

Planning Commission Meeting  
December 7, 2000  
Verbatim Excerpts

SE-00-V-040 - W & N COMPANY

Decision Only During Commission Matters  
(Public Hearing was held on November 30, 2000)

Commissioner Byers: We heard a case a week ago, the W & N Company, a Rezoning and Special Exception. The Rezoning was to convert land to an industrial use which was in conformance with the Plan. We recommended approval of the Rezoning. We held off on the Special Exception because it turned out that the recycling center was going to use this area for maintenance of their vehicles and there was some concern about storage of toxic materials and maybe oil spilling on the ground, and things like that. We wanted to make sure that they were adequately covered in the development conditions. The revised conditions were distributed yesterday. Hopefully everybody had an opportunity to read revised Condition Number 8 which addresses this issue. That was the only remaining issue. With that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE SE-00-V-040, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 5, 2000 and distributed last night.

Commissioners Alcorn and Kelso: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn and Mr. Kelso. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried. Thank you very much. It's been pointed out to me that on the motion on SE-00-V-040 I should add one more motion THAT THE PLANNING COMMISSION RECOMMEND THE BOARD MODIFY THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT AS OPPOSED TO THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Alcorn: Second.

Vice Chairman Byers: Seconded by Mr. Alcorn. Any discussion? All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Thank you very much.

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Commissioner Alcorn: Okay -- right -- and development conditions associated -- okay, thank you.

Chairman Murphy: Further discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2000-MV-034, say aye.

Commissioners: Aye.

Commissioner Kelso: Abstain.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso abstains. Mr. Byers.

Commissioner Byers: Mr. Chairman, you all heard that I'm concerned that we may have overlooked the environmental constraints that the County normally imposes on automotive maintenance facilities. I want to make sure that we get the appropriate development conditions in on the SE, so I'm going to MOVE WE DEFER THE DECISION ONLY ON SE-00-V-040, TO A DATE OF 6 DECEMBER TO ALLOW STAFF TO RESEARCH THE DEVELOPMENT CONDITION REQUIREMENTS.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of that motion? All those in favor of the motion to defer decision on item SE-00-V-040 to a date certain of December 6, with the record remaining open for written comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you everyone.

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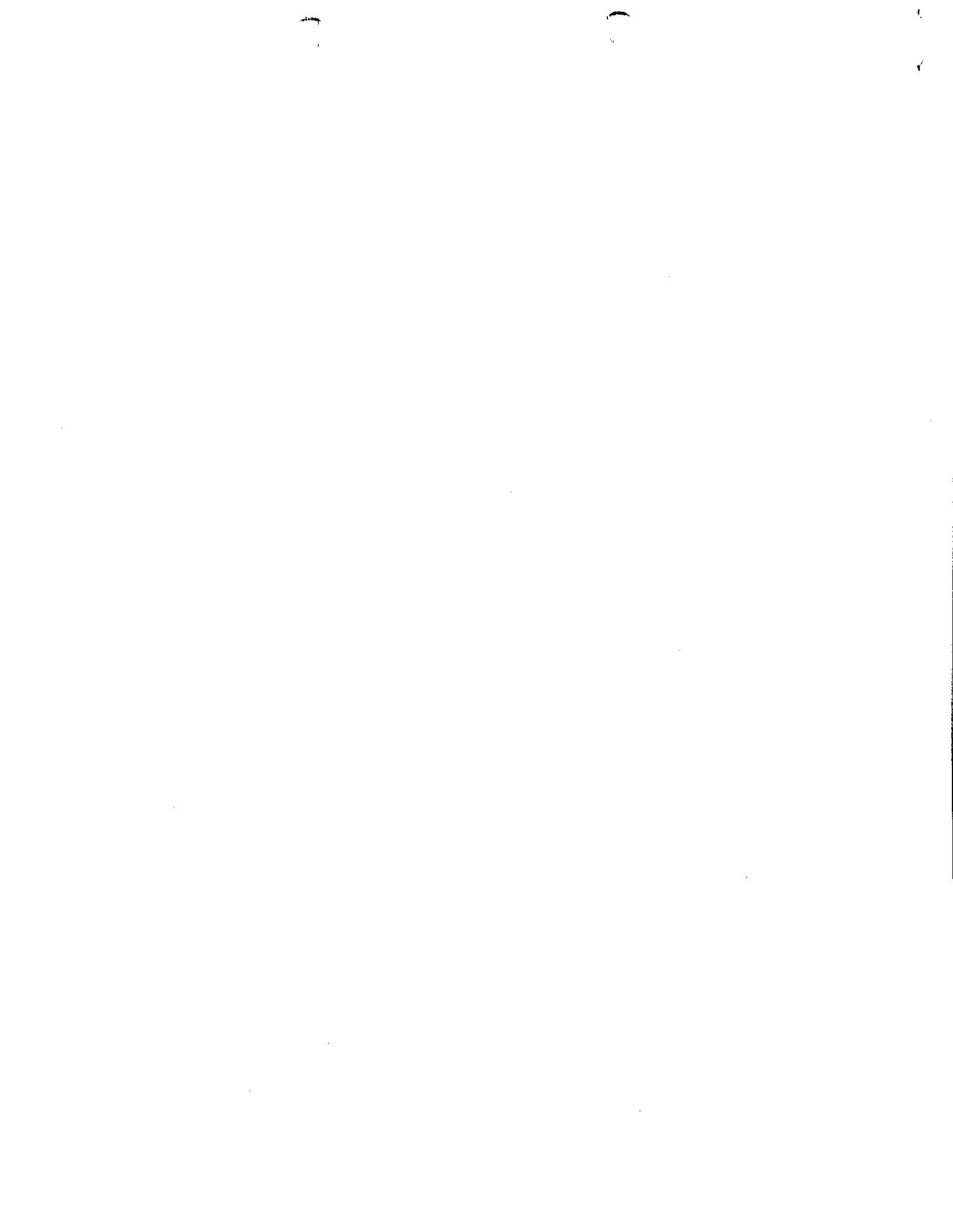
(The first motion carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioner Downer not present for the vote; Commissioners Hall and Wilson absent from the meeting.)

(The second motion carried unanimously with Commissioner Downer not present for the vote; Commissioners Hall and Wilson absent from the meeting.)

LBR.

(The motions carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioner Murphy absent from the meeting.)

LBR



Planning Commission Meeting  
November 30, 2000  
Verbatim Excerpts

RZ-2000-MV-034 - W & N COMPANY  
SE-00-V-040 - W & N COMPANY

After Close of Public Hearing

Chairman Murphy: The public hearing is closed. Recognize Mr. Byers.

Commissioner Byers: Thank you, Mr. Chairman. I'm concerned that we have another case in the Lorton area where an applicant has come in and proposed a development which is in accordance with the Comprehensive Plan, has met all the requirements of the Zoning Ordinance and then the community decides they would prefer some other activity, but they really don't have a deniable issue. That puts the County then in the position, if we were to recommend denial -- we open ourselves to litigation since the applicant has met all the regulatory requirements. I'm really stuck with this. I agree with Mr. McDermott. I was on that Task Force and this was what the Lorton community said they wanted at that time. And the Lorton community never changed it. That may be an oversight, but it never got changed. I acknowledge that it's not the greatest thing -- activity that you might want around, but that area is planned for I-6 use. It already has a monopole tower on it. There is no other development proposed in the immediate vicinity of it and I really can't find a substantive reason to recommend denial. I was concerned enough about it to make sure that we had more than the required landscaping around it to try to shield it from anybody driving up and down Furnace Road. The applicant was willing to do that. The applicant is also willing to contribute \$500.00 for each truck per day that comes in and out of it. That's how the \$37,500 donation to the Lorton area transportation requirements came about. So, Mr. Chairman, I'm going to move, reluctantly, but still **MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2000-MV-034, SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 30, 2000.**

Commissioner Koch: Second.

Chairman Murphy: Seconded by Mr. Koch. Is there a discussion of the motion?

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Could I ask Mr. Byers in terms of the maintenance facility and the proffers --

Commissioner Byers: You're right. We need to get that sorted out. That comes with the SE.

1/8/2001 Board Meeting

3:30 P.M. Items - RZ-2000-MV-034 - W&N COMPANY  
SE-00-V-040 - W&N COMPANY  
Mt. Vernon District

On Thursday, November 30, 2000, the Planning Commission voted to recommend that the Board of Supervisors approve RZ-2000-MV-034, subject to execution of proffers consistent with those dated November 20, 2000 (*Commissioner Kelso abstaining; Commissioner Downer not present for the vote; Commissioners Hall and Wilson absent from the meeting*).

On Thursday, December 7, 2000, the Planning Commission voted to recommend the following actions to the Board of Supervisors (*Commissioners Palatiello and Wilson not present for the votes; Commissioner Murphy absent from the meeting*):

Approval of SE-00-V-040, subject to the development conditions dated December 5, 2000.

Modification of the transitional screening requirement and waiver of the barrier requirement to that shown on the GDP/SE plat.