**

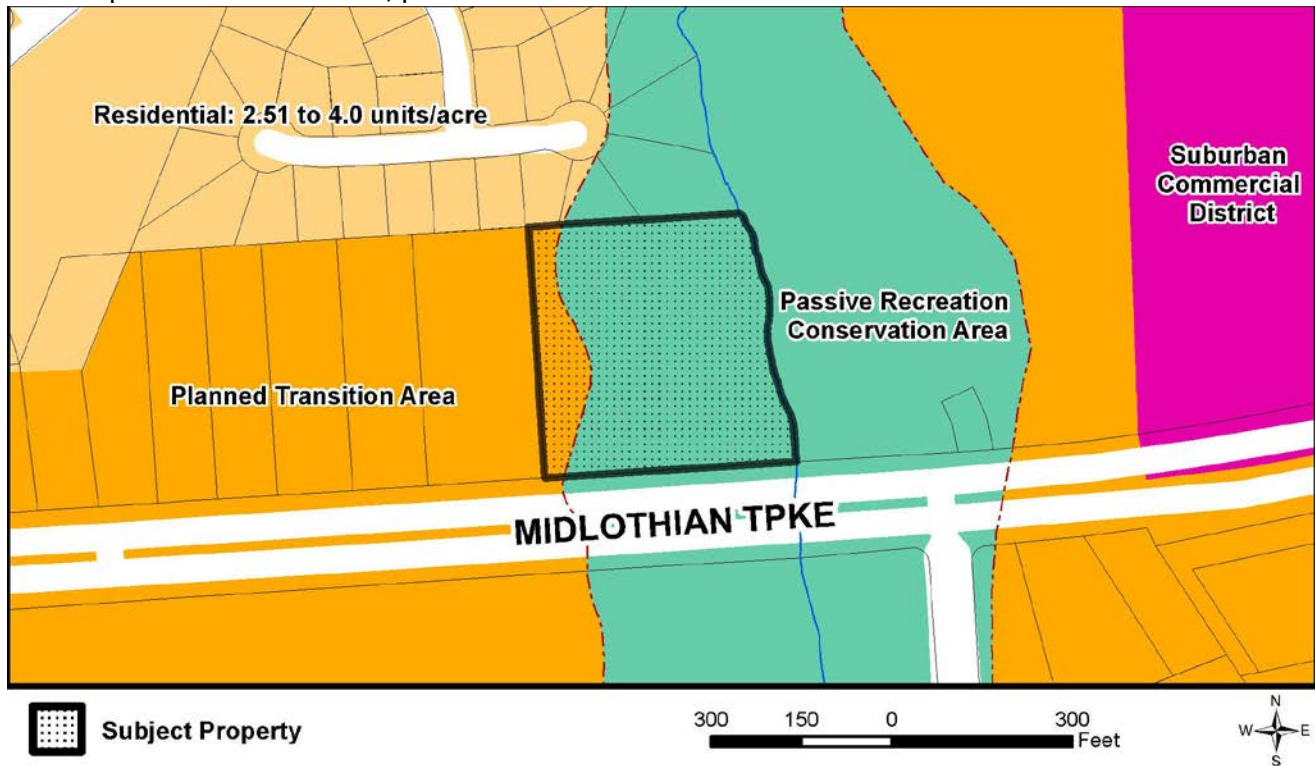
- Accommodates growing utility service coverage needs.
- As conditioned, minimizes visual impacts on existing and anticipated area development and the Midlothian Corridor.





**Comprehensive Plan**  
**Classification: PASSIVE RECREATION/CONSERVATION AREA & PLANNED**  
**TRANSITION AREA**

The designation suggests the majority of the property is appropriate for parks, recreation and open space, with a mix of offices, medium density housing personal service and community facilities to the west as part of a smaller-scale, pedestrian-oriented environment.



**Surrounding Land Uses and Development**



## PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

### Proposal

A utility use requiring a structure is proposed. Specifically, the relocation and replacement of a utility Point of Delivery (POD) facility to distribute natural gas is planned. A POD station is a facility that accepts natural gas from an existing pipeline and decreases the flow to move the gas at a safer speed onto service lines to homes and businesses. POD stations are typically located adjacent to existing gas lines.

The existing POD station is located at 12700 Midlothian Turnpike, approximately 650 feet east of the proposed POD station, both of which are adjacent to a TransCanada gas line (Exhibit A). The existing station was built in 1967 as a medium pressure system and is approaching 100 percent service capacity. The applicant indicates that the existing site is too small to build a new facility to meet gas demands, and its location within the TransCanada gas line right-of-way and proximity to Midlothian Turnpike present safety concerns. The proposed site, located outside of the TransCanada pipeline right-of-way, was determined the most feasible in following TransCanada regulations and boosting existing pressure and capacity. (Exhibit A – Option A, Attachment 2).

### Comprehensive Plan

The Comprehensive Plan suggests the property is appropriate for passive recreation/conservation and a mix of pedestrian-oriented uses. The draft Midlothian Community Special Area Plan, which is currently under consideration by the Board of Supervisors, suggests the property is appropriate for Neighborhood Office uses.

The property serves as a gateway into the Midlothian Village and, as such, views of the proposed utility use should be minimized from Midlothian Turnpike, as well as existing neighboring residential uses to the north and future development to the west.

The following chart provides an overview of conditions recommended by staff to assist in mitigating the impact of the use on area properties:

General Overview	
Requirements	Details
Uses	Use shall be limited to the gas point of delivery station. <i>Condition 1</i>
Conceptual Plan	Development of the property to comply with the conceptual plan. <i>Condition 2</i>
Fencing	Eight (8) foot high fence along the perimeter of the POD station, with a privacy screen, and be a dark black, green or brown color. <i>Condition 3</i>
Buffers	Fifty (50) foot buffer maintained along the north property line, and a twenty-five (25) foot buffer shall be maintained along the west property line. <i>Condition 4</i>
Landscaping	Existing vegetation maintained along Midlothian Turnpike at 2 x Landscape C. <i>Condition 5</i>

As conditioned, is anticipated that the visual impact of this facility on area uses and the corridor will be minimal. Staff is supportive of this request.

**FIRE AND EMERGENCY MEDICAL SERVICES**  
Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

<b>Nearby Fire and Emergency Medical Service (EMS) Facilities</b>	
<b>Fire Station</b>	The Midlothian Fire Station, Company Number 5
<b>EMS Facility</b>	The Forest View Volunteer Rescue Squad

**VIRGINIA DEPARTMENT OF TRANSPORTATION**  
Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov

The applicant, Columbia Gas, is requesting a conditional use permit to construct a utility point of distribution facility on the subject property, currently zoned R-7. The existing entrance to the property on Midlothian Turnpike will be subject to VDOT commercial entrance standards. The applicant may submit site trip generation data to support a lower entrance classification. VDOT will require the portion of the entrance within right-of-way to be paved.

**ENVIRONMENTAL ENGINEERING**  
Staff Contact: Rebecca Rochet (804-748-1028) rochetr@chesterfield.gov

**Geography**

The subject property drains from west to east directly to Falling Creek which coincides with the eastern property line. The entire property is located within the Falling Creek Watershed.

**Natural Resources**

There is 100-year FEMA floodplain on the subject property along Falling Creek. Any fill and/or construction with the FEMA floodplain must be approved by the Department of Environmental Engineering and/or FEMA prior to site plan approval.

A Resource Protection Area Designation (RPAD) must be submitted to the Department of Environmental Engineering – Water Quality Section prior to the submittal of any site plans. A buffer modification request for exempt activities shall be submitted to and approved by the Department of Environmental Engineering for any improvements which encroach into the RPA.

**Stormwater Management**

The development of the subject property will be subject to the Annual Standards and Specifications for Columbia Gas of Virginia, which are reviewed and enforced by the Virginia Department of Environmental Quality.

**UTILITIES**

Staff Contact: Matt Rembold (804-706-7616) remboldm@chesterfield.gov

**Existing Water and Wastewater Systems**

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	36"	N/A
Wastewater	No	33"	N/A

**Additional Utility Comments:**

The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures, however, no structures requiring water or wastewater service are proposed with this application, therefore the impact to the utilities department is expected to be minimal.

**COUNTY TRANSPORTATION**

Staff Contact: Steve Adams (804-748-1037) adamst@chesterfield.gov

**PARKS AND RECREATION**

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>10/11/2019</b>	Application submitted
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### Community Meeting

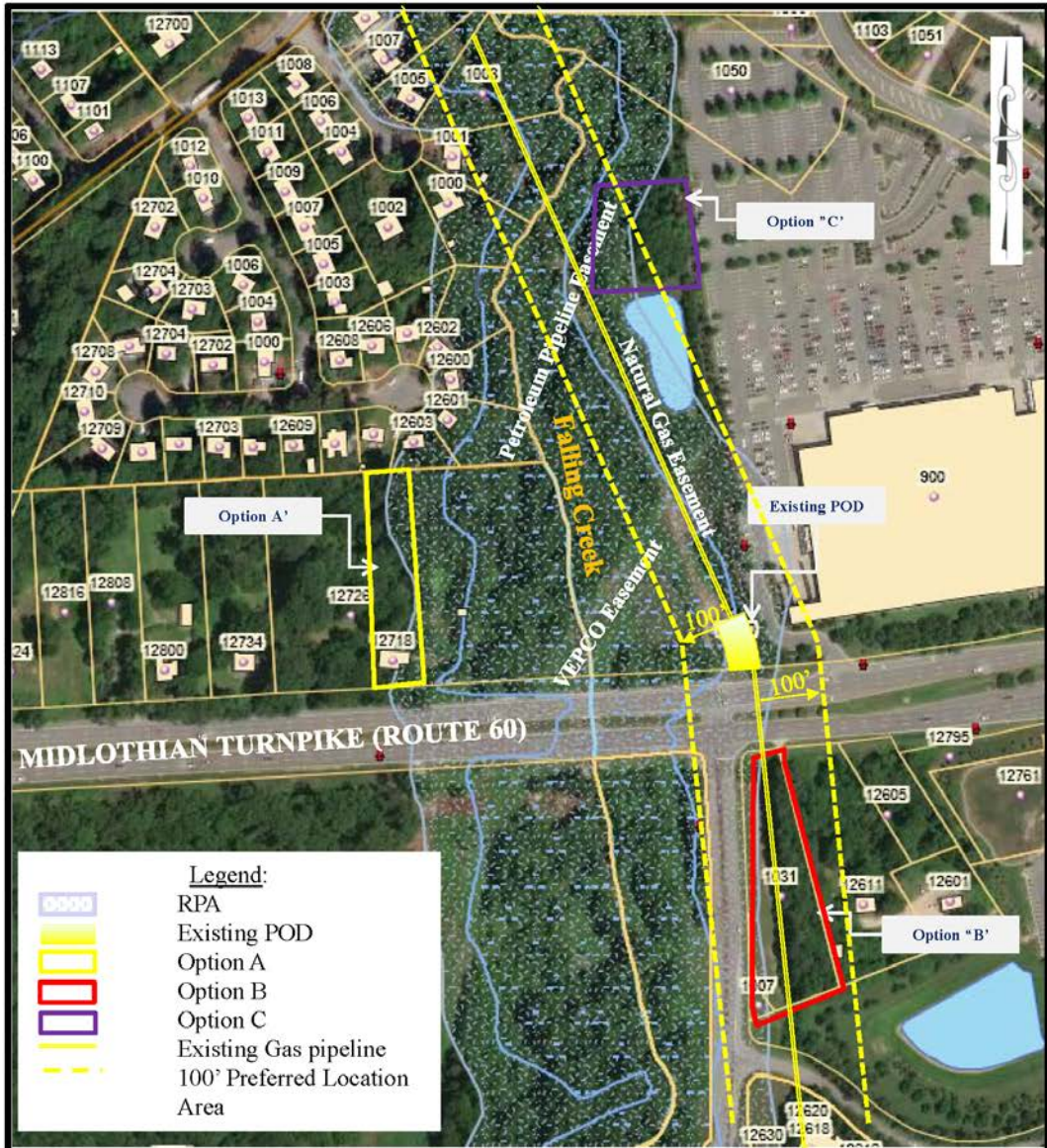
<b>11/07/2019</b>	<b>Issues Discussed:</b> <ul style="list-style-type: none"><li>• Safety of a Point of Delivery station</li><li>• Square footage of the facility</li><li>• Estimated truck traffic from the facility</li><li>• Screening and lighting of the facility</li><li>• Gas capacity, how long the facility will be in commission</li><li>• Construction timeline</li></ul>
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## CONDITIONS

1. Use. This Conditional Use shall be limited to the operation of a Point of Delivery (P.O.D.) station for natural gas distribution. (P)
2. Conceptual Plan. Development of the property shall generally conform to the Conceptual Plan prepared by Townes Engineering, dated July 5, 2019, and titled "Midlothian POD Site: Site Exhibit" (Exhibit B), with respect to the location of site improvements. (P)
3. Fencing. A fence of a minimum of eight (8) feet in height shall be provided along the perimeter of the Point of Delivery station as generally shown on the Site Renderings (Exhibit C). If such fence is a chain link fence, a privacy screen (mesh tarp or windscreen) shall be provided as part of such a fence as may be approved at the time of site plan review. Such privacy screen shall be located on the northern, western, and southern sides of the fence and shall be earth tone in color, such as dark black, green or brown. Any portion of such fence with the privacy screen shall also be powder coated an earth tone color, such as dark black, green or brown. Such fence and privacy screen shall be maintained in good visual condition. (P)
4. Buffers – Northern and Western Property Boundaries. A fifty (50) foot buffer shall be provided along the northern property boundary and a twenty-five (25) foot buffer shall be provided along the western property boundary. Such buffers shall comply with the requirements of the ZO except that these buffers shall be planted at a density of 2.0 times Landscape C. In addition, within the northern buffer, supplemental evergreen tree and shrub plantings shall be installed as determined necessary by the Planning Department at the time of site plan review to mitigate views of the facility from the north. (P)
5. Landscaping – Midlothian Turnpike. Within the setback from Midlothian Turnpike, existing vegetation shall be maintained and supplemented, as needed, to comply with the Ordinance requirements for 2.0 times Landscape C. (P)



EXHIBIT A: POINT OF DELIVERY STATION SITE SELECTION



Chesterfield County Geospace GIS 2017 Aerial Image, accessed 07/05/2019

**FIGURE 1:**  
GIS Aerial Map  
POD Site Selection  
Chesterfield County, Virginia



Project #:20170147	Date: 07/05/2019	Scale: NTS
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EXHIBIT B: SITE EXHIBIT

