

# **SUP10-4, Shenandoah Valley Electric Cooperative Special Use Permit Application for a Storage Building in a M1 (Industrial) Zoning District**

## **Location and Proposed Use**

The applicant, Shenandoah Valley Electric Cooperative, has applied for a special use permit to construct a storage building in a M1 (Industrial) zoning district. In the M1 zoning district all uses require a special use permit. Specifically, the M1 zoning district lists “storage warehouses” as a use permitted by special permit.

The proposed storage building is to be located at 2 Mechanic Street, the former operational location for Allegheny Electric Power. Several months ago Shenandoah Valley Electric Cooperative acquired the site from AEP, and is now providing electrical service to the region. Shenandoah Electric Cooperative will be operating from the Mechanic Street campus in a similar fashion to AEP. The storage facility will be used to store equipment and machinery. The site plan states the storage building will be “used for parked trucks readied for emergency response”.

The total land area of Shenandoah Valley Electric Cooperative’s Mechanic Street campus is just over 2.5 acres.

## **Other Considerations**

Because the subject site is located in an identified 100-year floodplain, the structure must be constructed in accordance with floodplain construction requirements. The Page County Building Official will review the applicant’s construction plans to determine adherence to floodplain construction requirements.

The site plan indicates the storage building will be constructed of metal siding.

## **Summary**

The proposed storage building will be part of a larger campus operated by Shenandoah Valley Electric Commission. The site plan indicates the proposed building will be centrally located on the campus, and not abut adjoining properties. The proposed building will be required to be constructed in accordance to floodplain construction standards. It is expected to be compatible with Shenandoah Valley Electric Cooperative’s existing campus, and not be a detriment to the surrounding neighborhood.

## **Planning Commission: Approval**

The Planning Commission unanimously approved the applicant's request by a 6-0 vote. Planning Commission members believed the proposed location of the structure was appropriate, and that it would be compatible with Shenandoah Valley Electric Commission's existing site.