

The Recorder

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Pipe storage yards sought in McDowell, Monterey

BY JOHN BRUCE • STAFF WRITER

MONTEREY — On Thursday, Sept. 28, the Highland planning commission began discussing forthcoming applications by Dominion to secure land use approval for the proposed Atlantic Coast Pipeline contractor storage yards in Vanderpool and McDowell.

The applications are expected to be submitted in time for initial review at the next meeting, 7:30 p.m. Thursday, Oct. 27.

Dominion will be represented.

Both properties in question were selected before a major shift in the proposed pipeline route from central Highland to northern Bath. The parcels are more than 10 miles from the currently proposed pipeline construction corridor, which is subject to further change due to unaddressed karst and water quality concerns in Valley Center and Little Valley.

No contractor storage yards have been designated in Bath County.

Routes 678 and U.S. 220, Highland's southern arterial corridors, would likely face major deterioration from heavy vehicles over the two years of planned pipeline construction. Dominion has assured the county it would repair the roads afterward.

Both proposed storage yard parcels are split zoned.

The McDowell land, owned by the Neil family, faces U.S. 250 with residential zoning bordering agricultural zoned land and a small portion of the rear in a flood plain on Crab Run.

Planner Dean Beverage said there should be a condition that the storage yard should not stress the McDowell water system.

Dominion has told landowners there would be a security fence, and the property would be restored after the storage yard closes.

On the Jack Mountain Village land in Vanderpool, zoning official Josh Simmons said Dominion wants to use the level-graded residential land, and not land zoned industrial for the storage yard.

Commission chair Casey Thaler reminded fellow planners they are not required to act immediately after initial review. The commission has 60 days to act, and then supervisors have another 60 days. Beverage suggested planners could request more information from Dominion.

Separately, county attorney Melissa Dowd suggested the commission focus on goals, objectives and strategies while reviewing the comprehensive plan. Staff should concentrate on updating demographics and other information.

Also, Simmons reported Lucky Dog Cottage, a kennel owned by John Deehan and Rhett Wilson, complies with its conditional use permit. Wire mesh covers the holes in cattle gates, and Simmons said he will write neighbors who complained about loose dogs and traffic to inform them of the compliance.