MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 25, 2016

Present: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

Absent: None

The meeting was called to order at 8:15 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

AA 2012-SU-001 – JON AND KIM HICKOX

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: Chairman, thank you. Tonight we are scheduled to hold a public hearing on AA 2012-SU-001, which is a request by Jon and Kim Hickox to add approximately 60 acres into an existing A&F District which is currently the site of the Bull Run Winery. During the review of this application it has been brought to my attention that there are several outstanding concerns which impact Parcel A, which is the area the applicant is seeking to add to the A&F District. Specifically, I understand that a special permit will be required to allow the existing stable operation to continue on the reduced acreage that will become part of the A&F District. There are also concerns with the potential use of the residential lot flags which wrap around the A&F District and I would like to better understand the relationship between this area and the A&F District before making a recommendation to the Board of Supervisors. My understanding is that the applicant intends to file a special permit application and that he is working with staff to resolve the outstanding concerns with the residential lots and it is my intent to move to defer tonight's public hearing for a short period to allow these concerns to be resolved. Mr. Chairman, I MOVE THAT THE PUBLIC HEARING FOR AA 2012-SU-001 BE DEFERRED TO A DATE CERTAIN OF MARCH 10TH, 2016.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to defer the public hearing on AA 2012-SU-001, Jon and Kim Hickox, say aye, to a date certain of March 10th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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Commissioner Lawrence announced that the Commission's Tysons Committee will meet at 7 p.m. in the Board Conference Room of the Fairfax County Government Center on Wednesday, March 2, 2016, and it was open to the public.

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FDP 2011-PR-023-04 – RENAISSANCE CENTRO TYSONS, LLC
PCA/CDPA 2011-PR-023 – CITYLINE PARTNERS LLC
(Decision Only) (The public hearing was held on February 4, 2016)

(Start Verbatim Transcript)

Commissioner Lawrence: Second, I have a, a deferral tonight that, that we are going to continue. This is Arbor Row, Block 4 that we heard a couple of weeks ago. Staff and the applicant are at work and I can testify to that because I was working on it today, on, on the problem. We have not yet got it solved, but we have made some progress, so one more week should do the, the trick. Therefore, Mr. Chairman, I MOVE THAT WE CONTINUE THE DEFERRAL OF THE DECISION ONLY FOR FDP 2014-PR-023-04 (sic) AND THE ACCOMPANYING PCA/CDPA TO A DATE CERTAIN OF MARCH THE 3RD (sic), NEXT THURSDAY 2016, WITH THE RECORD TO REMAIN OPEN.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to defer the decision only again on FDP 2011-PR-023-04 and PCA/CDPA 2011-PR-023, sideline – Cityline Partners in Renaissance Centro Tysons to a date certain of March 13th (sic), with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

NOTE: *The date of the deferral was changed to March 2nd, 2016, after Commission Matters for SE 2015-SP-023/2232-S15-5, CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS: LITTLE LEAGUE INC, FAIRFAX, when it was discovered that March 3rd was the Commission's CIP Workshop.*

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Commissioner Lawrence: Mr. Chairman, if I may, I think on-on my deferral you said March 13th but…

Chairman Murphy: March 3rd.

Commissioner Lawrence: March 3rd?

Chairman Murphy: I'm sorry, did I say 13th, March 3rd I meant, I'm sorry. I put an extra line on my June, mine was June.

Commissioner Hart: John Ulfelder is saying…

Chairman Murphy: Yes?

Commissioner Ulfelder: The 3rd is only the CIP there's no meeting on the workshop.

Commissioner Lawrence: No meeting on the 3rd? So it would have to be the 2nd.

Commissioner Ulfelder: I think it has to be the 2nd.

Chairman Murphy: Right, that's right, yeah.

Commissioner Lawrence: SO BE IT.

Chairman Murphy: Okay, change the date to March 2nd, without objection for the cases from Providence District, good point.

(End Verbatim Transcript)

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SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS: LITTLE LEAGUE INC. FAIRFAX (Decision Only) (The public hearing was held on January 21, 2016.)

(Start Verbatim Transcript)

Chairman Murphy: And in line with that, I have a decision only tonight that I am going to defer again. It's the Cellco Partnership application, Verizon Wireless Little League Incorporated. We had the public hearing on the, the 21st of January and we need to have some more time to discuss some of the issues with the citizens. So I WOULD MOVE WE CONTINUE THE DEFERRAL (sic) ONLY ON SE 2015-SP-023/2232-S15-5, TO A DATE CERTAIN OF JUNE 16TH, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hart and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr., Mr. Hart say aye. All those in favor of the motion say aye.

Commissioners: Opposed? Motion carries, thank you very much.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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RZ 2014-DR-022 BASHEER/EDGEMOORE-BROOKS, LLC (Decision Only) (The public hearing was held on January 21, 2016.)

(Start Verbatim Transcript)

Commissioner Ulfelder: Thank you, Mr. Chairman. We were scheduled to make a decision only in a rezoning in Great Falls this evening. The applicant has submitted a set of revised proffers and a number of changes on the pages in the GDP. Staff has been analyzing those, they are preparing an addendum to the original staff report that should be coming out either tomorrow or Monday and therefore, I am going to defer this, I, I MOVE THAT THE PLANNING COMMISSION CONTINUE TO DEFER THE DECISION ONLY FOR BASHEER/EDGEMOORE-BROOKS, LLC, RZ 2014-DR-022, TO A DATE CERTAIN OF MARCH 2ND, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to defer the decision only on RZ 2014-DR-022, Basheer/Edgemoore-Brooks, LLC, to a dated certain of March 2nd, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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Chairman Murphy congratulated Deputy County Executive Rob Stalzer who was in charge of the county's Land Use for being inducted into the College of Fellows of the American Institute of Certified Planners which was the highest honor a planner could receive from the American Planning Associations Professional Institute, American Institute of Certified Planners.

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Chairman Murphy congratulated Commissioner Hart for being selected by the Fairfax County Federation of Citizen Associations to receive a Citation of Merit for his outstanding efforts. He noted that it would be presented at the Federation 66th Annual Awards Banquet on Sunday, April 3, 2016, at the Crown Plaza Tysons Corner Hotel.

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Chairman Murphy announced that the Planning Commission CIP Workshop was scheduled for March 3, 2016, at 7:30 p.m., followed by the CIP Public Hearing.

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FS-V15-17 – EXTENET SYSTEMS, 1601 Rollins Drive (+21 addl. Locations)

(Start Verbatim Transcript)

Commissioner Flanagan: Thank you, Mr. Chairman. I have a feature shown application on the agenda tonight. It's listed as FS-V15-17. In the application ExteNet Systems, on behalf of Verizon Wireless, asked permission to locate 18 antennas on top of the of replacement utility poles located in the electrical utility easements that are in that part of Mount Vernon District north of Fort Belvoir. The antennas satisfy the "feature shown" guideline policies on pages 37-48 of the Public Facilities section of the Policy Plan. I concur with staff's conclusion that the new antenna locations by ExteNet/Verizon Wireless is substantially in accord with recommendations of the adopted Comprehensive Plan and should be considered a "feature shown". I THEREFORE MOVE THAT THE PLANNING COMMISSION FIND THAT APPLICATION, FS-V15-17, MEETS THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA,* AS AMENDED.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to concur with the "feature shown" determination in FS-V15-17, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Mr. Chairman, I will abstain from that vote. As you know, I have worked for Dominion Resources, a parent company for Dominion Power, the utility poles that we are talking about being involved in this. While there is no affidavit or referenced contractual relationship, I will obviously abstain my vote.

Chairman Murphy: Mr. Sargeant abstains.

The motion carried by a vote of 11-0-1 with Commissioner Sargeant abstaining.

(End Verbatim Transcript)

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FS-V15-16 – EXTENET SYSTEMS, 8504 Fort Hunt Road (+22 addl. Locations)

(Start Verbatim Transcript)

Commissioner Flanagan: I have another "feature shown" application on the agenda tonight listed as FS-V15-…

Chairman Murphy: 16.

Commissioner Flanagan: 16. In the, in the 2232 application ExteNet Systems, on behalf of Verizon Wireless, asked permission to locate 18, no 23 antennas on top of 23 replacement utility poles located in the electrical utility easements in that part of Mount Vernon District north of Fort Belvoir. As such, the intent is to satisfy the "feature shown" guidelines policies on pages 37-48 of the Public Facilities section of the Policy Plan. I concur with staff's conclusion and the new antenna locations by ExteNet/Verizon Wireless, is substantially in accord with the recommendations of the adopted Comprehensive Plan and should be considered a "feature shown". I THEREFORE MOVE THAT THE PLANNING COMMISSION FIND APPLICATION FS-V15-16 MEETS THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to concur with the "feature shown" determination in FS-V15-16, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Chairman, abstains same as...

Chairman Murphy: And same abstention, Mr. Sargeant abstains.

The motion carried by a vote of 11-0-1 with Commissioner Sargeant abstaining.

(End Verbatim Transcript)

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Commissioner Hart announced the Commission's Environment Committee had met earlier this evening to discuss building energy and solar. The next meetings were scheduled for April 20th and May 18, 2016, both nights at 7:00 p.m. in the Board Conference Room and were open to the public.

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Secretary Hart established the following order of the agenda:

1. SE 2015-MV-019 – CHARLES SAND AND GRAVEL COMPANY

This agenda was accepted without objection.

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SE 2015-MV-019 - CHARLES COUNTY SAND & GRAVEL COMPANY, INC. – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (part). MOUNT VERNON DISTRICT. PUBLIC HEARING.

Grayson Hanes, Esquire, Applicant's Agent, Reed Smith LLP, reaffirmed the affidavit for SE 2015-MV-019 dated December 7, 2015.

Mary Ann Tsai, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application SE 2015-MV-019.

Commissioner Flanagan said that the Comprehensive Plan stated that Land Unit F, page 2 of the staff report, refers to future industrial development that should complement the goals and objectives of the Lorton Plan. He asked staff to clarify what area the Lorton Plan covered. Ms.

Brenda Cho, DPZ, ZED, explained that it would apply to the entire Lorton Route 1 area which included the I-95 and Lorton Road interchange area, along with the subject property, and was considered the southern gateway to the county. Commissioner Flanagan noted that the Lorton Plan was developed as part of the Horizons Project when the Comprehensive Plan was rewritten. He said that there was no specific language for this site in the previous Comprehensive Plan of 1985. Ms. Cho said that while she could not verify the specifics of the language dating back to the 1980s, she noted that in 1991, Comprehensive Plan language was included regarding the gateway for the Lorton area. Commissioner Flanagan said that the Plan language referred to industrial flex, space uses, retail and other related business and employment uses; however, he noted that it did not mention heavy industry uses. He discussed with Ms. Cho the definition of industrial flex space as defined in the Zoning Ordinance.

Following up on Commissioner Flanagan's comments, Chairman Murphy and Ms. Tsai also discussed Land Unit F language which referred to concrete batching plants. Ms. Tsai said what was envisioned for the area may include industrial flex but was not limited to that and it also identified that there were existing and planned for industrial uses in that area. Chairman Murphy referred to the South County Federation Resolution, dated May 12, 2015, a copy of which is in the date file, and noted the statement did not include that first paragraph of the Comprehensive Plan. Commissioner Flanagan clarified that the first paragraph of the Federation's resolution was a description of what was currently located in that land area and the second paragraph addressed future industrial development.

Commissioner Flanagan announced that he would defer the decision only on this application at the end of the public hearing.

Commissioner Hart asked staff about the purpose of revised Development Condition 12, Lighting, dated February 24, 2016, a copy of which is in the date file, because these were existing regulations that the applicant must comply with. Ms. Tsai said the purpose was to reemphasize the need to comply with the Lighting Standards, the Zoning Ordinance, and the Public Facilities Manual. Kris Abrahamson, DPZ, ZED, explained that it was used as a way to reiterate the regulations when citizens in the area may not be familiar with what was in the *Code of Virginia*. Commissioner Hart suggested that it be removed because it was redundant.

Commissioner Hart had concerns over revised Development Condition 8, Truck Traffic, which limited the applicant's trucks to utilizing I95 as a travel route, with Lorton Road used for local deliveries only. He noted that currently, it was legal for these trucks to drive on Lorton Road and did not want to create an expectation in the community that trucks could be prohibited. Commissioner Hart noted that this condition would not be enforceable by the Fairfax County Police Department nor the Zoning Enforcement Branch and suggested that it be changed to focus on the mitigation of the impact from this use and directed to the conduct of the applicant only. He confirmed with Ms. Abrahamson that staff would still recommend the application with this condition removed.

Commissioner Hurley and Ms. Tsai discussed Development Condition 17, White Noise Backup Alarms; wherein, she explained that it was a newer option available that the applicant decided to

utilize in order to mitigate noise from their trucks and deferred further explanation to the applicant who responded later in the discussion.

Referring to Commissioner Hart's earlier comments regarding Development Condition 8, Commissioner Hedetniemi pointed out that there was an established VDOT formal policy by which the Board of Supervisors could request restrictions on secondary roads where there were alternatives. She noted that currently, there was no formal request for such a restriction on Lorton Road; therefore, she agreed that the condition should be removed. Commissioner Ulfelder suggested instead language that would put the responsibility on the applicant to properly notify its drivers and suppliers of the preferred route of travel. Commissioner Sargeant asked if staff or the applicant had considered placing markers on the trucks for residents to easily identify that it was from this particular facility. Ms. Tsai said it had not been discussed and deferred explanation to the applicant on how their trucks were identified, who responded later in the discussion.

Commissioner Sargeant and Ms. Tsai discussed Development Condition 7, Hours of Operation; wherein, she explained the following:

- The hours of operation would be from 4:30 a.m. to 8:00 p.m.;
- The applicant would also be required to comply with the Noise Ordinance during those hours of operation;
- The Noise Ordinance states that from 10:00 p.m. to 7:00 a.m., Industrial areas cannot have continuous sound more than 65 dba, with impulse sounds up to 100 dba;
- The nearest residence was located approximately 410-500 feet away, across the CSX Railroad tracks and Lorton Market Street; and
- The Phoenix Noise Impact Analysis report, Appendix 2F of the staff report, stated that the concrete plant would not affect the residential area because it was not a continuous, on-going noise and due to the railroad track and other noises generated in the area. She said staff concurred based on this report.

Commissioner Sargeant stated that this application was a challenge due to the mixture of a residential and mixed use area located at the southern gateway to the county and also has through traffic generated from Prince William County. He said that the Commission needs to be assured that those uses would not collide and cause issues for each other.

In response to a question from Commissioner Flanagan, Ms. Tsai said that the applicant had designed a site that was adequately screened and buffered, along with a set-back of 130 feet from Gunston Cove Road, noting that this was now a cul-de-sac street due to the bridge being washed out with no current plans to replace it. She said there would also be a wood fence along the frontage of the property along with supplemental landscaping. Ms. Tsai said numerous studies

were compiled from different consultants to demonstrate visual and noise impacts to the property and the surrounding area; therefore, based on staff's analysis they felt that the application was in harmony with the Comprehensive Plan.

Commissioner Flanagan discussed with Ms. Tsai the land uses in the surrounding area and whether they were industrial flex versus a heavy industrial use. Commissioner Flanagan requested staff to identify the various users and nature of their operations over the deferral period. Commissioner Migliaccio pointed out that the underlying zoning was I6 which was the heaviest Industrial Zoning in the county.

Mr. Hanes stated that the applicant supported the deferral request to give them time to revise some of the conditions to address issues that were raised tonight. He said this application was a proper industrial use within this zoning district and was in harmony with the Comprehensive Plan along with the special exception conditions. Mr. Hanes noted that this site was located off of I95, next to CSX railroad tracks and a nearby shopping center.

Bill Childs, President/CEO of Chaney Enterprises, 363 Sansbury Road, Friendship, Maryland, went over the history of his company along with their goal and safety record, highlighting numerous awards. He submitted letters of reference from the Honorable Robert L. Ehrlich, Jr., Governor of Maryland and a letter from Sheriff James F. Gartland, a copy of which is in the date file.

Jeffrey Slagle, Operations Manager, 10825 South Falconer Road, Falconry, Maryland, said that the proposed concrete plant would be a certified green star facility of the National Ready-Mix Concrete Association. He noted that as a result of local community meetings changes were made to their application which included: a reduction in the height of their plant, building color change and an addition of a dust collector on the plant. Addressing Commissioner Hart and Sargeant's earlier questions regarding the truck mixers, Mr. Slagle said they were clearly numbered for VDOT and maintenance purposes and had two separate GPS monitors located on them. He said they self-monitor their vehicle traffic due to the sensitive time issue of delivering cement and would mostly be utilizing the I95 route, except for local deliveries. Commissioner Lawrence confirmed with Mr. Slagle if Development Condition 8 was removed the applicant would still continue to monitor their truck traffic and delivery routes as part of their day to day business operations. He agreed.

Commissioner Hart discussed with Mr. Slagle the hours of operation and the type of noise that would be generated from the site; wherein, he explained that they requested the additional hours because clientele of commercial projects prefer to start earlier, especially during the summer months, along with some local and state government roadwork being conducted at night. Mr. Slagle noted that their normal hours of operation would be from 6:00 a.m. to 5:00 p.m., and the loudest noise generated from the site would be when their truck mixers were running.

Commissioner Hart and Mr. Slagle discussed the delivery limitations on the cement trucks; wherein, he explained that they had approximately a three hour time frame to deliver the cement and the average delivery roundtrip was 14.3 miles per job.

Commissioner Flanagan and Mr. Slagle discussed the revised Development Conditions; wherein, Mr. Slagle confirmed that he was in agreement with them.

In response to questions from Commissioner Hurley; Kyle Murray, Project Manager, Chaney Enterprises, 1618 Hilltop Road, Edgewater, Maryland, explained the various types of noises generated from their operations. He said, referring to the Phoenix noise study, when all of the equipment was at full operation a maximum level of 50 decibels was recorded at the residential neighborhood and 55 decibels at the railroad tracks. Mr. Murray explained that the proposed back-up alarms were designed so the noise was directed to the back of the truck only, specifically created for urban use to mitigate noise, and approved by the Occupational and Safety Administration (OSHA).

In addition, Mr. Murray noted that the subject property, located on a dead end road, was surrounded by industrial uses, and that the nearby residential traffic would not be required to travel past the facility. He provided detailed information on their proposal to shield and buffer the view of the plant operations from I95. Mr. Murray said they had conducted a balloon test, Appendix 2D of the staff report, and provided aerial photographs to show the minimal effect on the surrounding residences. In response to a question from Commissioner Flanagan, Mr. Murray explained that he had submitted tonight's revised development conditions in order to address concerns that resulted from meetings with the community. Commissioner Migliaccio noted that the South County Federation Resolution in opposition was dated three days before the application was accepted. Mr. Murray explained that they had met with the Federation initially, made changes to the proposal along with studies conducted to address their concerns, and met with them once again so they could view these changes. Commissioner Flanagan clarified that after the last meeting with the applicant, the South County Federation did not take another vote, they had sent a letter instead dated February 25, 2016, a copy of which is in the date file, which stated that they were still in opposition to the amended conditions.

Commissioner Hart confirmed with Mr. Murray that he would not have any objection to the removal of Development Condition 8. Commissioner Hart suggested that he replace the condition with language that would incorporate what they would do to mitigate the traffic.

Commissioner Strandlie also referred to the South County Federation letter which noted their concern over the number of batching plants in the area and pointed out that was not relevant to the application because it could not be regulated by the Commission.

Commissioner Strandlie discussed with Mr. Murray the total number of trips generated by this use; wherein, he explained that it would generate 93 trips total. In addition, Mr. Murray said that it would be unlikely that the trucks would back up at the intersection of Gunston Cove Road and Lorton Road because it required ten minutes to load up each truck for a job and the traffic signal cycled every four minutes; therefore, there should not be more than one truck per traffic cycle waiting to leave their site. He said the average delivery time was more than two hours so the chances of multiple trucks leaving and arriving at the same time was limited.

Commissioner Strandlie, Commissioner Flanagan and Mr. Murray discussed the different noise decibels produced by the railroad tracks and the applicant's facility; wherein, the following was determined:

- Freight train was 83 decibels;
- Passenger train was 78 decibels;
- Mixer truck on Lorton Road was 61 decibels;
- Motorcycle on Lorton Market Street was 79 decibels;
- White noise back up alarm was 73 decibels; and
- Traditional "beep-beep" back up alarm was 81 decibels.

In response to Commissioner Strandlie's earlier comment, Commissioner Flanagan clarified that there were two concrete batching plants located on each side of the Fairfax County Parkway at Terminal Road and noted that it was zoned Industrial on both sides. He said there had been no objection to their location because it was a different traffic situation from this application which had congestion from commuters on I95.

Chairman Murphy called for speakers from the audience but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on this item.

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(Start Verbatim Transcript)

Chairman Murphy: Okay, now the public hearing is closed; Mr. Flanagan.

Commissioner Flanagan: Yes, thank you, Mr. Chairman. As I indicated, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2015-MV-019, TO A DATE CERTAIN OF MARCH 10, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2015-MV-019, to a date certain of March 10th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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The meeting was adjourned at 9:59 p.m.
Peter F Murphy, Chairman
James R. Hart, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Teresa M. Wang

Approved on: July 14, 2016

John W. Cooper, Clerk
Fairfax County Planning Commission