

Board Agenda Item  
January 11, 2011

3:30 p.m.

Public Hearing on SE 2010-DR-002 (District of Columbia Water and Sewer Authority, (DCWASA)) to Permit a Sewage Pumping/Odor Abatement Facility and Uses in a Floodplain, Located on Approximately 2.1 Acres Zoned R-E, Dranesville District

The application property is located at the terminus of River Park Lane, Tax Map 4-3 ((1)) 2 pt.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, December 9, 2010, the Planning Commission voted unanimously (Commissioner Alcorn not present for the votes; Commissioners de la Fe, Hall, and Sargeant absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2010-DR-002, subject to the Development Conditions dated December 9, 2010, with the addition of a new Condition 29 to read as follows:  
  
"Prior to the beginning of any site preparation work or construction at the site, the applicant shall perform baseline well water testing for total coliform levels on wells located on six parcels that abut the project site [4-3 ((8)) 10, 11, 23 and 4-3 ((7)) 16A, 17A, 18A]. The test results shall be provided in writing to the homeowners. In the event of a sewage spill or leak during work on the project, the applicant shall perform additional well water testing for total coliform."
- Modification of the transitional screening yard and waiver of the barrier requirements for all property lines, in favor of the existing vegetation and topographic features.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim

Staff Report previously furnished and available online at  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4335063.PDF>

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Suzianne Zottl, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
December 9, 2010  
Verbatim Excerpt

SE 2010-DR-002 – DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY

Decision Only During Commission Matters  
(Public Hearing held on November 18, 2010)

Commissioner Donahue: Thank you, Mr. Chairman. Mr. Chairman, on November 18th, the Planning Commission conducted a public hearing on SE 2010-DR-002, a proposal by the District of Columbia Water and Sewer Authority to permit construction of a sewage line odor abatement facility on a lot zoned R-E, which is in floodplain. The very minimal initial questions about the need for this project have been resolved, and there is no one we are aware of who any longer questions the need for this facility; support for its construction is virtually universal. The remote location of the facility near the Potomac River creates challenges of access to the construction site and raises environmental and traffic and safety issues in addition to environmental issues caused by the construction project itself. These issues are discussed in the staff report and were addressed by a number of residents who testified on November 18th, and I want to thank them for sharing their concerns and ideas with the Commission. I believe these concerns have been resolved by the development conditions dated now December 9, 2010, with the exception of a need for a well water testing, which I will move be added to - - this evening and to which the applicant has - - has no problem, he's agreed that they are willing to take this addition. Staff noted in the November 12th report the planned slip-lining project the applicant will construct subsequent to the construction of the odor abatement facility. The slip-lining project is not subject to this Special Exception. The applicant is to be commended for its November 30, 2010 letter agreeing to comply with most of the development conditions during construction of the slip-lining project. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-DR-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 9, 2010, WITH THE FOLLOWING CONDITION ADDED: CONDITION NUMBER 29, "PRIOR TO THE BEGINNING OF ANY PREPARATION WORK OR CONSTRUCTION AT THE SITE, THE APPLICANT SHALL PERFORM BASELINE WELL WATER TESTING FOR TOTAL COLIFORM LEVELS ON WELLS LOCATED ON SIX PARCELS THAT ABUT THE PROJECT SITE: 4-3 ((8)) 10, 11, AND 23; 4-3 ((7)) 16A, 17A, AND 18A. THE TEST RESULTS SHALL BE PROVIDED IN WRITING TO THE HOMEOWNERS. IN THE EVENT OF A SEWAGE SPILL OR LEAK DURING WORK ON THE PROJECT, THE APPLICANT SHALL PERFORM ADDITIONAL WELL WATER TESTING FOR TOTAL COLIFORM."

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2010-DR-002, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND A WAIVER OF THE BARRIER along - - FOR ALL PROPERTY LINES, IN FAVOR OF THE EXISTING VEGETATION AND TOPOGRAPHIC FEATURES.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman.

Chairman Murphy: Okay. Thank you very much.

Commissioner Donahue: I do want to thank a number of people for the work that they did on the application. Suzie Zottl, first off, because this has been a long one, very - - extremely detailed. She was helped by Peter Braham at certain times. All sorts of people from the Great Falls Citizens Association who held meetings in order to inform the community and make sure that everybody understood pretty much what was going on. And the applicant itself, who was also very patient, very helpful in explaining what they had to do and agreeing to various things that put residents much more at ease and also helped the success of this application. So, thanks to all those folks.

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(The motions carried unanimously with Commissioner Alcorn not present for the votes; Commissioners de la Fe, Hall, and Sargeant absent from the meeting.)

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