

**County of Fairfax, Virginia
Planning Commission Meeting
March 8, 2018
Verbatim Excerpt**

RZ 2017-MA-013 – VULCAN MATERIALS COMPANY, LLC – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) (Concurrent with SE 2017-MA-009). (Mason District)

SE 2017-MA-009 – VULCAN MATERIALS COMPANY, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Mason District. Tax Map 80-2 ((1)) 38 (pt.) and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Carolina Pl. to proceed under Section 15.2-2272 (2) of the Code of Virginia). (Mason District)

During Commission Matters

Commissioner Strandlie: Thank you, Mr. Chairman. I have a deferral and a decision tonight. The first one – we'll start with the Vulcan matter, which is RZ 2017-MA-013/SE 2017-MA-009. First, I wanted to provide an update on the status of the Vulcan matter before the Planning Commission. As reported online, because we are still reviewing the submission and considering community input, I will defer the decision to a date in the future – likely March 15th, but it may be extended after that. There will not be a discussion of the case tonight, just a vote on my motion to defer. We have received quite a bit of communications. I'm unable to respond to each letter, but I wanted to acknowledge that the communications sent to the Planning Commission – they're all circulated to all Commissioners. We read each and every one and we appreciate the invaluable community input. If you do have specific questions, please do not hesitate to contact me at my Fairfax County email address, Julie.Strandlie@fairfaxcounty.gov. Working with staff and the applicant and considering community input, we are continuing to gather information about the operations of asphalt plants today and the potential impacts on nearby neighborhoods. The Planning Commission intends to visit the nearby Virginia Paving Asphalt Plant near Cameron Station and the Van Dorn Metro. When a tour is scheduled, it will be announced to the public and the public will be able to attend. I would be happy to meet with the community on any land use process issues if that would be helpful and if that is so, I hope the community will contact me. And with that, Mr. Chairman, I WILL MOVE THAT THE DECISION TO DEFER – MOVE THE DECISION ONLY for RZ 2017-MA-013 AND SE 2017-MA-009 TO A DATE CERTAIN OF MARCH 15TH, 2018, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioners Flanagan, Hart, and Tanner: Second.

Chairman Murphy: Seconded by Mr. Hart, Mr. Flanagan, and Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to defer decision only on RZ 2017-MA-013 and SE 2017-MA-009, which is the Vulcan Materials Company application, to a date certain of March 15th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Thank you.

Chairman Murphy: Thank you.

The motion carried by a vote of 10-0. Commissioners Cortina and Migliaccio were absent from the meeting.

JLC