

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
NOVEMBER 8, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Suzanne F. Harsel, Braddock District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON SEA 91-L-053-5 AND 2232-L01-22, WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, BE FURTHER DEFERRED TO A DATE CERTAIN OF NOVEMBER 28, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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In the absence of Commissioner DuBois, Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2001-DR-036, HUNTER DEVELOPMENT COMPANY, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 29, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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In the absence of Commissioner Byers, Commissioner Murphy, noting that all issues had been resolved, MOVED THAT THE PLANNING COMMISSION RECONSIDER THE ACTION

FROM LAST NIGHT TO DEFER THE DECISION ON S00-CW-2CP UNTIL WEDNESDAY, DECEMBER 12, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 6-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Murphy FURTHER MOVED THAT THE PLANNING COMMISSION SCHEDULE ITS DECISION ON S00-CW-2CP FOR WEDNESDAY, NOVEMBER 14, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 6-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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Chairman Murphy reminded members that the Planning Commission meeting would begin at 7:30 p.m. on Wednesday, November 14, 2001, with a televised workshop on a proposed Out-of-Turn Plan Amendment concerning trails.

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Commissioner Alcorn also reminded the Commission that the Development Criteria Review Committee would meet on Thursday, November 15, 2001 at 7:00 p.m. in the Board Conference Room to review housing and heritage resources issues.

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SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC (Decision Only)

(The public hearing on this application was held on October 4, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-86-P-104-3 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 28, 2001.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Smyth FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY REAFFIRM THE WAIVER OF THE BARRIER REQUIREMENTS, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 28, 2001.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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FS-P01-51 - XM SATELLITE RADIO, INC. - 4100 Chain Bridge Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO, INC., FOR THE BUILDING LOCATED AT 4100 CHAIN BRIDGE ROAD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN", PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order for the agenda items:

1. SEA-82-C-063-3 - AAL PARTNERSHIP (Hunter Mill)
2. SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC
3. PCA-81-S-077-2 - GUY A. AND ANGELA K. PAOLOZZI
SE-01-Y-031 - GUY A. AND ANGELA K. PAOLOZZI

This order was accepted without objection.

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SEA-82-C-063-3 - AAL PARTNERSHIP - Appl. under Sect. 4-704 of the Zoning Ordinance to amend SE-82-C-063 previously approved for a vehicle sales, rental and ancillary service establishment to permit bldg. additions and site modifications on property located at 8545 Leesburg Pike on approx. 3.46 acres zoned C-7, HC and SC. Tax Map 29-3((1))1D. HUNTER MILL DISTRICT. PUBLIC HEARING.

William Arnold, Esquire, with McCandlish and Lillard, PC, reaffirmed the affidavit dated November 1, 2001. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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.

Responding to a question from Commissioner Palatiello, Ms. Lewis said the applicant was not in agreement with Development Condition Number 14 requiring that the maintenance of the service drive be the responsibility of the applicant if it was not assumed by the Virginia Department of Transportation (VDOT). She added that staff did not believe there would be a problem getting VDOT to accept responsibility for that section of the road if the punch list was satisfied.

Responding to a question from Commissioner Alcorn, Ms. Lewis said staff wanted the applicant to replace the trees it had cut down, but did not want the full streetscape installed at this time because the impact of the future metro station on the property was unknown.

Mr. Arnold stated that the automobile dealership desired to expand its facility and that the application was in conformance with the Comprehensive Plan and consistent with surrounding uses. Addressing the issue of the maintenance of the section of the service drive located in front of the dealership, he explained that it had been constructed in accordance with state and county standards and that the bond had been released per a letter dated September 13, 1981. He said he had been unable to ascertain why the county had not requested the state to assume the responsibility for this section of the service drive and pointed out that the state maintained it to the east and to the west.

In response to a question from Commissioner Palatiello, Mr. Arnold said the Board of Supervisors would have to pass a resolution asking VDOT to accept the road. This was confirmed by Ms. Lewis.

Continuing his presentation, Mr. Arnold said that the road had been built in accordance with standards which existed at the time and since 21 years had passed, he did not feel it was fair to require the applicant to repave the road, which would most likely be required before VDOT would accept it into their system. He added that the cost to do so was unknown and pointed out that it was the responsibility of the county to seek state acceptance. He said for those reasons, the applicant could not agree to Development Condition Number 14.

Commissioner Palatiello said that he would defer the decision on this application to allow time for this issue to be resolved.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no further comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON SEA-82-C-063-3 BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 15, 2001, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC - Appl. under Sect. 4-604 and 9-610 of the Zoning Ordinance to permit a vehicle light service establishment and a waiver of the minimum lot size requirement on property located in the N.E. quadrant of the intersection of McLearen Rd. and Centreville Rd. on approx. 30,890 sq. ft. of land zoned C-6. Tax Map 25-3((1))23B. SULLY DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated October 17, 2001. There were no disclosures by Commission members. Mr. Francis Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Strobel stated that the applicant was seeking approval to allow a vehicle light service establishment on a vacant parcel located in the McLearen Square Shopping Center. She noted that the proposal was in harmony with the Comprehensive Plan recommendations for a mix of employment, commercial, recreational and residential uses, as well as office and light industrial activity. She explained that the applicant represented a national chain of tire stores with locations in the Northern Virginia area and the services provided at this store would primarily consist of light automotive repair and general maintenance such as new tire sales, tire related services, front end alignment, shock and brake services, with a small area for the sale of retail items associated with the proposed use. She pointed out that the store would operate seven service bays with four employees and would not perform any type of body work, painting, engine removal or transmission replacement. She noted that traffic impacts associated with the proposed use would be less than those associated with other uses that had previously been proposed for this property, including a service station and a fast food restaurant. Ms. Strobel said that the applicant had discussed the proposal with two citizen representatives in the area, the Sully District Council and the owner of the adjacent property to the east. She added that a small equipment area, 5 feet by 10 feet, had been added to the plat, but that it would not increase the FAR or decrease the amount of open space. In conclusion, she said that the proposed use would complement existing uses and offer the community and residents a convenient service. She requested favorable consideration.

In response to a question from Commissioner Koch, Ms. Strobel said that the only change in the development conditions dated November 8, 2001 was the revised date of the special exception plat to reflect the addition of the small equipment area.

Commissioners Smyth and Alcorn expressed concern about the adequacy of the number of parking spaces. Mr. Burnszynski responded by saying that the Zoning Administration Division had determined that the number of parking spaces proposed was appropriate.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Ms. Judi Mason, 3001 McMaster Court, Herndon, representing the Highland Mews Homeowners Association, expressed opposition to the proposed development, citing traffic safety concerns. She also said that the Association had not received proper notice of the proposal.

Mr. James Crutchfield, address unknown, a commercial real estate broker representing the owners of the application property, said that the proposed use would generate far less traffic than other uses which had been considered, such as a fast food restaurant.

In response to a question from Chairman Murphy, Mr. Burnszynski said that the proposed use would not increase the maximum square footage approved for the shopping center.

Responding to a question from Commissioner Palatiello, Mr. Burnszynski said that several special exception applications had been approved for the shopping center since the original rezoning.

In response to a question from Commissioner Koch, Mr. Burnszynski said that the 28 provided parking spaces included spaces for four employees, but would not be adequate for the requested six employees.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel said that she had unsuccessfully tried on numerous occasions to contact the Highland Mews Homeowners Association through Sully District Supervisor Michael Frey's office. She said she did, however, meet with a representative of the adjacent community and with the Sully District Council. She reiterated the fact that the proposed use was a low trip generator and that traffic impacts would be minimal. Addressing the concerns raised about the number of employees and parking spaces, she said that only four employees would be onsite at one time and that the seven bays would be used for different services. She added that the applicant felt that the parking provided would be sufficient to meet its requirements.

Commissioner Koch expressed concern that the four employees would not be enough to run the proposed business. Ms. Strobel said she understood his concerns and suggested that the decision

be deferred for one week to allow time for this matter to be reviewed. At Commissioner Koch's request, Ms. Strobel agreed to contact the Highland Mews Homeowners Association.

Commissioner Hall requested that Ms. Strobel provide the Commission with a comparison of the number of employees proposed for this establishment with the number of employees at other establishments owned and operated by the applicant. Commissioner Alcorn requested that a comparison also be made of the number of bays and parking spaces.

The Commission had no further comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT SE-01-Y-026, BE DEFERRED UNTIL NOVEMBER 14, 2001, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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PCA-81-S-077-2 - GUY A. AND ANGELA K. PAOLOZZI - Appl. to amend the proffers for RZ-81-S-077 previously approved for retail use to permit a car wash and retail development w/an overall FAR of 0.18 on property located on the S. side of Lee Jackson Memorial Hwy., approx. 400 ft. E. of its intersection w/Chantilly Rd. on approx. 42,772 sq. ft. of land zoned C-6, HC and WS. Comp. Plan Rec: Retail and other. Tax Map 34-4((1))58, 59 & 60D. (Concurrent w/SE-01-Y-031.) SULLY DISTRICT.

SE-01-Y-031 - GUY A. AND ANGELA K. PAOLOZZI - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a car wash on property located at 13661 and 13663 Lee Jackson Memorial Hwy. on approx. 42,772 sq. ft. of land zoned C-6, HC and WS. Tax Map 34-4((1))58, 59 and 60D. (Concurrent w/PCA-81-S-077-2.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Barnes Lawson, Jr., Esquire, with Lawson and Frank, PC, reaffirmed the affidavit dated October 23, 2001. There were no disclosures by Commission members.

Mr. Francis Burnszynski, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Lawson stated that he and a number of other interested parties, including the owner of the property, the West Fairfax County Citizens Association (WFCCA), and the Sully District Supervisor, had struggled with the issue of preserving the Mitchell-Weeks house for many years. He said that although various options had been explored, including moving the house to another location, none had been viable until the applicant had come forward with a proposal to preserve the house and allow him to open a car wash. He noted that the applicant had proffered to substantially renovate the house prior to opening the car wash. He said that in a letter dated November 7, 2001, WFCCA made the following four requests: (1) the railings be deleted; (2) the itemized renovations be proffered; (3) limitations on retail uses be proffered; and (4) approval by the Architectural Review Board for the exterior of the car wash building be required. Addressing these requests, he explained that the railings could not be deleted due to legal requirements; the itemized renovations had not been proffered because they might not be approved by the Architectural Review Board; that Proffer Number 4.a. addressed permitted uses; and that the exterior of the car wash would be subject to approval by the Architectural Review Board. He said he was aware of no outstanding issues and introduced the applicant, Guy A. Paolozzi.

Commissioner Koch explained that in 1981, the Board of Supervisors had approved the rezoning of the application property to C-6, subject to proffers which included the preservation of the Mitchell-Weeks house. He said since that time many uses had been suggested and asked Mr. Lawson to provide a brief history of the subject property. Mr. Lawson said the owner of the property at the time of the rezoning in 1981 had been unable to develop the property and it had been foreclosed upon. He explained that subsequent to that action, the Virginia Department of Transportation had condemned approximately 43 percent of the site for the construction of a service drive and a stormwater detention facility. He said several other options had been unsuccessfully explored and that ultimately, an Out-of-Turn Plan Amendment had been approved on July 23, 2001, permitting the relocation and preservation of the house off-site.

Mr. Paolozzi said he and his wife, Angela Paolozzi, were committed to preserving the Mitchell-Weeks house and establishing a car wash. He said he had been interested in purchasing the property since 1997 for this purpose and planned to lease the house for use as a specialty shop such as a Christmas store, antique store or coffee shop. He said his proposal would benefit both the County and himself.

Chairman Murphy called the first listed speaker.

Ms. Janelle Anderson, 4032 Summer Hollow Court, Chantilly, stated her opposition to the proposed development, citing traffic and environmental concerns. She requested that the hours of operation be restricted on Sundays.

Mr. Jim Katcham, Land Use Committee Chair, West Fairfax County Citizens Association (WFCCA), said a number of proposals for the property had been reviewed over the years but none had been acceptable. He noted that one of the primary goals of the Association was the

preservation of the Mitchell-Weeks house, an important historic house for the county and the state, and commended the applicant for his proposal. He explained that the idea of combining a car wash with an historic property was a challenging proposition, but that the applicant had come through with flying colors and had incorporated many of the suggestions and ideas of the Committee in his plans. He added that the Committee had voted unanimously to recommend approval to the Planning Commission and that Mr. Lawson's response to the four requests made by the Association were acceptable.

In response to a question from Commissioner Smyth, Mr. Paolozzi said that there would be approximately 55 feet between the car wash and the rear fence of the adjacent condominiums.

Commissioner Smyth expressed concern about the proposed number of parking spaces for the possible uses of the Mitchell-Weeks house.

Responding to a question from Commissioner Alcorn, Mr. Burnszynski said 80 percent of the wash water would be recycled.

In response to a question from Commissioner Hall, Ms. Leslie Johnson, ZED, DPZ, said that by-right development could include any type of retail use or an eating establishment which could be operated 24 hours a day.

William Simonton, Esquire, representing the property owner, C. W. Cobb, said that the applicant's proposal had been the only one which would preserve the Mitchell-Weeks house on the property.

Mr. Louis Roa, 4032 Spring Run Court, Chantilly, expressed opposition to the car wash because it would have an adverse affect on property values. He said that he had lost money on property he had owned in Arlington because it was near a car wash.

Mr. Roa responded to questions from Commissioner Koch about his position.

Ms. Dee Schools, 4054 Spring Run Court, Chantilly, expressed opposition to the proposed car wash. She cited concerns about traffic, parking, and the hours of operation on Sunday, and said an overflow of customers would cause cars to back up onto the service road. She added that she had been unaware that the house could be used as an eating establishment or tavern.

Ms. Kim Daily, 4124 Weeping Willow Court, Chantilly, said she shared the concerns expressed by the previous speakers. She said a car wash was not compatible with the adjacent residential development and would adversely affect the quality of life of her neighborhood.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Lawson for a rebuttal statement.

Mr. Lawson said that Proffer 3.c. addressed measures to be taken if an overflow of cars occurred. He added that he was familiar with the car wash in Arlington to which Mr. Roa had referred, and said when cars backed up onto Glebe Road, the owner distributed discount coupons to encourage customers to come back at another time. He said the only time a problem occurred was on a Monday or after a big snow storm. He noted that cars at the proposed car wash could back up onto the service drive, not Route 50, but pointed out that a backup was not anticipated. He explained that water would be recycled and that non-toxic soap would be used. Addressing the issue raised about Sunday hours of operation, Mr. Lawson said the car wash would have to be open on Sundays to be economically viable. He said additional landscaping would be provided at the request of the neighbors and would be comparable to that which existed at the adjacent Jiffy Lube. He said although proffers stated that permitted uses included an eating establishment and/or tavern, it had never been the intention of the applicant to open a drinking establishment. He noted at this time the applicant did not know what the house would eventually be used for and wanted to keep all options open.

Commissioner Koch pointed out that the applicant was taking a big chance because the house might not be profitable. Mr. Lawson added that the car wash would subsidize the house.

Commissioner Hall commented that the adjacent development was R-20 and most likely responsible for much of the traffic. She also said that nearby communities would primarily use the car wash, therefore, traffic would already be on the road and pointed out that, if approved, the size of the car wash could not arbitrarily be increased. Noting a concern expressed about the house being used as a tavern, Commissioner Hall suggested its use be limited.

Commissioner Alcorn noted that the Virginia Alcoholic and Beverage Control did not allow establishments which generated more than 50 percent of its revenue from alcohol, and suggested that the word "tavern" was misleading. Mr. Lawson noted that the house had at one time been called the "Mitchell-Weeks Tavern", but said the house would not be used as a drinking establishment.

Addressing parking concerns, Mr. Lawson said that there would be one parking space per employee at the infrequent peak demand times when 12 employees were needed, and that parking could be shared with the house. He added that the applicant would agree to Sunday hours commencing at 9:00 a.m. instead of 8:00 a.m.

In response to a question from Commissioner Alcorn, Mr. Lawson said the applicant would agree to delete a tavern as a possible use.

Chairman Murphy commented that he thought an opening time of 10:00 a.m. on Sunday was reasonable. He also suggested that proffers require the use of coupons when cars stacked onto the service lane. Mr. Lawson said that such a proffer had been deleted at the request of staff. Ms. Johnson said that staff would reconsider its position on this issue. Commissioner Alcorn expressed his support for such a proffer.

In response to a question from Commissioner Koch, Mr. Lawson said the applicant would be willing to amend the proffers to reflect a 10:00 a.m. starting time on Sundays; the word "tavern" would be deleted; and the use of coupons would be required on busy days.

Responding to a question from Commissioner Hall, Ms. Johnson said that the width of the buffer could be reduced by two-thirds if a brick wall was provided.

Ms. Johnson and Mr. Burnszynski responded to questions from Commissioners Hall, Kelso and Smyth about the proposed screening and buffering. Mr. Lawson showed the Commission a drawing of the property depicting the screening and buffering, and in response to a question from Commissioner Palatiello, said the screening and buffering would include a wall, a fence and a landscaped area.

There were no further comments or questions by the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-81-S-077-02, SUBJECT TO THE PROFFERS DATED NOVEMBER 7, 2001, WITH THE FOLLOWING CHANGES:

CHANGE THE OPENING TIME ON SUNDAY FROM 8:00 AM TO 10:00 AM;

DELETE THE WORD "TAVERN" AS A POSSIBLE USE FOR THE HISTORIC HOUSE;

DISTRIBUTE DISCOUNT COUPONS TO PEOPLE WHO CANNOT BE SERVED WITHOUT OVERFLOWING ONTO THE SERVICE DRIVE.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-Y-031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE

TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG LEE-JACKSON MEMORIAL HIGHWAY IN FAVOR OF THE FIVE FOOT WIDE SIDEWALK.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, DuBois, Harsel and Wilson absent from the meeting.

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The meeting was adjourned at 10:16 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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

Minutes by: Linda B. Rodeffer

Approved on: April 10, 2003

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