

**MINUTES OF
PLANNING COMMISSION MEETING
OCTOBER 21, 1993**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Henry E. Strickland, Mason District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District
Carl L. Sell, Jr., Lee District

//

The meeting was convened at 8:25 p.m. by Vice Chairman Patrick M. Hanlon.

//

COMMISSION MATTERS

Commissioner Byers referred to the October 7, 1993 memorandum outlining the proposed amendments to the Planning Commission Bylaws recommended by the Policy and Procedures Committee. He noted that he had previously announced that he would seek approval of these changes tonight and SO MOVED.

Commissioners Baldwin and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Hartwell and Palatiello not present for the vote; Commissioners Murphy and Sell absent from the meeting.

//

Commissioner Byers referred to SE-93-V-033, Hallowing Point Association, Inc., and noted that deferral was necessary due to an advertising problem. He therefore MOVED THAT WE DEFER IT TO A DATE CERTAIN OF NOVEMBER 10, 1993.

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

//

Commissioner Strickland noted that deferral of 456-M93-I4, Southwestern Bell Mobile Systems, Inc., was necessary to allow time for citizen review. He therefore MOVED THAT THE PUBLIC HEARING ON 456-M93-14 BE DEFERRED UNTIL NOVEMBER 18, 1993.

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

//

Commissioner Koch, at the request of the applicant, MOVED THAT RZ-93-Y-005, RANDOLPH WILLIAMS, INC., BE DEFERRED INDEFINITELY.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Murphy and Sell absent from the meeting.

//

Secretary Harsel announced that she would seek approval of the latest package of Planning Commission Minutes on November 18, 1993.

//

Commissioner Downer MOVED TO DEFER 456-D93-11 (SOUTHWESTERN BELL MOBILE SYSTEMS, INC.) TO NOVEMBER 4, 1993.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioners Murphy and Sell absent from the meeting.

//

Commissioner Downer, at the request of the applicant, MOVED THAT (THE PLANNING COMMISSION) DEFER AF-93-D-002 (GEORGE E. & JOANNE B. SCHREINER AND PUCHIN WAIDE) TO AN INDEFINITE DATE.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioners Murphy and Sell absent from the meeting.

//

Commissioner Palatiello announced that there would be a meeting of the Underground Utilities Committee on Thursday, November 4, 1993, at 7:00 p.m. in the Board Conference Room.

//

SUBDIVISION ORDINANCE AMENDMENT

(Subdivision of Lots on Private Streets) (Decision Only)

(The public hearing on this item was held on October 7, 1993. A complete verbatim transcript of the decision made this evening is included in the date file.)

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENT TO THE COUNTY CODE, CHAPTER 101, SUBDIVISION ORDINANCE, SECTION 101-2-2, MINIMUM REQUIREMENTS, AS SHOWN IN ATTACHMENT 1 OF THE SEPTEMBER 1993 STAFF REPORT WITH THE REVISIONS TO ALTERNATIVE 2 SELECTED AS SHOWN IN THE MEMO DATED OCTOBER 21, 1993 (FROM IRVING BIRMINGHAM, DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.)

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

//

ORDER OF THE AGENDA ITEMS

Secretary Harsel noted that there was one remaining item on tonight's agenda:

1. SE-93-Y-001 - Clifford Allan Taylor, Madonna Taylor, and Ruth E. Taylor

This was accepted without objection.

//

1. SE-93-Y-001 - CLIFFORD ALLAN TAYLOR, MADONNA TAYLOR, & RUTH E. TAYLOR - Appl. under Sec. 3-104 of the Zoning Ord. to permit a plant nursery on property located at 12908 Lee Hwy. on approx. 5.11 ac. zoned R-1 & WS. Tax Map 55-4 ((1))
2. SULLY DISTRICT. PUBLIC HEARING.

Prior to the public hearing of this case, Commissioner Downer announced that she would not participate since her son-in-law, William J. Meadows, was a major stockholder in Meadows Farms, Incorporated, the business located on the subject property.

Stephen Fox, Esquire, Miles and Stockbridge, reaffirmed the affidavit dated September 28, 1993. There were no other disclosures by Commission members.

Ms. 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.

SE-93-Y-001 - CLIFFORD ALLAN TAYLOR,
MADONNA TAYLOR, & RUTH E. TAYLOR

October 21, 1993

Ms. Johnson responded to questions from Commissioner Harsel regarding the right-of-way for Hampton Forest Way and signalization on Lee Highway. She added that there was no environmental quality corridor on the site.

Mr. Fox noted that there was one outstanding issue to be resolved and that he was requesting a deferral of the Commission's decision on this application. He continued his presentation, providing background information on the nursery operation on the subject property. He then commented on the one outstanding issue: the applicant's contribution to the Fairfax Center Area Road Fund.

Commissioner Byers stated that there appeared to be more than one outstanding issue, in view of the fact that the Commission had received a letter from a Mrs. Daniel H. Butler, Jr., of 5307 Hampton Forest Way, Fairfax, expressing her objection to the nursery's outdoor paging system. (Copy in date file.)

Mr. Fox said he was not aware of Mrs. Butler's complaint and assured the Commission that he would contact her to resolve the difficulty.

Vice Chairman Hanlon called for speakers for this application, but received no response. He noted that no rebuttal was necessary. Ms. Johnson had no closing staff comments. Vice Chairman Hanlon therefore closed the public hearing and recognized Commissioner Koch for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED TO DEFER (THE DECISION ONLY ON) THIS CASE, SE-93-Y-001, UNTIL NOVEMBER 17, 1993.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Murphy and Sell absent from the meeting.

//

The meeting was adjourned at 8:49 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of the meeting, reference may be made to the audio and video recordings which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on: January 12, 1994



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