

S13-IV-LP1 – COMPREHENSIVE PLAN AMENDMENT (VULCAN QUARRY)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. I had two motions. One was to defer and one was to proceed with a motion to approve. And I think that I've heard reassurances sufficiently to go ahead with a motion to approve here. So Mr. Chairman, the Board of Supervisors authorized Plan Amendment S13-IV-LP1 on June 4, 2013. The Amendment proposes the reconfiguration and conversion of the Vulcan Quarry to a future water supply storage facility. Fairfax Water will ultimately own and operate the present Vulcan facility to satisfy projected demands for drinking water identified in the 2012 Northern Virginia Regional Water Supply Plan adopted by the Board of Supervisors in February of 2012. The conversion will require a northern pit to be available as a reservoir no later than 2035 and a southern pit to be available as a reservoir no later than 2085, at which time all quarry operations would cease. The staff recommendation, as shown in the staff report dated January 17, 2014, proposes amending the Comprehensive Plan to reflect; one, that the Vulcan Quarry is planned for a use as a future water supply storage facility; two, that the quarry will be reconfigured and converted into two phases; three, that direct and indirect impacts to Environmental Quality Corridors and Resource Protection Areas from proposed stream diversions be resolved; and, four, minor editorial changes. I THEREFORE MOVE THAT THE PLANNING COMMISSION RECOMMEND ADOPTION OF THE STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS WITH THE FOLLOWING MODIFICATIONS:

- ONE, ADD LANGUAGE THAT STATES THAT USES OTHER THAN A WATER SUPPLY STORAGE FACILITY ARE NOT PLANNED FOR THE QUARRY;
- TWO, CLARIFICATION THAT THE PREVIOUSLY-MENTIONED ENVIRONMENTAL IMPACTS BE CONSIDERED;
- THREE, THAT SCREENING BETWEEN THE WORKHOUSE AND VULCAN'S OPERATION BE ADDED;
- AND FOUR, THAT TEXT REFERRING TO TWO PHASES OF QUARRY CONVERSION BE CHANGES TO STATE "NO LATER THAN" RATHER THAN "APPROXIMATELY" OR "AROUND" WITH REFERENCES TO DATES OF 2035 AND 2085;
- FIVE, THAT THE CURRENT OPERATING CONDITIONS OF THE QUARRY BE MAINTAINED TO PROTECT NEARBY RESIDENTIAL COMMUNITIES FROM ANY ADVERSE NOISE AND VIBRATION IMPACTS;

- AND SIX, THAT MEASURES ARE UTILIZED TO ENSURE THAT TRUCK TRAFFIC TO AND FROM THE QUARRY ACCESSES I-95 VIA ROUTE 123.

These modifications are shown in my handout dated April 23, 2014. I believe these are supported by the Fairfax County Water Authority and Vulcan. Thank you, Mr. Chairman.

Commissioners Litzenberger and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Mr. Sargeant. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I support, generally, the motion for the reasons that Commissioner Flanagan has identified. I did want to speak to one point. I think that the change to the second bullet on page 7, with respect to the 2085 date – changing the text from “about 2085” to “no later than 2085” – is inappropriate. The Planning Commission’s charge from the General Assembly under 15.2-2223 is to prepare and recommend a Comprehensive Plan. What the General Assembly has told us is that the Comprehensive Plan shall be general in nature in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement shown on the plan – and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. It’s a general guide to the decision-makers. The Comprehensive Plan, I think, is not an appropriate place for specific deadlines 71 years out. Even if language such as a deadline is put in, it’s unrealistic to expect that that’s some sort of – some sort of enforceable deadline. I think it tends to create false hopes or expectations in the community that there is somehow a mandatory deadline – that the quarry would close by 2085. I think it would be preferable for us to stick to our statutory role, which the General Assembly has spelled out, to keep things general and approximate and allow future decision-makers the flexibility to exercise their judgment if and when applications are filed. I tend to agree with Commissioner Flanagan generally about the language. And there certainly is enough guidance here that I think all of the impacts and all the conceivable impacts that have been identified can be addressed if an application is filed. But a specific deadline of 2085 is inappropriate. Thank you.

Chairman Murphy: Further discussion of the motion?

Commissioner Lawrence: Mr. Chairman, I align myself with Commissioner Hart.

Chairman Murphy: All right. All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment S13-IV-LP1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(Each motion carried by a vote of 9-0. Commissioners de la Fe, Hedetniemi, and Migliaccio were absent from the meeting.)

JLC