P-1.

R-08-073

RESOLUTION; REQUEST OF CHAPPELL CREEK LLC, FOR A SPECIAL EXCEPTION TO ALLOW CONSTRUCTION AND OPERATION OF A 500,000 GALLON ELEVATED WATER TANK IN THE R-1, LIMITED RESIDENTIAL ZONING DISTRICT

WHEREAS, Chappell Creek LLC, applicant, did on April 11, 2006 make application identified as S.E. 06-07, to the Board of Supervisors of the County of Prince George for issuance of a Special Exception pursuant to 90-470.4 (5) of the Prince George County Zoning Ordinance entitled "uses are permitted by Special Exception Permit, The Code of the County of Prince George, Virginia", and

WHEREAS, said application requests a Special Exception to allow construction and operation of an elevated water tank on two parcels of land totaling 85.10 acres plus or minus. The property is located off Beaver Castle Road across from the Beechwood Manor Subdivision, identified by Assessor's Parcel Numbers 050(0A)00-013-D and 050(0A)00-013-E, Bland District; and

WHEREAS, the subject property is zoned R-1, Limited Residential District; and

WHEREAS, the Board of Supervisors has given due consideration to all of the factors as set forth in Section 90-4 of the County Code; and

WHEREAS, the notice and hearing requirements of Section 15.2-2204, The Code of Virginia (1950, as amended) have been observed; and

WHEREAS, the Board of Supervisors finds that it is empowered by the Zoning Ordinance to grant or to deny the Special Exception for which application is made by Chappell Creek LLC; and

WHEREAS, the Board of Supervisors has given due consideration to the interests of the adjacent properties and to the interests of the general public; and

WHEREAS, the Board of Supervisors has found that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the granting of the Special Exception for which application is made provided appropriate conditions are applied and observed; and

WHEREAS, the Prince George County Planning Commission held a public hearing on May 22, 2008 concerning this request and after careful consideration of all the factors concerning this request, did vote 7 to 0, to forward this request to the Board of Supervisors with a recommendation of approval with recommended condition;

The tank must be constructed as shown on the plan sheet entitled "Chappell Creek Water System" drawn by Timmons Group.

WHEREAS, the Board of Supervisors is of the opinion that approval of this request is in the interests of public necessity, convenience, and good zoning practices;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Prince George this 10th day of June 2008 that it is hereby granted to Chappell Creek LLC, the Special Exception for which application is made with the following conditions:

1) The water tower must be as close to 260 feet from Beaver Castle Road as engineering feasibility will allow.
2) There will be no strobe light.
3) No night lighting shall illuminate the tower.
4) Where feasible, there will be a buffer of trees along Beaver Castle Road.
5) The capacity of the tank must be 125,000 gallons at the responsibility of the applicant or greater if the County wishes it be greater.

BE IT FURTHER RESOLVED that the Special Exception is for the applicant only and is not transferable to future property owners excluding Prince George County.

On roll call the vote was:
In favor: (5) Robertson, Parker, Skalsky Carmichael, Foster
Opposed: (0)

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
9-16-13
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
09-16-13	COUNTY COMMENTS

DATE	REVISION DESCRIPTION

TIMMONS GROUP

DATE 12/12/05
DRAWN BY K. HALPAUS
DESIGNED BY K. HALPAUS
CHECKED BY D. JOHNSON
SCALE NONE

CHAPPELL CREEK ON THE JAMES
BLAND DISTRICT * PRINCE GEORGE COUNTY, VIRGINIA
SPECIAL EXCEPTIONS

JOB NO. 22595
SHEET NO. C1.01

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