

Board Agenda Item
March 21, 2005

4:00 p.m.

Public Hearing on SE 2004-SU-039 (Northern Virginia Electric Cooperative) to Permit an Electric Substation, Located on Approximately 15,600 Square Feet Zoned R-C and WS, Sully District

The application property is located at 6309 Bull Run Post Office Road Tax Map 52-2 ((1)) 11C pt. (formerly 11A pt.)

On Thursday, March 17, 2005, the Planning Commission voted unanimously (Commissioners Koch and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2004-SU-039, subject to the proposed Development Conditions dated March 15, 2005;
- Waiver of the transitional screening requirements on all four property lines; and
- Modification of the barrier requirements on all four property lines in accordance with the SE Plat.

2232-Y04-18 (Northern Virginia Electric Cooperative) – Request that the Planning Commission determine whether the proposed expansion of the electric substation at 6309 Bull Run Post Office Road satisfies the criteria of location, character and extent pursuant to Section 15.2-2232 of the Code of Virginia and is in substantial conformance with the Comprehensive Plan, Tax Map 052-2 ((1)) part of 11C; Sully District

The Planning Commission voted unanimously (Commissioners Koch and Wilson absent from the meeting) to approve 2232-Y04-18, noting that it satisfies the criteria of location, character and extent, as specified in Section 15.2-2232 of the Code of Virginia, and is in substantial conformance with the Comprehensive Plan.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Kristen Crookshanks, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
March 17, 2005
Verbatim Excerpt

2232-Y04-18 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE
SE 2004-SU-039 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. First, let me express my thanks to staff, particularly Kristen Crookshank and Leanna Hush for their fine work on this case. Let me also thank the applicant and its counsel, Sarah Hall, for their community outreach efforts, including two presentations to the West Fairfax County Land Use Committee and a site visit. The Comprehensive Plan requires a rigorous review of applications for non-residential uses in the RC District. As a resident of the RC, one of my priorities in land use over the years has been to make sure that those applications get a sufficiently rigorous review and that citizens are aware and the Commission and Board are ever vigilant as to environmental issues associated with development in the Occoquan down-zoned area. I believe that rigorous review has occurred with this case. I have a particular interest in this application in that the site is not far from my home and in proximity to environmentally significant park land including the largest stand in Virginia of a globally rare hickory oak forest. Having walked the site, however, I do not believe this facility will negatively impact anyone. To the contrary, one of the comments at the last WFCCA meeting was that if NOVEC had to put distribution station somewhere, this was an ideal spot. The additional substation will improve electrical service and reliability for many Fairfax County residents and will put some homes on a loop for the first time rather than being served from radial lines from Loudoun County. The application also has a favorable recommendation from staff and the WFCCA Land Use Committee. Therefore, Mr. Chairman, I'll have several motions. First, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED BY 2232-Y04-18 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve 2232-Y04-18, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF

SE 2004-SU-039, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 15, 2005.

~~Commissioners Byers and Hopkins: Second.~~

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2004-SU-039, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL FOUR PROPERTY LINES.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Byers and Ms. Hopkins. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ON ALL FOUR PROPERTY LINES IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Koch and Wilson absent from the meeting.)

SMD