

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 8, 1999**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Hall MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE MEMBERS CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, ONLY THE PUBLIC BUSINESS MATTERS, I.E., PERSONNEL ISSUES, LAWFULLY EXEMPT FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE THE EXECUTIVE SESSION WAS HEARD, DISCUSSED OR CONSIDERED BY THE PLANNING COMMISSION DURING THE EXECUTIVE SESSION.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote.

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Chairman Murphy announced that the Seminar Committee would hold a short meeting at the conclusion of tonight's Planning Commission meeting for the purpose of reviewing the agenda for the Seminar scheduled for April 30, May 1, and May 2, 1999.

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Commissioner Coan, pending receipt of information from the Virginia Department of Transportation, MOVED THAT THE DECISION ONLY ON PCA-85-P-038-2 AND FDPA-85-P-038-2, TYSONS CORNER PROPERTY, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 14, 1999.

Commissioner Koch seconded the motion which carried unanimously.

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Commissioner Coan, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON PCA-85-P-002 AND FDPA-85-P-002, S&H TYSONS PROPERTY, LLC & 8230 NVC, LP, BE DEFERRED TO A DATE CERTAIN OF MAY 13, 1999.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Wilson, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON SE-98-L-063, MOBIL OIL CORPORATION, BE DEFERRED TO A DATE CERTAIN OF APRIL 22, 1999.

Commissioner Hall seconded the motion which carried unanimously.

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Commissioner Koch announced that FDPA-94-Y-021, Centex Homes, had been withdrawn.

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-1998-LE-044, WINCHESTER HOMES, INCORPORATED, TO A DATE CERTAIN OF APRIL 14, 1999.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Kelso, at the request of the applicant, Nextel Communications, MOVED THAT THE PUBLIC HEARING ON 2232-L98-24 BE DEFERRED TO A DATE CERTAIN OF APRIL 29, 1999.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Kelso announced his intent to defer the public hearing on PCA-C-448-10 and FDP-C-448-32, Kingstowne LP, from April 22, 1999 to June 24, 1999.

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Commissioner Palatiello announced his intent to defer the public hearing on PCA-86-C-054, Westerra Reston, LLC, from April 28, 1999 to May 5, 1999.

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Commissioner Downer noted that RZ/FDP-1998-DR-049, Ralph Evans, was scheduled for public hearing on Thursday, April 15, 1999. She added that there was a strong possibility of deferral and suggested that interested parties call the Planning Commission Office for further details.

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Chairman Murphy noted that volunteers were needed to staff the Planning Commission's soft drink booth at the Fairfax Fair, scheduled for June 11, 12, and 13, 1999. He added that earnings would fund scholarships to George Mason University.

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RZ-1998-SU-047 - PULTE HOME CORPORATION (Decision Only)

(The public hearing on this application was held on March 24, 1999. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-SU-047, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 30, 1999.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Coan and Hall abstaining.

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ORDER OF THE AGENDA

Secretary Harsel noted that there was only one public hearing left on tonight's agenda:

1. SE-98-V-062 - ZP No. 42, LLC

This was accepted without objection.

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SE-98-V-062 - ZP NO. 40. LLC - Appl. under Sect. 4-804 of the Zoning Ord. to permit an automobile oriented use (pharmacy) w/drive-through windows on property located at 6230 Richmond Hwy. on approx. 2.01 ac. zoned C-8, HC & CRD. Tax Map 83-3((1))22A & 22B pt. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Ramona Sein, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated March 22, 1999. There were no disclosures by Commission members.

Commissioner Byers asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT APPLICATION SE-98-V-062, ZP NO. 40, LLC, BE APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT, WITH THE FOLLOWING CHANGE:

-- IN ITEM #7, THE LAST SENTENCE SHOULD READ: "NO SIGNS OTHER THAN 'ENTER' AND 'EXIT' SIGNS SHALL BE LOCATED ON THE CANOPY."

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY AND NORTH KINGS HIGHWAY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENTS ALONG RICHMOND HIGHWAY AND NORTH KINGS HIGHWAY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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The meeting was adjourned at 8:44 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, 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: Gloria L. Watkins

Approved on: June 14, 2000

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission