

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 9, 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 8:15 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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EXECUTIVE SESSION

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION GO INTO EXECUTIVE SESSION FOR CONSULTATION WITH LEGAL COUNSEL AND BRIEFINGS BY STAFF MEMBERS PERTAINING TO PROBABLE LITIGATION OR OTHER SPECIFIC LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE BY COUNSEL, PURSUANT TO *VIRGINIA CODE* SECTION 2.1-344 (A)(7) REGARDING APR ITEM 97-IV-19LP, WILEY-GUNSTON, AND RELATED ISSUES.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Harsel and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

(The Commission went into Executive Session at 8:20 p.m. and reconvened in the Board Auditorium at 9:20 p.m.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT AND ONLY MATTERS IDENTIFIED IN THE MOTION TO CONVENE EXECUTIVE SESSION WAS

HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING EXECUTIVE SESSION.

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

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COMMISSION MATTERS

James Wyckoff, Jr., Executive Director of the Planning Commission Office, announced that Barbara Lippa, Deputy Executive Director of the Planning Commission Office, had recently been elected Lt. Governor for District 3 of Zonta International, a business and professional women's international service club. He noted that District 3 encompassed several eastern states. Vice Chairman Byers extended congratulations to Ms. Lippa on behalf of the Commission.

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Commissioner Downer noted that a special permit application recently submitted to the Board of Zoning Appeals had land use implications. She stated that citizens in the area had expressed concerns about transportation, stormwater management, and building mass issues related to the proposed mosque. She therefore MOVED THAT THE PLANNING COMMISSION PULL FROM THE BOARD OF ZONING APPEALS AGENDA SP-96-D-038, AN APPLICATION (BY ALL DULLES AREA MUSLIM SOCIETY) FOR A PLACE OF WORSHIP AND CHILD CARE CENTER, AND SCHEDULE A PUBLIC HEARING ON THURSDAY, JANUARY 15, 1998.

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

Commissioner Downer further MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BZA DELAY ITS SCHEDULED HEARING OF DECEMBER 16, 1997 UNTIL RECEIVING A RECOMMENDATION FROM THIS COMMISSION.

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

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Commissioner Coan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CSP-78-P-137, LOCKHEED MARTIN CORPORATION, TO DECEMBER 11, 1997.

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

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Commissioner Coan MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON CSP-84-P-035, JCJ, L.C., TO NOVEMBER 20, 1997.

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

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Commissioner Harsel referred to RZ-1997-BR-017, Batal Builders, Inc., scheduled for decision only tonight, and MOVED THAT WE FURTHER DEFER DECISION ONLY TO OCTOBER 16, 1997.

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

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#8929-SD-02 - OAKTON KNOLL ESTATES

Commissioner Coan MOVED THAT WE APPROVE SUBDIVISION PLAN #8929-SD-02 WITH RESPECT TO RZ-95-P-061, OAKTON KNOLL ESTATES.

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

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97-CW-7T - AREA PLANS REVIEW ITEM

Commissioner Hunter MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS FOUND ON PAGES 35 THROUGH 68 OF THE AREAWIDE STAFF REPORT BOOK WITH THE FOLLOWING TWO MODIFICATIONS:

- FIRST, DELETE THE TWO PROPOSED CUL-DE-SACS ON WOLF TRAP ROAD AS SHOWN ON PAGE 41 OF THE STAFF REPORT;
- SECOND, RETAIN THE PLANNED IMPROVEMENTS TO MORGAN LANE BETWEEN IDYLVWOOD ROAD JUST NORTH OF ELM PLACE WHICH WERE

RECOMMENDED FOR DELETION AS SHOWN ON PAGE 55 OF THE STAFF REPORT.

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

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#4894-SP-05-2 - DULLES GATEWAY CENTER

Commissioner Koch MOVED THAT SITE PLAN #4894-SP-05-2 BE APPROVED BY THE PLANNING COMMISSION PURSUANT TO THE REQUIREMENT OF APPROVAL CONTAINED IN THE PROFFERS FOR RZ-74-2-021.

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

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Prior to the decision only on RZ-95-V-046 in the Mount Vernon District, Secretary Harsel assumed the Chair.

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RZ-95-V-046 - RICHARD H. CARTER, DONALD REISER & IRMA B. REISER (Decision Only) (The public hearing on this application was held on September 24, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-95-V-046, SUBJECT TO EXECUTION OF THE PROFFERS DATED OCTOBER 9, 1997, WITH ONE CHANGE AS FOLLOWS:

- ADD TO PROFFER 5: "THE ADUS WILL BE DISTRIBUTED THROUGHOUT THE DEVELOPMENT AND WILL NOT BE GROUPED TOGETHER."

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Coan and Hall abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, SUBJECT TO THOSE SHOWN ON THE SITE PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Coan and Hall abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE 600-FOOT LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Coan and Hall abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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At the conclusion of the decision on RZ-95-V-046, Vice Chairman Byers resumed the Chair.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. PUBLIC FACILITIES MANUAL (PFM) AMENDMENTS
2. 456-Y97-8 - BELL ATLANTIC NYNEX MOBILE
3. RZ-1997-PR-024 - YASH P. SALUJA, ET AL.
FDP-1997-PR-024 - YASH P. SALUJA, ET AL.
4. SEA-96-P-006 - COMMONWEALTH ATLANTIC LAND IV, INC.
5. RZ-1996-HM-032 - MILLER AND SMITH LAND

This order was accepted without objection.

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PUBLIC FACILITIES MANUAL (PFM) AMENDMENTS - The proposed amendments specify the minimum separation distance between sanitary sewer manholes & other underground utilities, allow the placement of sanitary sewer under pipestem driveways when areas containing significant trees can be saved, update a reference to the Virginia Sewerage Regulations to provide design criteria for sanitary sewer crossings under streams, specify the method for closure of unused sanitary sewer structures & other requirements for their abandonment in place & revise various specifications for materials to

be used for sanitary sewer pipes, fittings and joints and allowable

PUBLIC FACILITIES MANUAL (PFM) AMENDMENTS

October 9, 1997

slopes for certain installations. COUNTYWIDE. PUBLIC HEARING.

Mike Keffer, Department of Environmental Management, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the text outlined on pages 5 and 6 of the staff report.

In response to a question from Commissioner Alcorn, Mr. Keffer stated that there was no connection between the proposed amendments for sanitary sewer standards and the Northern Virginia Planning District Commission's (NVPDC) handbook on non-structural best management practices (BMPs) relating to design criteria for public improvements.

Jimmie Jenkins, System Engineering and Monitoring Division, Department of Public Works (DPW), further clarified the intent of these proposed amendments to the Public Facilities Manual. He added however, that DPW did refer to the NVPDC handbook in developing Fairfax County BMPs.

Vice Chairman Byers called for speakers from the audience, but received no response.

Following a brief comment from Commissioner Coan regarding the metric system, Vice Chairman Byers closed the public hearing and recognized Commissioner Thomas for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, SANITARY SEWER STANDARDS, AS SET FORTH IN THE STAFF REPORT DATED AUGUST 22, 1997, WITH AN EFFECTIVE DATE OF JANUARY 1, 1998 AT 12:01 A.M.

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

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456-Y97-8 - BELL ATLANTIC, NYNEX MOBILE, INC. - Appl. to construct a telecommunications facility at 2750 Towerview Rd., to include a 100-foot tall monopole with 9 panel antennas, unmanned equipment building near the base of the monopole, & 2 concrete equipment pads near the monopole for future users. Tax Map 24-2 ((1)) 12C. SULLY DISTRICT. PUBLIC HEARING.

Commissioner Hunter announced his intention to recuse himself from this public hearing because the applicant was a member of the trade association that employed him.

David Jillson, Planning 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.

Frank Sterns, Esquire, with Wilkes, Artis, Hedrick, and Lane, explained that a balloon test had been conducted on October 4, 1997, and that a presentation had been made to the Sully District Land Use Committee on October 6, 1997. He added that the application satisfied the requirements of the Comprehensive Plan with regard to location, character, and extent. Mr. Sterns said he had exhibits demonstrating the need for this proposed facility and the alternative locations explored if the Commission wished to examine them.

Vice Chairman Byers called for speakers from the audience, but received no response. There being no comments or questions, he therefore closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE FIND THAT THE PROPOSAL BY BELL ATLANTIC NYNEX MOBILE INCORPORATED, FOR A TELECOMMUNICATIONS FACILITY TO BE LOCATED AT 2750 TOWER VIEW ROAD, SOUTH OF HERNDON, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND IN ACCORDANCE WITH SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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RZ-1997-PR-024 - YASH P. SALUJA, ET AL. - Appl. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.8 du/ac, & approval of conceptual development plan, located approx. 1,500 ft. S. of Gallows Rd., between Madrillon Rd. & Madrillon Creek Ct. on approx. 1.59 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-2 ((11)) 74, 75B. (Concurrent with FDP-1997-PR-024.)
PROVIDENCE DISTRICT.

FDP-1997-PR-024 - YASH P. SALUJA, ET AL. - Appl. to approve the final development plan for RZ 1997-PR-024 to permit residential

development & waiver of the min. district size, located approx. 1,500
ft. S. of Gallows Rd., between Madrillon Rd. & Madrillon Creek Ct.
RZ-1997-PR-024 - YASH P. SALUJA, ET AL. October 9, 1997
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on approx. 1.59 ac. zoned PDH-4. Tax Map 39-2 ((11)) 74, 75B.
(Concurrent with RZ-1997-PR-024.) PROVIDENCE DISTRICT.
JOINT PUBLIC HEARING.

Mark Jenkins, Esquire, attorney for the applicant, reaffirmed the affidavit dated February 26, 1997. There were no disclosures by Commission members.

Peter Braham, 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 denial of the applications because the proposal did not satisfy a sufficient portion of the residential development criteria to warrant development at the high end of the density range. He added that the proposal did not comply with the applicable zoning standards for the PDH District.

Mr. Braham responded to questions from Commissioner Coan regarding the number of lots requested and storm water drainage problems on the site.

Mr. Jenkins presented background information and maintained that the application did indeed meet the residential development criteria. He spoke about surrounding properties, noting that there was a 10-foot strip that separated the subject property on the east from Madrillon Creek Road. He explained that an easement for the applicant to use this strip was denied. He said this led to the applicant's proposal for access over the stream channel. Mr. Jenkins refuted staff's claim that a hardwood forest existed on the site. He said it was merely a wooded open space area with secondary growth and a few mature trees at the periphery.

Mr. Jenkins responded to questions from Commissioner Coan regarding the proposed six-foot fence along the western property line, the drainage ditch that split the property, and the wooded area on site.

Mr. Jenkins replied to an inquiry from Commissioner Alcorn as to how the application met Objective 11 in the Policy Plan regarding preservation of tree cover.

In response to questions from Commissioner Harsel, Mr. Jenkins stated that the access to the proposed lots would be via a private road and that the drainage ditch on the property was maintained by the County.

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

Michael Heeb, 2061 Madrillon Road, Vienna, expressed his concern for the applicant's stormwater runoff plans, which he did not feel were adequate. (A copy of his letter is in the date file.)

Sheldon Pine, 2008 Madrillon Creek Court, Vienna, spoke on behalf of the Madrillon Springs II Homeowners Association. He was opposed to the applicant's plans to build an access road across the drainage ditch on the property. He added that the open space to be provided was inadequate.

Mr. Pine responded to questions from Commissioner Coan regarding the location of Madrillon Springs and the Association's position.

Mike Mancino, 2077 Madrillon Road, Vienna, spoke on behalf of the Madrillon Estates II Homeowners Association. He supported staff's recommendation for denial, citing the applicant's plans to add fill between Madrillon Road and the drainage channel as his major concern. (A copy of his remarks is in the date file.)

Mr. Mancino responded to questions from Commissioners Coan and Downer regarding his position and water problems in the area in general.

Mace Cutler, 2022 Meadow Springs Drive, Vienna, spoke on behalf of the Madrillon Springs I Homeowners Association. He expressed his opposition to the application because of concern for the aesthetics of the applicant's plans.

Mr. Cutter responded to questions from Commissioner Coan regarding the applicant's plans.

Peter Johnson, 2063 Madrillon Road, Vienna, supported the staff's recommendation for denial due to water runoff problems in the area. (A copy of his remarks is in the date file.)

Richard Pierce, 2021 Madrillon Creek Court, Vienna, spoke in opposition to the application. He said that the applicant was requesting too many waivers in an attempt to squeeze as much density as possible onto the subject property.

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

Mr. Jenkins commented on the applicant's attempts to negotiate for alternate access and responded to questions from Commissioner Coan regarding that issue. He said that all Public Facilities Manual requirements regarding storm water drainage would be followed.

There being no further comments or questions from the Commission and Mr. Braham having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Coan for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY DENY THIS APPLICATION.

RZ-1997-PR-024 - YASH P. SALUJA, ET AL.

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FDP-1997-PR-024 - YASH P. SALUJA, ET AL.

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

Commissioner Coan MOVED THAT WE DEFER ACTION ON THE FDP PENDING ACTION BY THE BOARD OF SUPERVISORS.

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

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SEA-96-P-006 - COMMONWEALTH ATLANTIC LAND IV, INC. -
Appl. under Sect. 9-607 of the Zoning Ord. to amend SE 96-P-006 for increase in building height, to delete land area, & permit building modifications, located at 8260 Greensboro Dr., on approx. 6.24 ac. zoned C-4, SC. Tax Map 29-3 ((15)) 11B pt. (formerly 29-3 ((15)) 11B.) PROVIDENCE DISTRICT. PUBLIC HEARING.

Christopher Bell, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated September 22, 1997. There were no disclosures by Commission members.

Mary Ann Godfrey, 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.

In response to questions from Commissioner Coan, Ms. Godfrey explained that there had been approval by the Board of Zoning Appeals of a special permit application by the same applicant on an adjacent property.

In reply to further questions from Commissioner Coan, Ms. Godfrey stated that the Virginia Department of Transportation (VDOT) representative she spoke with indicated that VDOT would allow only low growing shrubs, no higher than 18 inches, along the sight distance line, but preferred no landscaping at all in that area.

Mr. Bell concurred with the conclusions in the staff report. Following brief background comments, he offered to answer any questions the Commissioners might have.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Godfrey had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Coan for action on this

case. (A verbatim excerpt is in the date file.)

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SEA-96-P-006 - COMMONWEALTH ATLANTIC LAND IV, INC.

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Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-96-P-006, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF TRANSITIONAL SCREENING AND A WAVIER OF THE BARRIER REQUIREMENT IN FAVOR OF THE LANDSCAPING SHOWN ON THE SEA PLAT.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A MODIFICATION OF THE BIKE TRAIL REQUIREMENT ALONG INTERNATIONAL DRIVE AS PREVIOUSLY APPROVED.

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

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RZ-1996-HM-032 - MILLER AND SMITH LAND, INC. - Appl. to rezone from R-E to R-5 or residential development at a density of 3.1 du/ac & waiver of the min. district size & open space requirements. Located on the E. side of Reston Ave., N. of Wiehle Ave. on approx. 1.62 ac. Comp. Plan Rec: .5-1 du/ac with an option for 3-4 du/ac. Tax Map 11 -2 ((1)) 46. HUNTER MILL DISTRICT. PUBLIC HEARING.

Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated September 17, 1997. There were no disclosures by Commission members.

Leslie 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.

Ms. Baker explained that the applicant intended to develop five single family lots at a density of 3.1 dwelling units per acre, which fell within the lower end of the density range recommended in the Comprehensive Plan. She spoke about the applicant's tree save efforts and mentioned that

the proposal would maintain the single family character along Reston Avenue.

RZ-1996-HM-032 - MILLER AND SMITH LAND, INC.

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In response to questions from Commissioner Palatiello, Ms. Baker said that the applicant had no objection to the landscaping plan coming back to the Planning Commission for review prior to final approval. She added that the applicant would accept his proposal to delete the phrase ". . . and other similar accessory structures..." from Proffer 11 to protect an adjacent pipeline.

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

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1997-HM-032, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 7, 1997, TO BE AMENDED AS FOLLOWS:

- THAT PROFFER 8B BE REVISED IN THE LAST SENTENCE TO READ AS FOLLOWS: "THIS TREE PRESERVATION PLAN SHALL BE SUBMITTED FOR REVIEW BY THE HUNTER MILL PLANNING COMMISSIONER AND REVIEW AND APPROVAL TO THE URBAN FORESTER PRIOR TO APPROVAL OF THE SITE PLAN AND SHALL BECOME PART OF THE APPROVED SITE PLAN."
- FURTHER, THAT PROFFER 11 BE REVISED SUCH THAT THE LAST SENTENCE READ AS FOLLOWS: "WITHIN THAT PORTION OF THE 50-FOOT SETBACK AREA LOCATED ON LOT 1, STORAGE SHEDS, AS MAY BE PERMITTED BY THE ZONING ORDINANCE AND THE UNDERLYING EASEMENT DOCUMENTS, SHALL BE PERMITTED."

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

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE MINIMUM DISTRICT SIZE FOR THE R-5 DISTRICT.

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

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE OPEN SPACE REQUIREMENT FOR THE R-5 DISTRICT.

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

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The meeting was adjourned at 11:21 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

A handwritten signature in cursive script, reading "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