

Planning Commission Meeting
October 17, 2012
Verbatim Excerpt

AF 2012-SU-001 – JON AND KIM HICKOX (THE WINERY AT BULL RUN)

After the Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. First, let me thank staff, Brent Krasner and Kris Abrahamson, for their fine work on this case. This is an interesting application. The wine industry in Virginia has grown exponentially in recent years. Thanks to recent action by the General Assembly, wineries are now a by-right use, not requiring a public hearing for zoning approval and not subject to imposition of development conditions. But the County still retains the authority to regulate Agricultural and Forestal Districts. This winery is adjacent to the Manassas Battlefield National Park and complements that tourist attraction. It also is adjacent to industrial uses and the Luck Stone Quarry on the other side and its location creates no negative impacts on residences. The applicant met with the Sully District Council, which has no opposition to it. The applicant also met with the West [Fairfax] County Citizens Association Land Use Committee, which is very familiar with non-residential uses in the RC and they unanimously recommended approval. The applicant meets the Ordinance criteria for the establishment of an Agricultural Forestal District. It has staff's support and also a favorable recommendation from the Agricultural and Forestal District Advisory Committee. I concur with the recommendations in the staff report. As an aside, I would suggest also that interested Commissioners and citizens looking for something new and different to do with family or friends may wish to check out the winery at their convenience. It's already open. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AF 2012-SU-001 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO ESTABLISH THE HICKOX LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED SEPTEMBER 14, 2012.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it amend Appendix F of the Fairfax County Code to establish the Hickox Local Agricultural and Forestal District, say aye.

Commissioners: Aye.

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

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(The motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.)

JLC