

Special Use Permit letter of Application

Roanoke Gas Company (Roanoke Gas) applies for a Special Use Permit to allow the construction and operation of a public utility substation on property located in the Summit View business park. The proposed property, parcel #0370005300, is classified as a Regional Enterprise Park in the Boone district. Roanoke Gas proposes to purchase 2.9 acres of this property from Franklin County.

The proposed facility is a "gate station" at which Roanoke Gas will interconnect with the Mountain Valley Pipeline and withdraw natural gas, which will then be transported via underground pipeline to serve the Summit View business park. Roanoke Gas also plans to serve additional customers along the Rt. 220 corridor and within the Town of Rocky Mount when it is economically feasible to do so. Roanoke Gas' case(PUE-2015-00033) with the Virginia State Corporation Commission ("SCC") to include the remainder of Franklin County in its certificated service area is pending. The proposed gate station is critical to serving all of Franklin County.

The proposed use will have minimal effect on the surrounding parcels. The adjacent parcels (#0370005301, 0430004900, 0430005005, and 0430004800) are zoned A1. The proposed use will not interfere with the residential and agricultural uses of these properties. The natural gas station will be surrounded by a solid paneled fence, which will provide visual screening and noise reduction. The gate station does emit noise due to the flow of natural gas. The noise will be reduced by insulation in the fence and the noise levels will comply with Article 3 Section 12 of the Franklin County municipal code. The site will also have lights that will normally be off and downward facing. These lights will also comply with Section 25-157 of the Franklin County municipal code.

This site will be accessed via a gravel road that will be constructed from the existing road in the Summit View business park. Construction of all proposed facilities will take place over a 3-6 month period. During construction, approximately 10 vehicles per day may access the site. Construction equipment including excavators, front loaders, cement trucks, cranes, and other similar vehicles will be used to construct the facilities. Once construction is complete the site will be accessed approximately twice per month by Roanoke Gas employees to perform inspections and routine maintenance.

The station will be monitored 24/7 by Roanoke Gas personnel at our gas control center in Roanoke and by MVP personnel at their gas control center in Pittsburgh. Both companies have the ability to shut-off the flow of gas remotely via telecommunication. Roanoke Gas has employees on call 24/7 to respond to maintenance issues. The station will be constructed and operated according to the following standards:

49 CFR Chapter 1 Part 192, NFPA 30, NFPA 58, NFPA 59, NFPA 70, and NEC 2011.

The SCC has the authority to inspect the construction and operation of the station to ensure that Roanoke Gas complies with industry standards.

The site of the new gate station must be located along the Mountain Valley Pipeline. The proposed site has been selected because of the proximity to the Summit View business park and the Town of Rocky Mount. Only one residence, located at 1881 Brick Church Road and owned by Mr. Barry Sink and Mrs. Judy Sink, is within proximity of the proposed facility. Roanoke Gas personnel met with Mr. and Mrs. Sink on August 8 and August 14 to discuss the proposed use of the site.

This will be the tenth such facility owned and operated by Roanoke Gas Company, the first having been constructed in 1950. Roanoke Gas has never had a safety incident at any of these facilities.

Sincerely,
C. Jim Shockley
Vice President of Operations
Roanoke Gas Company

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

I We, Jim Shockley, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: Jim Shockley Roanoke Gas

2. Property Owner's Name: County of Franklin

Phone Number: 540-483-3030

Address: 1255 Franklin Street Suite 112
Rocky Mount, VA Zip: 24151

3. Exact Directions to Property from Rocky Mount: 220 N. turn left on
Commonwealth parkway, go to end of road

4. Tax Map and Parcel Number: 03700 - 05300

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 2.9 Acres

B. Existing Zoning: REP

C. Existing Land Use: Regional Enterprise Park

D. Is property located within any of the following overlay zoning districts: NO
 Corridor District Westlake Overlay District Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Natural Gas Utility Substation

B. Size of Proposed Use: 2.9 Acres

C. Other Details of Proposed Use: Roanoke Gas proposes
to connect to MVP in order to
distribute natural gas in Franklin County.

ONG

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): C. Jim Shockley

Signature of Petitioner: *C. Jim Shockley*

Date: 8/27/18

Mailing Address: P.O. Box 13007
Roanoke, VA 24030

Telephone: 540-777-4427

Email Address: Jim.Shockley@
RGCResources.com

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): W. Brent Robertson

Signature of Owner: *W. Brent Robertson*

Date: 9/4/18

Date Received by Planning Staff: _____

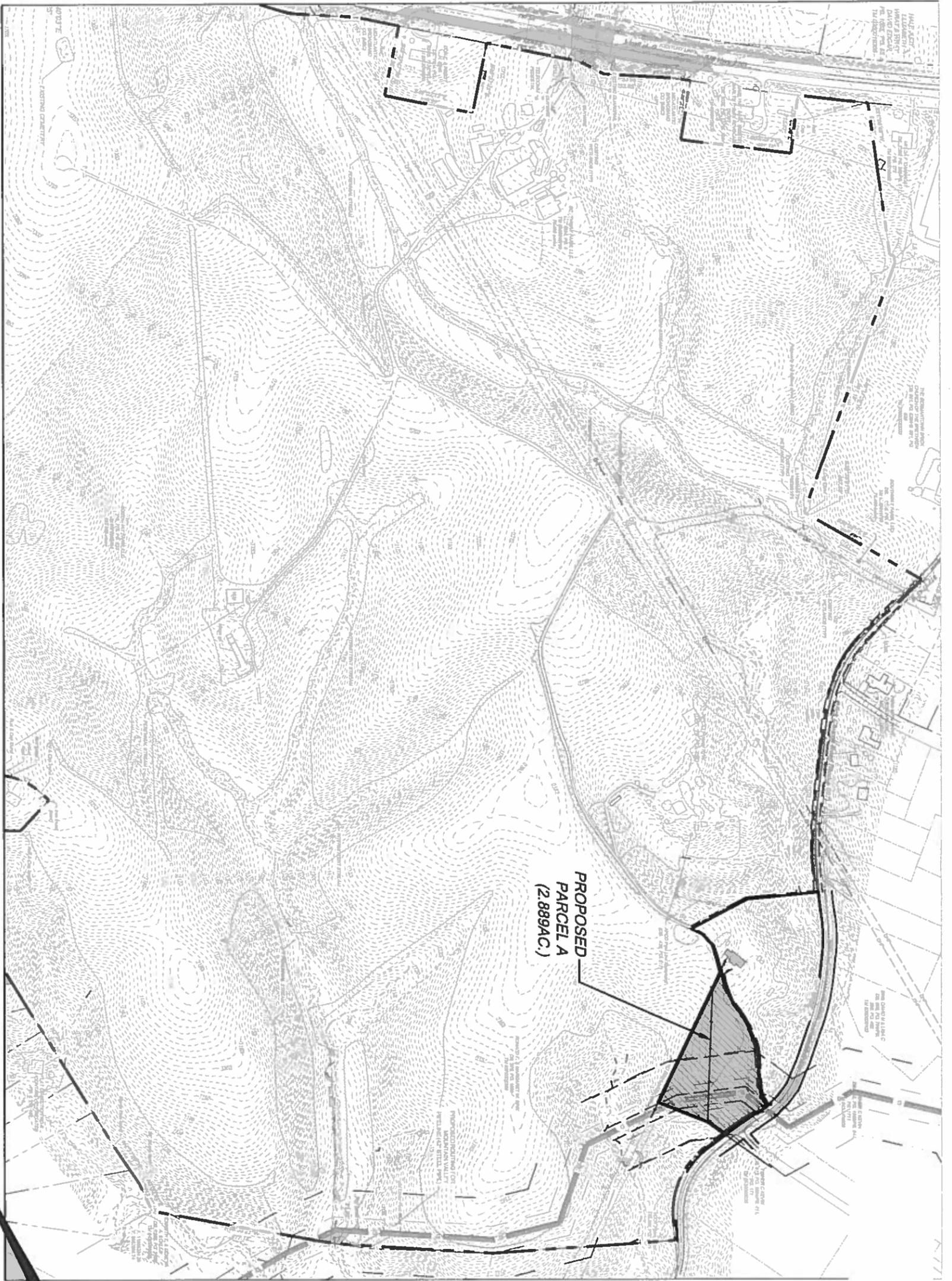
Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____



PROPOSED
PARCEL A
(2.889AC.)

CONTACT INFORMATION

LAND OWNER: FRANKLIN COUNTY
ADDRESS: VIRGIL H. GOODE HWY.
APPLICANT: ROANOKE GAS COMPANY
ATTN: JIM SHOCKLEY
ADDRESS: PO BOX 13007
ROANOKE, VA 24030
PHONE (540) 777-3888
EMAIL: JIM_SHOCKLEY@ROANOKEGAS.COM
ENGINEER: HURT & PROFFITT INC.
ATTN: BRIAN COSSMAN
ADDRESS: 2524 LANGHORNE RD.
LYNCHBURG, VA 24501
PHONE: (434) 847-7796
EMAIL: BCOSSMAN@HANDP.COM



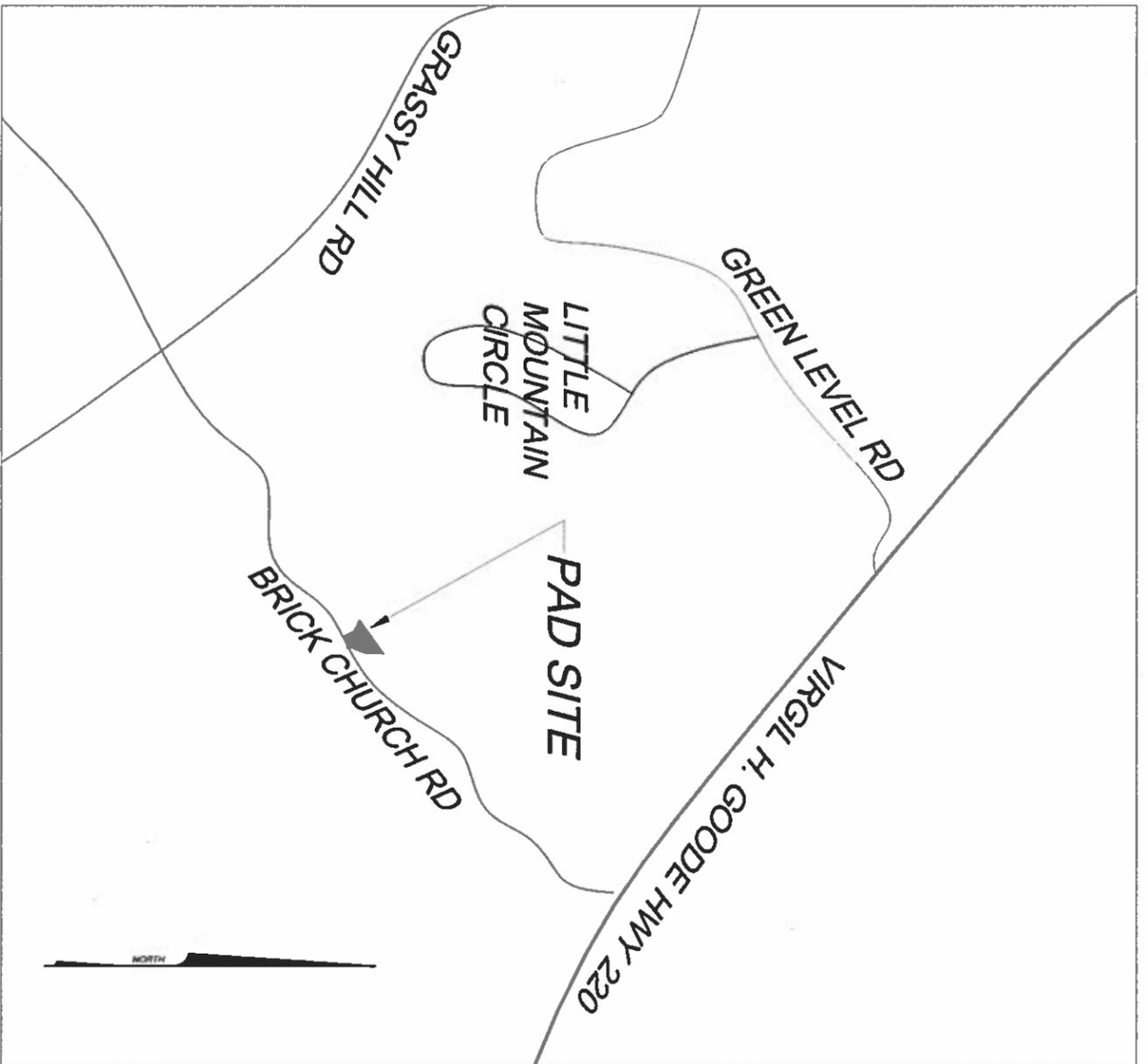
NORTH

**EXISTING OVERALL SITE
FOR
ROANOKE GAS GATE STATION
FRANKLIN COUNTY, VIRGINIA**

HURT & PROFFITT

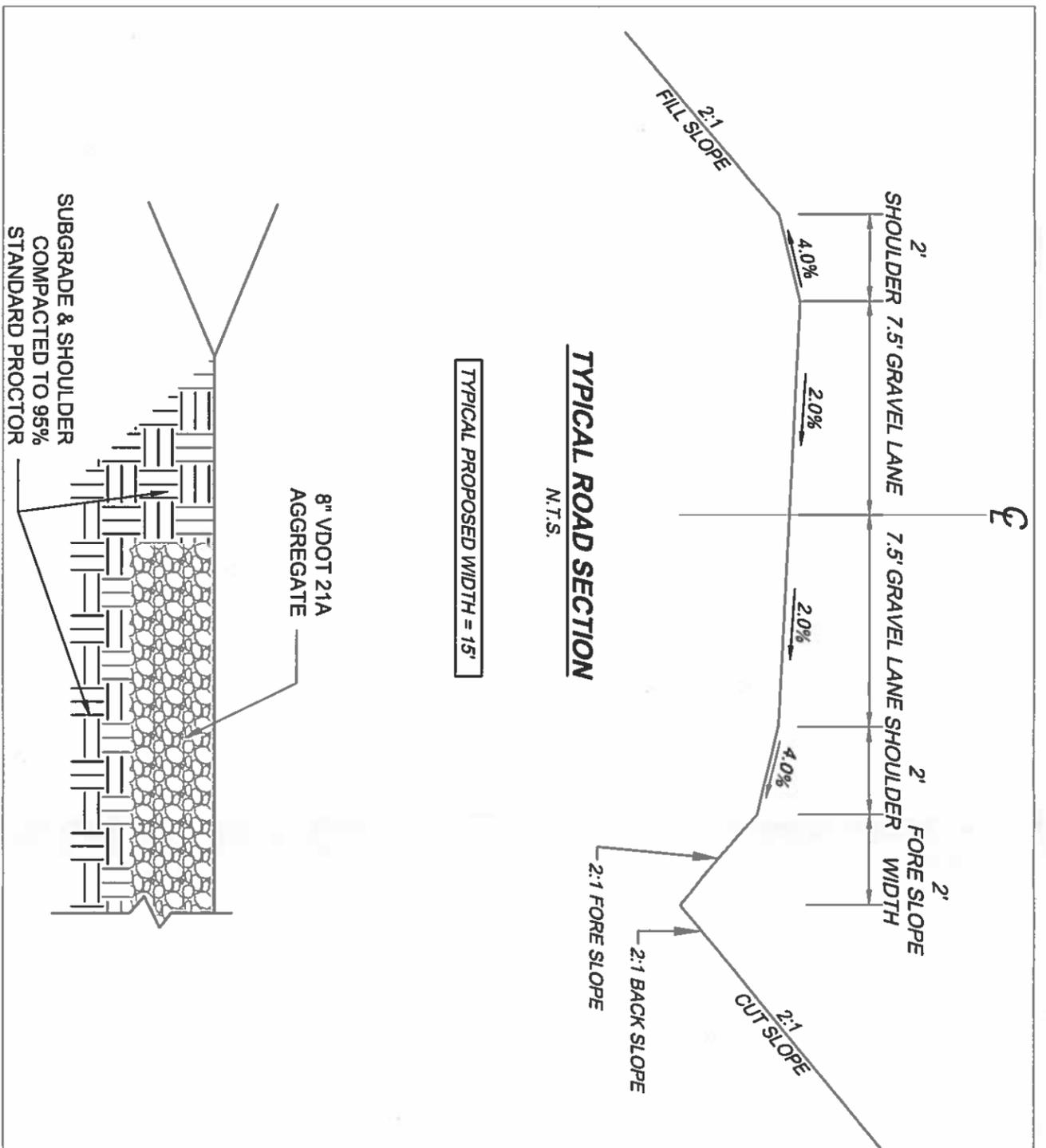
 2524 LANGHORNE ROAD
 LYNCHBURG VA 24501
 800.242.4906 TOLL FREE
 434.847.7796 MAIN
 434.847.0047 FAX
 ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PROJECT NO. 20171603
 LAT. -79° 55' 15.42"
 LONG. 37° 4' 44.72"
 DATE: 08/17/2018
 DRAWN BY: ELC
 CHECKED BY: BLC



VICINITY MAP

N.T.S.



TYPICAL ROAD SECTION

N.T.S.

TYPICAL PROPOSED WIDTH = 15'

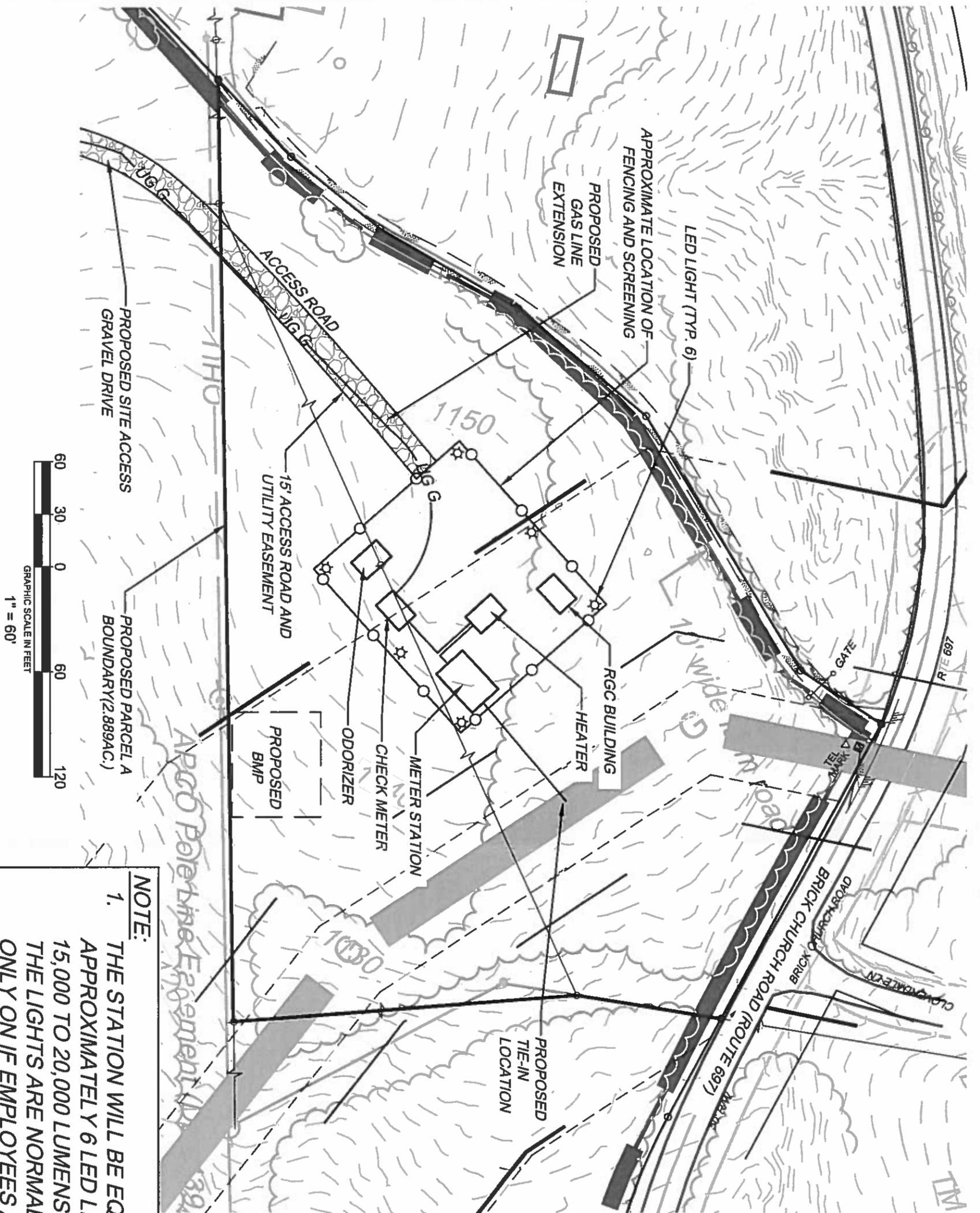
GRAVEL PAD & ACCESS ROAD DETAIL

N.T.S.

VICINITY MAP & DETAIL SHEET FOR ROANOKE GAS GATE STATION FRANKLIN COUNTY, VIRGINIA

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NOTE:

1. THE STATION WILL BE EQUIPPED WITH APPROXIMATELY 6 LED LIGHTS THAT PRODUCE 15,000 TO 20,000 LUMENS OF LIGHT PER FIXTURE. THE LIGHTS ARE NORMALLY OFF. THE LIGHTS ARE ONLY ON IF EMPLOYEES ARE WORKING IN THE DARK. THE LIGHTS WILL BE MOUNTED AT A DOWNWARD ANGLE TO MINIMIZE LIGHT POLLUTION IN THE AREA.

PAD LOT CONCEPT PLAN
 FOR
ROANOKE GAS GATE STATION
 FRANKLIN COUNTY, VIRGINIA

HURT & PROFFITT



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NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FEMA MAP #510067C0185C DATED DECEMBER 16, 2008.
4. UNDERGROUND UTILITIES HAVE NOT BEEN MARKED AT THIS TIME.
5. IRON PINS TO BE SET AT ALL CORNERS, WHERE POSSIBLE, OR AS OTHERWISE INDICATED ON THIS PLAT.
6. THIS SURVEY WAS PREPARED AT THE REQUEST OF ROANOKÉ GAS.

SOURCE OF TITLE:

THE AREA SHOWN WAS ACQUIRED BY THE COUNTY OF FRANKLIN FROM RONALD E. SINK AND MARGARET W. SINK, BY DEED DATED JULY 6, 2016 AS RECORDED IN D.B. 1079, PG. 1225 OF THE CIRCUIT COURT CLERK'S OFFICE OF FRANKLIN COUNTY, VIRGINIA.

THE PLATTING OR DEDICATION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

COUNTY OF FRANKLIN DATE _____

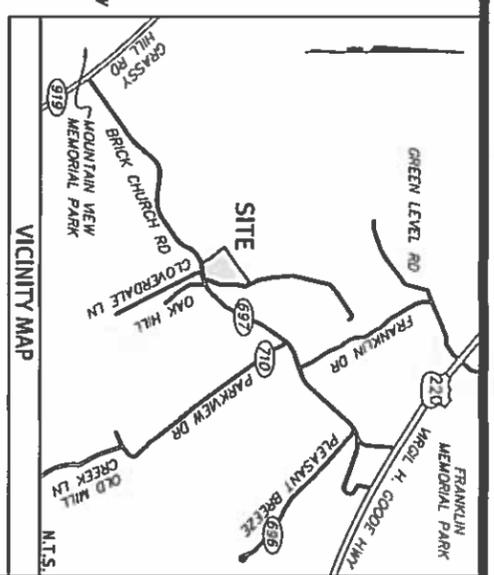
COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

I, _____ A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____ 20____ MY COMMISSION EXPIRES: _____

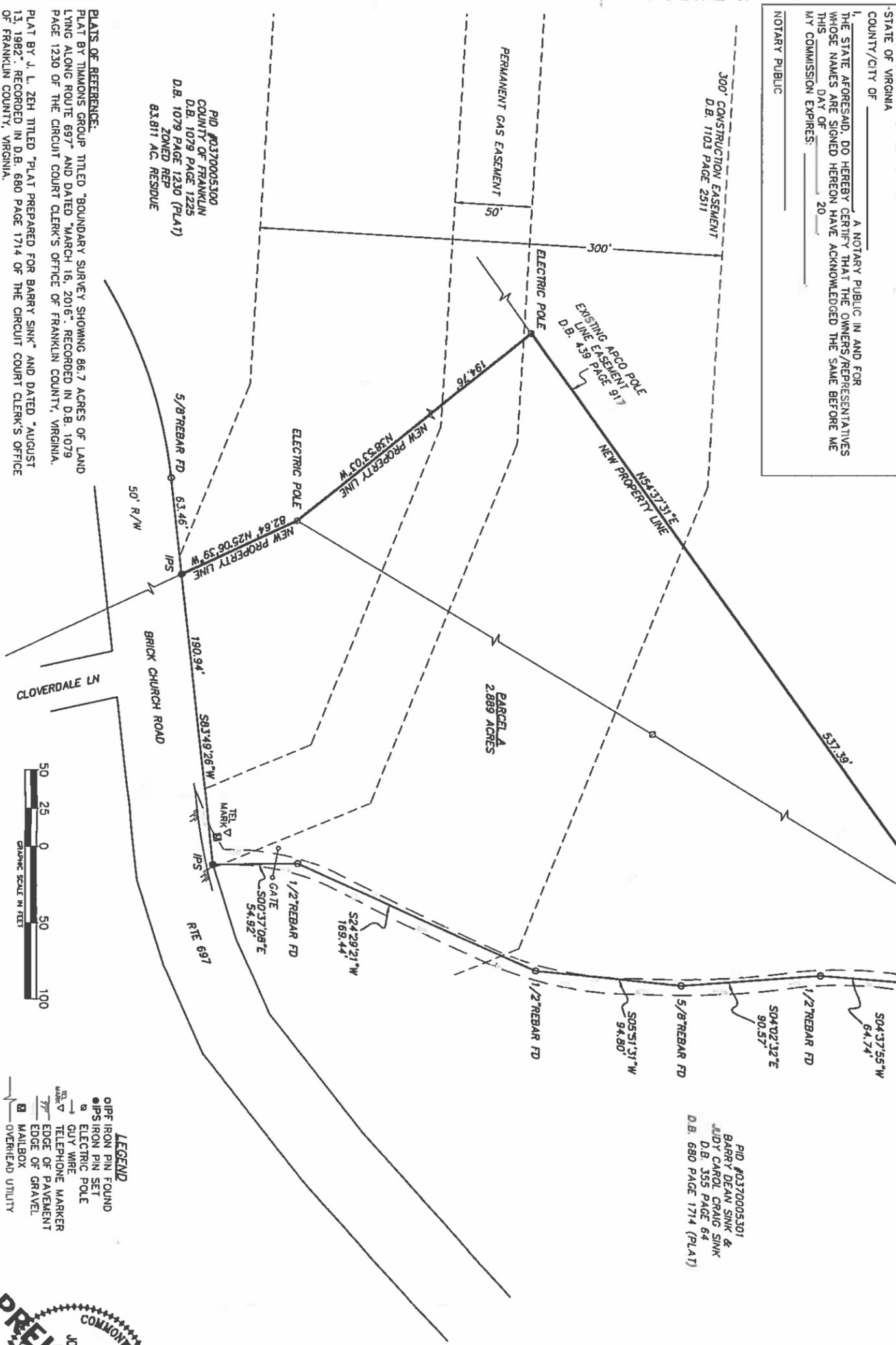
NOTARY PUBLIC _____

PID #0370005300
COUNTY OF FRANKLIN
D.B. 1079 PAGE 1225
ZONED REP
83,811 AC. RESIDUE
86.7 AC. (RECORD PID #0370005300)
-2,889 AC. (PARCEL A)
83,811 AC. (RESIDUE PID #0370005300)

PID #0370005301
BARRY DEAN SINK &
LUDY CAROL CRAIG SINK
D.B. 355 PAGE 64
D.B. 680 PAGE 1714 (PLAT)



NORTH
VIRGINIA STATE PLANE: SOUTH ZONE (NAD 83)



PID #0370005300
COUNTY OF FRANKLIN
D.B. 1079 PAGE 1225
ZONED REP
83,811 AC. RESIDUE

PLATS OF REFERENCE:

PLAT BY TIMMONS GROUP TITLED "BOUNDARY SURVEY SHOWING 86.7 ACRES OF LAND LYING ALONG ROUTE 697" AND DATED MARCH 16, 2016. RECORDED IN D.B. 1079 PAGE 1230 OF THE CIRCUIT COURT CLERK'S OFFICE OF FRANKLIN COUNTY, VIRGINIA.
PLAT BY J. L. ZEH TITLED "PLAT PREPARED FOR BARRY SINK" AND DATED "AUGUST 13, 1982" RECORDED IN D.B. 680 PAGE 1714 OF THE CIRCUIT COURT CLERK'S OFFICE OF FRANKLIN COUNTY, VIRGINIA.



- LEGEND**
- I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET
 - ⊠ ELECTRIC POLE
 - GUY WIRE
 - ⊠ TELEPHONE MARKER
 - EDGE OF PAVEMENT
 - ⊠ MAILBOX
 - OVERHEAD UTILITY

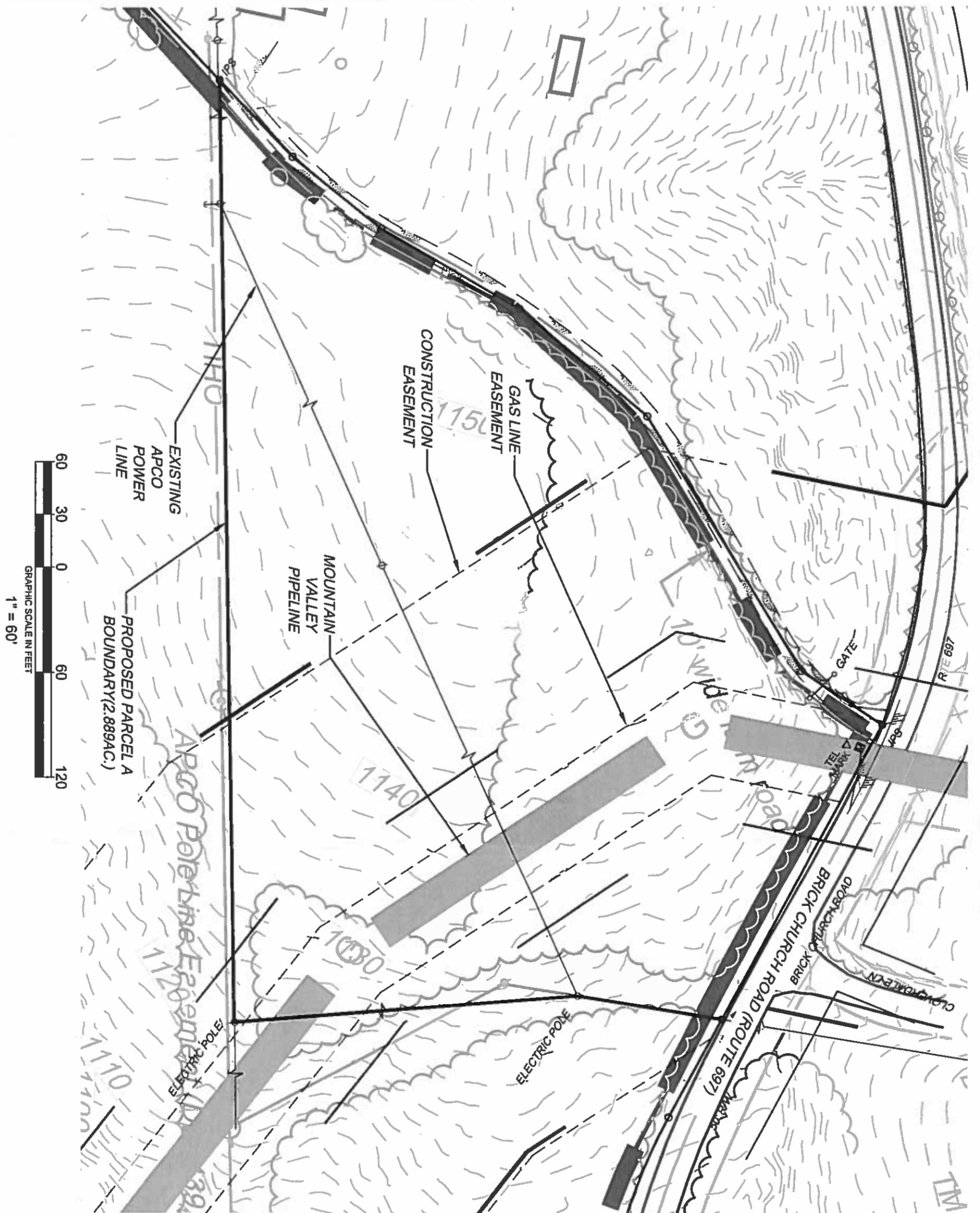


**PLAT SHOWING
THE SUBDIVISION OF THE PROPERTY OF
COUNTY OF FRANKLIN
BOONE DISTRICT, FRANKLIN COUNTY, VIRGINIA**

PROJECT NO.	20181144
FILE NO.	5M-14999
DATE	6/24/2018
DRAWN BY	JMM
CHECKED BY	JMM

HURT & PROFFITT
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
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EXISTING CONDITIONS PAD LOT
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