

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 7, 1998**

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
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District

ABSENT: Alvin L. Thomas, Commissioner At-Large

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The meeting was called to order at 8:30 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 Koch, citing unresolved issues, announced his intent to defer the public hearing on RZ-1998-SU-025, Centex Homes, scheduled for November 4, 1998 to December 9, 1998.

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Chairman Murphy announced that the Commission would receive a briefing on Thursday, October 8, 1998 from the Virginia Department of Transportation and the Fairfax County Department of Transportation on the design, construction and congestion management plans for the reconstruction of the Springfield interchange at I-95, I-495, and I-395, better known as "the mixing bowl." He reminded Commissioners that the meeting would begin at 7:30 p.m.

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Commissioner Downer MOVED THAT THE PUBLIC HEARING ON SEA-78-D-098-2, McLEAN BIBLE CHURCH, BE DEFERRED FROM OCTOBER 7, 1998 TO A DATE CERTAIN OF NOVEMBER 12, 1998.

COMMISSION MATTERS

October 7, 1998

Commissioner Byers seconded the motion which carried unanimously with Commissioner Thomas absent from the meeting.

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FS-M98-16 - Nextel, 3101 Hodge Place

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. FOR THE JEFFERSON FIRE STATION, LOCATED AT 3101 HODGE PLACE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN", PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Thomas absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda:

1. SEA-80-S-103-2 - AMERICAN TOWER SYSTEMS, L.P. & DIT
2232-S98-2 - AMERICAN TOWER SYSTEMS, L.P. & DIT
2. ZONING ORDINANCE AMENDMENT (Kennels)
3. RZ-1998-SU-024 - S & S DEVELOPMENT
SE-98-Y-025 - S & S DEVELOPMENT
4. SEA-82-M-018 - McDONALD'S CORPORATION
5. SE 98-P-026 - CHEVY CHASE BANK, F.S.B
6. FDPA-78-P-130-5 - FAIRVIEW PROPERTY INVESTMENTS, L.L.C.

This order was accepted without objection.

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The first case being in the Springfield District, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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SEA-80-S-103-2 AND 2232-S98-2 -
AMERICAN TOWER SYSTEMS, L.P. & DIT

October 7, 1998

SEA-80-S-103-2 - AMERICAN TOWER SYSTEMS, L.P., AND FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY - Appl. under Sect. 3-C04 of the Zoning Ord. to amend SE-80-S-103 for radio, television, & microwave facilities to permit replacement of & construction of additional telecommunications facilities on property located at 6199 Old Arrington Lane on approx. 5.43 ac. zoned RC & WS. Tax Map 77-3((1))1 A. (Concurrent w/2232-S98-2.) SPRINGFIELD DISTRICT.

2232-598-2 - AMERICAN TOWER SYSTEMS, L.P., AND FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY - Appl. under Sect. 15.2-2232 (formerly known as Sect. 15.1-456) of the *Code of VA* to permit a telecommunications facility on property located at 6199 Old Arrington Lane on approx. 5.43 ac. zoned RC & WS. Tax Map 77-3((1))1 A. (Concurrent w/SEA-80-S-103-2.) SPRINGFIELD DISTRICT. JOINT PUBLIC HEARING.

James R. Michal, Esquire, with Jackson and Campbell, PC, reaffirmed the affidavit dated August 3, 1998. There were no disclosures by Commission members.

Susan Johnson, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), and Michael Hines, Planning Division, DPZ, presented the staff report, a copy of which is in the date file. They noted that staff recommended approval of the applications.

At Vice Chairman Byers' request, Mr. Hines compared the height of the proposed tower with the one at Gallows Road and Route 29.

Mr. Michal stated that the applicant concurred with the staff report and the revised development conditions dated October 7, 1998. Mr. Michal outlined unsuccessful efforts made by American Tower Systems for the relocation of Federal Aviation Administration (FAA) equipment from 275 foot twin towers to the proposed tower. He indicated that the offer would remain open indefinitely. He noted that Nextel had agreed to locate their equipment on the new tower, if approved, and would withdraw their application for a monopole located within one-half mile of the subject site. In addition, he said that Paxton Communications would also locate their new digital antenna on the proposed tower. Mr. Michal explained that the proposed site was one of eight critical sites needed by the County for public safety communications. He said that although the applicant was requesting an increase in height of 36 feet, it was not absolutely necessary.

Commissioner Murphy and Mr. Michal discussed the height of the existing and the proposed towers.

In response to a question from Commissioner Downer, Mr. Michal said that communications coverage would not be impacted if an increase in height was not granted.

In summary, Mr. Michal explained that the Fairfax Station Homeowners Association supported the application and he requested favorable consideration.

Mr. Michal responded to questions from Commissioner Murphy about the impact the removal of the old tower and the placement of the new tower might have on adjacent residential development.

Lieutenant Curt Andrich, Fairfax County Police Department, Project Manager for the Public Safety Replacement Radio Project and Manager of Radio Services for the Fairfax County Department of Information Technology, said the proposed facility was part of an ongoing eight site replacement plan to replace outdated equipment. He said that a reduction in the requested height would have no impact on their system. He explained that the proposed tower would substantially increase their ability to have reliable radio communications in the area served by the Fair Oaks and West Springfield Police Districts and would provide 95 percent public safety coverage for the County.

In response to a question from Commissioner Murphy, Lieutenant Andrich reiterated that a reduction in the requested height would in no way jeopardize public safety communications. Commissioner Murphy commended Lieutenant Andrich for very capably representing the public safety community and articulating its needs.

Responding to a question from Vice Chairman Byers, Lieutenant Andrich said that 95 percent coverage was considered the national standard for public safety radio systems. He explained that this was in-building radio coverage and that coverage for public safety vehicles on the street was 100 percent.

Captain Paul Nichols, Fairfax County Fire and Rescue Department, in charge of communications for the Department, said that their radio system was outdated. He cited an example of a serious automobile accident in the subject area where communications could not be established with area hospitals by the paramedic units on the scene. He said once the replacement project was operational, communications for the County's Fire and Rescue Department would be second to none.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

John Mayer, 11110 Robert Carter Road, Fairfax Station, expressed concern about the location of the proposed tower and the loss of trees.

James Narel, 11108 Robert Carter Road, Fairfax Station, said that he shared the concerns expressed by Mr. Mayer. He said he supported the applications provided vegetation was replaced. In addition, he requested that the chain link fence be replaced with something more compatible with the neighborhood.

Mr. Narel responded to questions from Commissioner Harsel about the type of fence he thought would be appropriate.

Andy Combe, 11663 Captain Rhett Lane, Fairfax Station, President, Fairfax Station Homeowners Association, said the Board of Directors voted unanimously to support the replacement tower. He said only three of 534 homeowners had expressed concern about it to him.

There being no further speakers, Vice Chairman Byers called upon Mr. Michal for a rebuttal statement.

Addressing the concerns raised by the speakers, Mr. Michal said that the buffer would be restored and that a board-on-board fence would be acceptable except for the side facing the tower. He said that that portion of the fence should remain chain link for security purposes.

Commissioner Murphy stated that he would be deferring the decision on this matter until Thursday, October 8, 1998, so that restoration of the buffer and the type of fencing could be incorporated into development conditions.

Mr. Michal and Ms. Johnson responded to questions from Commissioners Alcorn and Hall about why the existing tower could not be removed before the erection of the new tower and the revegetation of the area vacated by the existing guyed wires.

For the record, Commissioner Harsel said that she observed the tower from the Braddock District and did not find it to be obtrusive.

Mr. Michal responded to questions from Commissioner Downer about the rationale for requesting an increase in height.

There being no further speakers and no closing staff comments, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for a deferral motion on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON 2232-S98-2 AND SEA-80-S-103-2 TO A DATE CERTAIN OF OCTOBER 8, 1998 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Chairman Murphy resumed the Chair at this point.

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ZONING ORDINANCE AMENDMENT - To amend Chap. 112 of the 1976 Code of the Co. of Fairfax, as follows: Amend Art. 4, 5, 6, 8 & 13 to permit kennels w/no outdoor facilities as a use permitted by right in the C-5 through C-9 Retail/Commercial Districts, the 1-3 through 1-6 Industrial Districts, the PDH & PDC Districts & in certain areas in the PRC Dist., to allow kennels w/outdoor facilities as a special permit use in the 1-3 through 1-6 Industrial Districts, & to permit veterinary hospitals as a use permitted by right in the 1-3 through 1-6 Industrial Districts. PUBLIC HEARING.

Susan Epstein, Zoning Administration Division (ZAD), 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 the amendment.

In response to a question from Commissioner Byers, Ms. Epstein said that dogs would be exercised in an indoor run. Eileen McLane, ZAD, DPZ, explained that indoor runs were the new trend for kennels and that kennels associated with veterinarians were prohibited from having outdoor runs. Ms. McLane noted that kennels with outdoor runs would be allowed by special permit approval in an industrial district.

Responding to a question from Commissioner Downer, Ms. McLane said that under the proposed amendment, there would not be an outside penned area designated for exercising dogs.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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In response to a question from Commissioner Hunter, Ms. McLane said that the proposed amendment was the result of requests for facilities of this type which were not currently allowed under the Zoning Ordinance. She said it would allow kennels in retail/commercial areas, but would not result in uses of this type in residential areas.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hunter for action on this item. (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 4, 5, 6, 8 AND 13, KENNELS AND VETERINARY HOSPITALS, AS SET FORTH IN THE STAFF REPORT DATED AUGUST 3, 1998.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-1, with Commissioner Byers abstaining; Commissioner Murphy not present for the vote; Commissioner Thomas absent from the meeting.

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RZ-1998-SU-024 - S & S DEVELOPMENT - Appl. to rezone from R-1, C-8, HC, SC, & WS to C-8, HC, SC, & WS to permit commercial development w/an overall FAR of 0.15 on property located in the N.W. quadrant of the intersection of Lee Hwy. & Pickwick Rd. on approx. 1.68 ac. Comp. Plan Rec: Retail Use. Tax Map 54-4((2))A pt., 127 pt., 129 & B. (Concurrent w/SE-98-Y-025.) SULLY DISTRICT.

SE- 98-Y-025 - S & S DEVELOPMENT - Appl. under Sect. 4-804 of the Zoning Ord. to permit an automobile oriented use (drive-through pharmacy) on property located in the N.W. quadrant of the intersection of Lee Hwy. & Pickwick Rd. on approx. 1.68 ac. zoned C-8, HC, SC, & WS. Tax Map 54-4((2))A pt., 127 pt., 129 & B. (Concurrent w/ RZ-1998-SU-024.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire, Woods, Battle & Boothe, LLP, reaffirmed the affidavit dated September 29, 1998. There were no disclosures by Commission members.

Susan Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the RZ-1998-SU-024 AND SE- 98-Y-025 - S & S DEVELOPMENT October 7, 1998

applications.

In response to a question from Vice Chairman Byers, Ms. Johnson said Development Condition Number 7 allowed only one drive-through lane.

Ms. Byrd stated that the subject property had been previously approved for a six pump island gas station with a car wash permitted to be open 24 hours a day. She said that the proposed pharmacy would be a less intensive use and would offer a beneficial service to the community. She noted that two drive aisles were being requested; one designated for dropping off prescriptions and the other for pickup, and explained how the drive-through pharmacy would function. She said that the applicant had met with the Western Fairfax Citizens Association (WFFCA), Northeast Centreville Citizens Association, and the Centreville Farms Citizens Association, and that they all had supported the applications. Noting that staff recommended only one drive-through aisle, Ms. Byrd said that the need for the second aisle was not based on volume, but on function, and was a new prototype for Rite-Aid which would allow it to operate more efficiently.

Commissioner Koch noted that the drive-through lanes would be oriented toward the bowling alley to the west and that the property owner to the north was agreeable to the proposed use. He said that the owners of property across Pickwick Road, Mr. and Mrs. Herbert Hunter, had also expressed support for these applications.

At Commissioner Koch's request, Ms. Byrd enumerated the changes to development conditions being requested by the applicant. These included the word "window" be replaced with "facilities" in Condition Number 5; that Condition Number 6 allow for two drive-through aisles; and that Condition Number 9 be amended to delete the requirement for buffering along the eastern property line. Ms. Byrd also said that in response to concerns of WFFCA, the height of the lights had been reduced and the signage would conform to their wishes.

Vice Chairman Byers called for speakers from the audience.

Herbert Hunter, 5641 Pickwick Road, Centreville, expressed wholehearted support for the proposed development and said he thought it would be beneficial to the community.

There being no speakers in opposition to this application, Vice Chairman Byers noted that no rebuttal was necessary. There were no closing comments from staff or questions or comments from the Commission, therefore, Vice Chairman Byers recognized Commissioner Koch for action of these applications. (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 APPROVAL OF RZ-1998-SU-024, SUBJECT TO THE RZ-1998-SU-024 AND SE- 98-Y-025 - S & S DEVELOPMENT October 7, 1998

EXECUTION OF PROFFERS CONSISTENT WITH THE THOSE DATED SEPTEMBER 30,

1998.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-Y-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 23, 1998 WITH THE FOLLOWING CHANGES:

- DELETE NUMBER 4;
- CHANGE "WINDOW" IN THE FIRST LINE OF NUMBER 5 TO "FACILITIES;"
- DELETE THE FIRST TWO SENTENCES OF CONDITION 6; AND
- REMOVE THE WORDS "AND EAST" FROM THE SECOND SENTENCE OF CONDITION NUMBER 9.
- CHANGE "WINDOWS" TO "FACILITIES."

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining, Commissioner Downer not present for the vote; Commissioner Thomas absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY LINE IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED.

Commissioner Hunter seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Hall abstaining; Commissioner Downer not present for the vote; Commissioner Thomas absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE EAST PROPERTY BOUNDARY AS CONDITIONED.

Commissioners Coan and Hunter seconded the motion which carried by a vote of 6-0-4 with Commissioner Byers, Hall, Harsel, and Alcorn abstaining; Commissioner Downer not present for

RZ-1998-SU-024 AND SE- 98-Y-025 - S & S DEVELOPMENT

October 7, 1998

the vote; Commissioner Thomas absent from the meeting.

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Chairman Murphy resumed the Chair at this point.

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SEA-82-M-018 - McDONALD'S CORPORATION - Appl. under Sects. 4-604 & 9-610 of the Zoning Ord. to amend SE-82-M-018 for a fast food restaurant w/a drive-through window to permit construction of a new fast food restaurant w/a drive-through window & other site & dev. condition modifications, waiver of the min. lot size requirement, & a reduction in land area on property located at 7265 Arlington Blvd. on approx. 0.57 ac. zoned C-6. Tax Map 50-3({1})5A pt. MASON DISTRICT. PUBLIC HEARING.

Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, agent for the applicant, reaffirmed the affidavit dated September 16, 1998. There were no disclosures by Commission members.

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

Ms. Baker stated that the application sought to convert a Roy Rogers Restaurant with a drive-through window to a McDonald's Restaurant. She said the existing building would be demolished and a new restaurant built in almost the identical location. She noted that the only issue raised in the staff report involved the roof illumination strips which were addressed in Development Condition Number 7. Ms. Baker said, however, that a modification to that condition had been agreed upon which was acceptable to all parties, and requested favorable consideration.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Johnson had no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SEA-82-M-018 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 23, 1998 WITH THE FOLLOWING CHANGE TO CONDITION NUMBER 7: "ROOF
SEA-82-M-018 - McDONALD'S CORPORATION October 7, 1998

ILLUMINATION STRIPS SHALL BE PERMITTED ON THE SITE ONLY IF THE LIGHT IS EMITTED FROM BELOW THE SIDES OF THE STRIP AND THE TOP OF THE STRIPS ARE CAPPED WITH AN OPAQUE MATERIAL AND ARE NOT ILLUMINATED."

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers, Downer, and Koch not present for the vote; Commissioner Thomas absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY LINE IN FAVOR OF THAT SHOWN ON THE SE PLAT.

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

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SE-98-P-026 - CHEVY CHASE BANK, F.S.B. - Appl. under Sects. 7-607, 9-610, & 2-418 of the Zoning Ord. to permit a drive-in bank in a Hwy. Corridor Overlay Dist. & waivers of min. lot size & lot width & waiver of the front yard requirement on Fletcher St. on property located in the N.W. quadrant of the intersection of International Dr. & Watson St. on approx. 28,698 sq. ft. of land zoned C-7, SC, & HC. Tax Map 29-4((1))35B pt. PROVIDENCE DISTRICT. PUBLIC HEARING.

Robert Flinn, Esquire, with Flinn and Beagan, reaffirmed the affidavit dated October 5, 1998. There were no disclosures by Commission members.

Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Flinn stated that the applicant was in agreement with the conditions requested by staff. He stated for the record that he had spoken with James Wordsworth, owner of J. R. Stockyards, adjacent to the subject property, who had expressed a concern about the impaired visibility of his restaurant from International Drive. He said that he had pledged to work with him to ensure that the fence on the western property line did not impair his line of sight to International Drive.

Mr. Flinn responded to questions from Commissioner Coan about Mr. Wordsworth's position, the design of the proposed building, the removal of a knoll on the property, and parallel parking spaces.

SE 98-P-026 - CHEVY CHASE BANK, F.S.B.

October 7, 1998

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Godfrey had no closing comment; therefore, Chairman Murphy 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 THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-P-026, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 1998.

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

Commissioner Coan RECOMMENDED THAT THE PLANNING COMMISSION APPROVE MODIFICATION OF THE FRONT YARD REQUIREMENT ON FLETCHER STREET.

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

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE LOADING SPACE REQUIREMENT.

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

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND MODIFICATION OF THE STACKING SPACE REQUIREMENT AS REQUESTED BY THE APPLICANT.

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

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FDPA-78-P-130-5 - FAIRVIEW PROPERTY INVESTMENTS, L.L.C. - Appl. to amend the final development plan for RZ-78-P-1 30 to permit office use in order to continue the use of the marketing ctr. on an interim basis on property located on the W. side of Fairview Park Dr., approx. 1,800 ft. S. of its intersection w/Arlington Blvd. & E. of 1-495 on approx. 6.26 ac. zoned PDC. Tax Map 49-4((1))72. PROVIDENCE DISTRICT. PUBLIC HEARING.

FDPA-78-P-130-5 - FAIRVIEW PROPERTY INVESTMENTS, L.L.C. October 7, 1998

John McGranahan, with Hunton and Williams, reaffirmed the affidavit dated September 2, 1998.

There were no disclosures by Commission members.

Commissioner Coan asked Chairman Murphy to ascertain whether there were any speakers present 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 Coan for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-78-P-130-5, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 7, 1998.

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

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The meeting was adjourned at 10:25 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: Linda B. Gibson

Approved on: March 9, 2000



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