

Board Agenda Item  
October 18, 2011

3:30 p.m.

Public Hearing on SE 2010-MA-015 (Quarles Petroleum Inc.) to Permit a Service Station, Located on Approximately 2.34 Acres of Land Zoned I-6 (Mason District)

The applicant property is located at Shirley Industrial Park. Tax Map 80-2 ((1)) 38A.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, October 6, 2011, the Planning Commission voted unanimously (Commissioners Donahue, Hall, Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of the following actions pertinent to the subject application:

- Approval of SE 2010-MA-015 subject to the development conditions dated September 29, 2011;
- Waiver of additional Standard A, Section 9-505 of the Zoning Ordinance, which requires the use be an integral design element of the site plan for an industrial building requirement, in favor of that depicted on the Special Exception plat and as conditioned; and
- Waiver of additional Standard D of Section 9-505 of the Zoning Ordinance, which requires that a building permit shall not be approved unless the related industrial building permit has been approved.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim excerpt from the October 6, 2011 Planning Commission meeting

Staff Report previously furnished and available online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4362666.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Kristen Abrahamson, Staff Coordinator, Zoning Evaluation Division, DPZ

Rebecca Horner, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
October 6, 2011  
Verbatim Excerpt

SE 2010-MA-015 – QUARLES PETROLEUM, INC.

After Close of the Public Hearing

Vice Chairman Alcorn: Without objection, I'll close the public hearing is closed; recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I'm pinch hitting for Commissioner Hall. And I'm – I hesitate in one way to do that. I think the last Mason District case I had ended up in court and the judge reversed it and it's coming back to us now. In any event –

Vice Chairman Alcorn: A real slam dunk.

Commissioner Hart: With that disclaimer, Mr. Chairman, I – this is a straightforward case. It has Commissioner Hall's support. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2010 [sic]-MA-015 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 29, 2011.

Commissioners de la Fe and Flanagan: Second.

Vice Chairman Alcorn: Okay, motion's been made and seconded by Commissioners de la Fe and Flanagan and that is 2010? Is that correct?

Commissioner Hart: In my motion I have 2011, but maybe I've got –

Commissioner Flanagan: 2010.

Commissioner Hart: Well it says 2010 in the staff report. Ms. Abrahamson, is it –

Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning: It is 2010.

Commissioner Hart: Okay, I'm sorry. I'm just reading –

Vice Chairman Alcorn: Okay, so WITHOUT OBJECTION the motion will be amended on approval for SE 2010-MA-015. Motion's been made and seconded. Any discussion on that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD A, SECTION 9-505 WHICH REQUIRES THE USE BE AN INTEGRAL DESIGN ELEMENT OF THE SITE PLAN FOR AN INDUSTRIAL BUILDING REQUIREMENT, IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioners de la Fe and Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioners de la Fe and Flanagan. Any discussion on that motion? All those in favor of recommending the waiver as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Yes, Commissioner Hart.

Commissioner Hart: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF ADDITIONAL STANDARD D OF SECTION 9-505, WHICH REQUIRES THAT A BUILDING PERMIT SHALL NOT BE APPROVED UNLESS THE RELATED INDUSTRIAL BUILDING PERMIT HAS BEEN APPROVED.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of recommending approval of that waiver, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motions carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.)

JLC