

Planning Commission Meeting  
July 25, 2012  
Verbatim Excerpt

FS-S11-39 – VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION  
VIRGINIA POWER, 5400 Ox Road

During Commission Matters

Chairman Murphy: I want to go on verbatim before I make the motion. And this is a “feature shown” on FS-11-39 [*sic*], Virginia Electric and Power Company d/b/a Dominion Virginia Power. When this application was filed, unfortunately it was filed incorrectly as a 2232 and a Special Exception that would go before the Planning Commission for a public hearing and then go to the Board of Supervisors after we made a recommendation. We had a delay in the action after a citizens meeting and the application was reviewed by the staff. And at that time the County Attorney and the Zoning Administrator and the senior staff of the Department of Planning and Zoning said that this application was incorrectly filed and it does not need a Special Exception, nor does it need a 2232; it is in fact a “feature shown.” Well, it sort of changed the parameters of the citizens meeting we had. And, basically the citizens were those people who owned the land that this 300-foot wide easement is on that goes from Fairfax County down to the Occoquan River and into Prince William County. So, we had another meeting, explained the situation to them. They still had some concerns about some of the issues that, if we had a Special Exception, would have been incorporated into the development conditions of the Special Exception. However, there were some parameters that we finally – that we discussed after we had the second meeting with the County Attorney, and we were in fact limited a little bit as to addressing some of the specific issues that the citizens brought up. However, in the “feature shown” application which is before the Commission this evening, and it’s dated July 19<sup>th</sup>, 2012, there is a letter in Attachment B that was submitted by Dominion Power. Under the criteria of character, location, and extent, upon which we judge a 2232 application/“feature shown,” – which is by State law – that addresses most of the citizens’ concerns, we have word in - from Dominion Power, the applicant, in those - in that letter of Attachment B, that they have set up a communication program with the citizens in question and with the Supervisor’s office, to handle any contingencies that may arise during the construction phase of replacing 12 wooden poles with 10 steel poles and to bring them up to speed. This easement has been in effect in this area since, I think, 1950 and it brings electricity to a great part of Fairfax County and into Prince William County. So having said that, I would **MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED REPLACEMENT OF THE 115KV TRANSMISSION LINE LOCATED WITHIN THE EXISTING 300-FOOT WIDE UTILITY EASEMENT FROM THE OX SUBSTATION TO THE OCCOQUAN RIVER, AS AMENDED, BE FOUND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO VA CODE SECTION 15.2-2232, AS AMENDED.**

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to concur with the “feature shown” determination, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. I want to thank, first, Travis Cutler, who is here tonight from Dominion Power; Dave Pelkey, who is here – the engineer; and two of the folks who are not here, Courtney Fisher and Cheryl Crenshaw; they not only were very faithful in coming to all our meetings. We walked the site a couple times. I’ve walked it once alone, then I joined them. We walked it for three hours one night to take a look at all the houses in the area that you can, quite frankly, hardly see because of the tree area. It’s a beautiful section of the County. And also they did a lot of missionary work and met with the citizens. They had concerns and issues both prior to and after the community meetings, and I appreciate that. Also, as usual, I want to thank Marlae Schnare from Supervisor Pat Herrity’s office, who again did yeoman’s duty supporting me and wading through this kind of complex application; and a special thanks to Leanna O’Donnell. She was just above and beyond the call of duty because this started out as a - and was changed, and she just did a wonderful job.

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(The motion carried unanimously with Commissioners Litzenberger and Sargeant absent from the meeting.)

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