

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 4, 1997**

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 W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers, 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 Kelso, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA-86-L-088, SKYAIM PARTNERSHIP, TO A DATE CERTAIN OF DECEMBER 4, 1997.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Downer and Thomas not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Byers announced his intent to defer the public hearing on Area Plans Review item 97-IV-2MV, concerning the Huntington Metro Station, until November 19, 1997, to allow more time for citizen review.

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Secretary Harsel referred to the latest package of Planning Commission Minutes and MOVED FOR APPROVAL OF THE FOLLOWING SETS OF MINUTES:

COMMISSION MATTERS

September 4, 1997

APRIL 3, 1996	APRIL 18, 1996	APRIL 24, 1996	MAY 1, 1996
MAY 8, 1996	MAY 9, 1996	MAY 15, 1996	MAY 23, 1996
MAY 29, 1996	JUNE 12, 1996	JUNE 13, 1996	JUNE 20, 1996
JUNE 26, 1996	JUNE 27, 1996		

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Alcorn abstaining; Commissioners Downer and Thomas not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Palatiello, at the request of the nominators, MOVED THAT (THE PLANNING COMMISSION ACCEPT WITHDRAWAL OF) AREA PLANS REVIEW ITEMS 97-III-2UP AND 97-III-45UP.

Commissioner Coan seconded the motion which carried unanimously with Commissioners Downer and Thomas not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Hunter announced that there would be a Transportation Committee meeting at 7:30 p.m. on Wednesday, October 15, 1997 in the Board Conference Room. He noted that the public was welcome to attend as always. (NOTE: The meeting was subsequently rescheduled to Thursday, October 16, 1997 at 7:30 p.m. in the Board Conference Room.)

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Due to the complexity of the issues involved, Commissioner Hunter noted that the Zoning Ordinance Amendment regarding truck rental establishments was not quite ready for decision tonight as scheduled. He therefore MOVED THAT (THE DECISION ONLY ON) THE PROPOSED AMENDMENT TO ARTICLES 4, 5, 7, 9, 11, 13, AND 20, TRUCK RENTAL ESTABLISHMENT, BE (FURTHER) DEFERRED TO A DATE CERTAIN OF SEPTEMBER 25, 1997.

Commissioners Downer and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Koch, at the request of the nominators, MOVED THAT WE ACCEPT WITHDRAWAL OF AREA PLANS REVIEW ITEMS 97-III-7UP AND 97-III-49UP.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Coan, citing unresolved issues, MOVED TO FURTHER DEFER DECISION ONLY ON CSP-94-P-035, JCJ, L.C., TO A DATE CERTAIN OF OCTOBER 9, 1997.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Secretary Harsel announced that the public hearings for the upcoming Area Plans Review would begin next week on Wednesday, September 10, 1997 at 7:30 p.m. rather than the Commission's usual starting time of 8:15 p.m.

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Secretary Harsel announced that Mary Pascoe, Clerk to the Commission, had become a grandmother for the first time with the birth of Taryn Nicole Pascoe on August 9, 1997.

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Vice Chairman Byers announced that there would be an Executive Session to consult with the County Attorney on Wednesday, September 10, 1997 prior to the Commission's regular public hearings. (**NOTE:** This Executive Session was subsequently postponed.)

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Vice Chairman Byers reminded everyone that the special Commission meeting on Saturday, September 13, 1997 would begin at 10:00 a.m. He added that Mount Vernon Area Plans Review items would be heard that day and that interested parties could call 324-2046 on Saturday only to check on the Commission's progress.

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FS-H97-17 - AMERICAN PERSONAL COMMUNICATIONS, 11400 Washington Plaza West

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE OFFICE OF COMPREHENSIVE PLANNING IN THE MATTER OF FS-H97-17, THAT THE APPLICATION BY AMERICAN PERSONAL COMMUNICATIONS FOR A TELECOMMUNICATIONS FEATURE AT 11400

WASHINGTON PLAZA WEST BE CONSIDERED A "FEATURE SHOWN", PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Downer seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-Y97-48 - AT&T WIRELESS SERVICES. Stringfellow Road and Westbrook Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE FINDINGS OF THE DIRECTOR OF OCP THAT THE PROPOSED TELECOMMUNICATION FACILITY LOCATED AT WESTBROOK DRIVE NEAR STRINGFELLOW ROAD IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN", PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Coan seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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DPA-85-C-088-2 - TOWN CENTER TOWER, LLC (Decision Only)

(The public hearing on this application was held on July 30, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DENY DPA-85-C-088-2.

Commissioner Alcorn seconded the motion which carried by a vote of 8-2-1 with Commissioners Koch and Hunter opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

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SE-97-Y-023 - COSTCO COMPANY, INC. (Decision Only)

(The public hearing on this application was held on July 30, 1997. 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 THAT APPLICATION SE-97-Y-023 BE DENIED.

Commissioners Alcorn and Harsel seconded the motion which carried by a vote of 10-0-1 with Commissioner Hunter abstaining; Commissioner Murphy absent from the meeting.

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RZ-1997-PR-013 - BATAL BUILDERS (Decision Only)

(The public hearing on this application was held on July 17, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1997-PR-013, PURSUANT TO THE PROFFERS DATED SEPTEMBER 4, 1997 AS INDICATED TO BE AMENDED HERE TONIGHT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENTS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN LOT LINE BE MODIFIED AS SHOWN ON THE GDP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT (Recodification)
2. ZONING ORDINANCE AMENDMENT (Editorial Revisions)
3. ZONING ORDINANCE AMENDMENT (Bingo Games)
4. SE-97-Y-026 - RWW AND ASSOCIATES, INC.
5. SE-97-Y-025 - MAZUR AND MYER, INC.
6. SE-97-Y-031 - CENTREVILLE WASHINGTON GOLF CENTER, INC.
7. SE-97-P-029 - AMERICAN BEVERAGE SYSTEMS, INC.

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (Recodification) - To amend Arts.1, 2, 7, 9, 17, 18, 19, & 20 & Appendix 3 of the Zoning Ord. to replace references to provisions of Title 15.1 of the *Code of Virginia* w/the appropriate references to the recodified provisions of Title 15.2. COUNTYWIDE. PUBLIC HEARING.

Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language shown on pages 2 through A3-30 of the staff report.

Ms. Kirst responded to questions from Commissioners Byers and Coan regarding the proposed amendment.

Vice Chairman Byers called for speakers from the audience, but received no response. Ms. Kirst had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hunter for action on this matter. (A verbatim excerpt is in the date file.)

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Commissioner Hunter MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT TO ARTICLES 1, 2, 7, 9, 17, 18, 19, AND 20 AND APPENDIX 3, RECODIFICATION OF TITLE 15.1 OF THE *CODE OF VIRGINIA* TO TITLE 15.2, AS SET FORTH IN THE STAFF REPORT DATED AUGUST 4, 1997.

Commissioner Downer seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Editorial Revisions) - To amend Arts. 2, 4, 7, 8, 9, 10, 15, 16, 17, & 20 of the Zoning Ord. to make editorial revisions that do not alter the intent of the provisions beyond that which was intended by the Board of Supervisors in the adoption of the original amendments. COUNTYWIDE. PUBLIC HEARING.

Lorrie Kirst, Zoning Administration Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language shown on pages 4 through 11 of the staff report.

Vice Chairman Byers noted that the term "handicapped" had been changed to "physically disabled."

Commissioner Hunter stated that the word "private" in Section 10-104 on page 8 of the staff report was not really appropriate and that he intended to recommend its deletion. Staff had no objection.

Vice Chairman Byers called for speakers from the audience, but received no response. Ms. Kirst had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hunter for action on this matter. (A verbatim excerpt is in the date file.)

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Commissioner Hunter MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENTS TO ARTICLES 2, 4, 7, 8, 9, 10, 15, 16, 17, 18, AND 20, EDITORIAL REVISIONS, AS SET FORTH IN THE STAFF REPORT DATED AUGUST 4, 1997, WITH THE FOLLOWING CHANGE TO PARAGRAPH 5 OF SECTION 10-104 TO STRIKE THE WORD "PRIVATE" FROM THE FIRST LINE OF THE INTRODUCTORY PARAGRAPH, SO THAT PARAGRAPH 5 WOULD READ AS FOLLOWS:

- "GROUND SUPPORTED STRUCTURES FOR THE OPERATION OF RADIO FACILITIES UNDER PARTS 95 AND 97 OF THE FEDERAL COMMUNICATIONS COMMISSION REGULATIONS MAY BE PERMITTED IN ANY R DISTRICT AS FOLLOWS..."

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Bingo Games and Raffles) -
To amend Chapter 24 (Bingo Games & Raffles) & Chapter. 112 (Zoning Ord.) of the 1976 Code of the County of Fairfax, as follows:
Delete Chapter 24, Bingo Games & Raffles, of the County Code, in its entirety. Amend Articles 2, 3, 8, 12, 18, & 20 of the Zoning Ord. to delete the temporary special permit requirement for bingo games & raffles & to add a reference that bingo games & raffles are permitted in

ZONING ORDINANCE AMENDMENT
(Bingo Games and Raffles)

September 4, 1997

accordance with the provisions of the *Code of Virginia*.
COUNTYWIDE. PUBLIC HEARING.

Daryl Varney, Zoning Administration Division (ZAD), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the language shown on pages 3 through 7 of the staff report.

Mr. Varney responded to questions from Commissioner Coan regarding the purpose and need for the proposed amendment.

Commissioner Coan felt there were enough unanswered questions concerning the land use implications of the amendment to warrant deferral of the decision. Commissioner Alcorn did not object, however he pointed out that it might be a moot point since the State law had already been changed.

Commissioner Palatiello concurred with Commissioner Alcorn, noting that the proposed amendment was merely deleting language that was no longer appropriate. Michael Congleton, ZAD, OCP, confirmed that assessment of the situation. Commissioner Coan suggested that no harm would be done by deferring decision.

Vice Chairman Byers called for speakers from the audience, but received no response. Mr. Varney had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this matter. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED AMENDMENT TO CHAPTER 24 OF THE COUNTY CODE AND THE PROPOSED ZONING ORDINANCE AMENDMENT TO ARTICLES 2, 3, 8, 12, 18, AND 20, BINGO GAMES AND RAFFLES UNTIL A DATE CERTAIN OF SEPTEMBER 25, 1997.

Commissioner Coan seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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SE-97-Y-026 - RWW & ASSOCIATES, INC. - Appl. under Sect. 7-607 of the Zoning Ord. to permit a service station/minimart in a Highway Corridor Overlay District on property located at 13704 Lee Jackson Hwy on approx. 1.06 ac. zoned C-8, WS, and HC. Tax Map 34-4 ((5)) A. SULLY DISTRICT. PUBLIC HEARING.

Stephen Fox, Esquire, with McClandish and Lillard, reaffirmed the affidavit dated March 10, 1997. There were no disclosures by Commission members.

Susan Johnson, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Fox explained that the applicant intended to upgrade the establishment. He said that the station had been in business at this location for more than 25 years and noted that it would be the only service station with a mini-mart on the western side of Route 50 between the Fairfax City Line and the Loudoun County Line and therefore was much needed. He asked that Condition 5 be modified to read: "A seven-foot brick wall shall be constructed prior to bond release, located between the parking lot and the transitional screening along the northern boundary. The rear facade of the building may be used as a portion of the required wall." He also requested deletion of the second sentence of Condition 11 which referred to the hours of operation of the proposed mini-mart.

Mr. Fox responded to questions from Commissioners Koch, Coan, Harsel, Hall, and Alcorn regarding the applicant's proposal.

Vice Chairman Byers called for speakers from the audience, but received no response. Ms. Johnson had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE-97-Y-026 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT, (AMENDED AS FOLLOWS):

- DELETE THE LAST SENTENCE OF CONDITION 11 WHICH PERTAINS TO THE HOURS OF OPERATION, AND
- REVISE CONDITION 5 TO READ: "THE SEVEN-FOOT BRICK WALL SHALL BE CONSTRUCTED PRIOR TO BOND RELEASE, LOCATED BETWEEN THE PARKING LOT AND THE TRANSITIONAL SCREENING ALONG THE NORTHERN BOUNDARY. THE REAR FACADE OF THE BUILDING MAY BE USED AS A PORTION OF THE REQUIRED WALL."

Commissioner Hall seconded the motion which carried by a vote of 8-0-3 with Commissioners Byers, Coan and Harsel abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTH, EAST AND WEST BOUNDARIES TO THAT INDICATED ON THE SE PLAT AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS AS REVISED.

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Coan abstaining; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE BARRIER REQUIREMENT ALONG THE EAST BOUNDARY OF THE SITE.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

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SE 97-Y-025 - MAZUR & MYER, INC., DBA THE WEEKEND FURNITURE STORE - Appl. under Sect. 5-504 of the Zoning Ordinance to permit a retail sales establishment on weekends & federal holidays on property located at 14320 Sullyfield Circle on approx. 5.43 ac. zoned I-5, WS, and AN. Tax Map 34-3 ((5)) C5. SULLY DISTRICT. PUBLIC HEARING.

John Mazur, President of Mazur and Myer, Inc., reaffirmed the affidavit dated July 11, 1997. There were no disclosures by Commission members.

Greg Russ, Zoning Evaluation Division (ZED), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to a question from Commissioner Harsel, Mr. Russ confirmed that there were more than ample parking spaces available for the proposed use.

Mr. Mazur gave a brief history of The Weekend Furniture Store and explained that since the store was only open on weekends and TRW, with whom they shared the building, was only open during the week, there was no conflict in parking arrangements.

In reply to a question from Commissioner Coan, Kristen Abrahamson, ZED, OCP, stated that the applicant's portion of the building contained 37,640 square feet.

Vice Chairman Byers called for speakers from the audience, but received no response. Mr. Russ had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE-97-Y-025 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Kelso abstaining; Commissioner Murphy absent from the meeting.

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SE-97-Y-031 - CENTREVILLE WASHINGTON GOLF CENTER, INC. - Appl. under Sect. 5-504 of the Zoning Ord. to permit an establishment with a maximum of 60 percent of the gross floor area devoted to retail sales on property located at 14370-A Sullyfield Circle on approx. 7.59 ac. zoned I-5, WS, & AN. Tax Map 34-3 ((5)) C4. SULLY DISTRICT. PUBLIC HEARING.

James McCormack, Esquire, with Bengston, DeBell & Elkin, reaffirmed the affidavit dated July 30, 1997. There were no disclosures by Commission members.

Commissioner Koch asked that Vice Chairman Byers 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, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE-97-Y-031 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hunter seconded the motion carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Coan not present for the vote; Commissioner Murphy absent from the meeting.

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SE-97-P-029 - AMERICAN BEVERAGE SYSTEMS, INC. DBA
BREW AMERICA - Appl. under Sects. 5-404, 5-504, & 9-612 of the
Zoning Ord. to permit a retail sales establishment & a waiver of the
open space requirements on property located at 2738 Gallows Rd. on
approx. 3.41 ac. zoned I-4 and I-5. Tax Map 49-2 ((1)) 19.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Miles Smith, agent for the applicant, reaffirmed the affidavit dated July 22, 1997. There were no disclosures by Commission members.

Brian Davis, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application. He added that a new set of development conditions had been distributed this evening, with the only change from the set in the staff report being the deletion of Condition 6 regarding hours of operation.

In response to a question from Commissioner Coan, Mr. Davis acknowledged that there had been a modification to Condition 1A to add the words: "as indicated on the plat found in Attachment 1."

In reply to a question from Commissioner Harsel, Mr. Davis explained that the deletion of the hours of operation did theoretically make it possible for the Brew America to operate 24 hours a day, but he said that was not the applicant's intention. He stated that Mr. Smith could respond to that issue during his presentation.

Commissioner Alcorn said that the hours regarding the sale of alcoholic beverages were regulated by the state.

Commissioner Coan explained that the Condition 6 proposed hours of operation which excluded Monday and he saw no reason for that. He added that staff had then suggested that the entire condition be deleted. He noted that the subject property was flanked by industrial/commercial uses and that the hours of operation would not have a great impact on the area.

Mr. Smith explained that he had found the perfect place to relocate his business, submitted plans to the County, got approval, and renovated the building only to be denied a nonresidential use permit (non-RUP) when it was discovered he had too much retail space and therefore a special exception (SE) was required. He said that a non-RUP had been issued with the provision that he provide warehouse space instead of retail space until an SE was approved by the Board of

Supervisors. He added that his business had been in operation for more than a year and that he simply intended to continue to conduct business as usual. Mr. Smith said that his operation had minimal impact on the surrounding area; he had received no complaints, and had no traffic problems.

In response to a question from Commissioner Hall, Mr. Davis confirmed Mr. Smith's explanation of the series of events that led to this application.

Commissioner Kelso noted that this was the third application tonight with retail use in a warehouse in an industrial district and stated that he would once again abstain.

Vice Chairman Byers called for speakers from the audience, but received no response. Mr. Davis had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Coan for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-97-P-029, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 4, 1997, AS WE NOW HAVE THEM BEFORE US.

Commissioners Alcorn and Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Kelso abstaining; Commissioner Murphy absent from the meeting.

Commissioner Coan MOVED THAT THE COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUS WAIVER OF INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS AND MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN BOUNDARY LINE IN FAVOR OF EXISTING CONDITIONS.

Commissioners Alcorn and Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Kelso abstaining; Commissioner Murphy absent from the meeting.

Commissioner Coan MOVED THAT THE COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THAT THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT WAIVE THE SITE PLAN REQUIREMENTS FOR THIS SPECIAL EXCEPTION.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 10:33 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: March 17, 1999



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