

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 14, 2002**

PRESENT: Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Suzanne F. Harsel, Braddock District

//

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.

//

COMMISSION MATTERS

Commissioner Moon MOVED THAT THE DECISION ONLY ON PROPOSED PFM AMENDMENTS RELATED TO STORM DRAINAGE PIPES BE DEFERRED, WITH THE RECORD REMAINING OPEN, TO A DATE CERTAIN OF DECEMBER 5, 2002.

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

//

Commissioner Kelso announced that a joint meeting of the Planning Commission and the Park Authority Committee had been held tonight. He said a preview of the methodology consultants were using to assess park needs was presented. He noted that a review of the draft report by the Planning Commission had tentatively been scheduled for January 16, 2003.

//

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE GO INTO CLOSED SESSION FOR ITS MEETING ON WEDNESDAY, NOVEMBER 20, 2002 AT 7:30 P.M. IN THE BOARD CONFERENCE ROOM FOR CONSULTATION WITH STAFF PERTAINING TO SPECIFIC PERSONNEL AND BUDGET RELATED MATTERS OF OUR STAFF PURSUANT OF THE *CODE OF VIRGINIA* SECTION 2.1-344A(1).

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

//

Commissioner Hall MOVED THAT THE PUBLIC HEARING ON 2232-M02-10 AND SE-2002-MA-020, SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, BE DEFERRED TO A DATE CERTAIN OF JANUARY 9, 2003.

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

//

456A-M83-21-2 - POLICE DEPARTMENT & DPWES - 3911 Woodburn Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY FAIRFAX COUNTY POLICE DEPARTMENT IN CONJUNCTION WITH THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO ADD A MOTORCYCLE GARAGE TO THE PREVIOUSLY APPROVED PINE RIDGE POLICE FACILITY AT 3911 WOODBURN ROAD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-M83-21 ON OCTOBER 17, 1983.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting; Commissioner Kelso not present for the vote.

//

RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.

(The public hearing on this application was held on November 13, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-MA-015, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 14, 2002 WITH THE MINOR CHANGE TO NUMBER 14, THE TITLE OF WHICH SHALL READ: "ENERGY CONSERVATION."

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING ON THE SOUTHERN, WESTERN, AND A PORTION OF THE NORTHERN BOUNDARY, IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

//

2232-P01-29 - VERIZON VIRGINIA INC.

(The public hearing on this application was held on November 6, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DETERMINE IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY VERIZON VIRGINIA INC., AS AMENDED, TO EXPAND AN EXISTING TELECOMMUNICATIONS FACILITY SWITCHING STATION, LOCATED AT 2935 GALLOWS ROAD, MERRIFIELD, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

//

2232A-S99-16-1 - LIBERTY MIDDLE SCHOOL

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE 2232A-S99-16-1.

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

//

RZ-2002-SP-004 - EQUITY HOMES, LP

SE-2002-SP-032 - CLIFFORD AND MADONNA TAYLOR

(The public hearing on these applications was held on November 6, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-SP-004, SUBJECT TO THE PROFFERS DATED NOVEMBER 7, 2002.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE PUBLIC FACILITIES MANUAL TO PERMIT A TRAIL IN LIEU OF A SIDEWALK ALONG LEE HIGHWAY AND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-SP-032, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 14, 2002.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING IN FAVOR OF THE EXISTING VEGETATION AND LANDSCAPING SHOWN ON THE SPECIAL EXCEPTION PLAT AND WAIVERS OF THE BARRIER REQUIREMENTS FOR THE PERIMETER OF THE SITE, WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT, AND WAIVER OF THE TRAILS AND SIDEWALK REQUIREMENTS ALONG LEE HIGHWAY FOR THE PLANT NURSERY.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF ADDITIONAL STANDARD 4 TO PERMIT A PLANT NURSERY ON 2.1 ACRES; MODIFICATION OF ADDITIONAL STANDARD 5 TO PERMIT A BUILDING WITH STRUCTURE OF 50 FEET FROM AN ABUTTING RESIDENTIAL DISTRICT; MODIFICATION OF ADDITIONAL STANDARD 6 TO PERMIT OFF-STREET PARKING TEN FEET FROM AN ABUTTING RESIDENTIAL DISTRICT, AND A MODIFICATION OF ADDITIONAL STANDARD 9 TO PERMIT 50 PARKING SPACES AS SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

//

2232-M02-8 - SPRINT PCS/APC REALTY AND EQUIPMENT CO., LLC/SLEEPY HOLLOW UNITED METHODIST CHURCH
SE-2002-MA-003 - SPRINT PCS/APC REALTY AND EQUIPMENT CO., LLC/SLEEPY HOLLOW UNITED METHODIST CHURCH

(The public hearing on these applications was held on November 7, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-M02-8 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTIONS 15.2-2204 AND 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-2002-MA-003, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 23, 2002.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHEASTERN, NORTHWESTERN, AND SOUTHEASTERN PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SPECIAL EXCEPTION PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

//

ORDER OF THE AGENDA

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

1. ZONING ORDINANCE AMENDMENT (COMMERCIAL REVITALIZATION DISTRICT IDENTIFICATION SIGNS)
2. ZONING ORDINANCE AMENDMENT (FUNERAL HOMES)
3. S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT
4. S01-CW-8CP - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

//

ZONING ORDINANCE AMENDMENT (COMMERCIAL REVITALIZATION DISTRICT IDENTIFICATION SIGNS) - To amend Chapter 112 as follows: Revisions to the Commercial Revitalization District identification sign provisions and the addition of provisions for commercial revitalization area identification signs. PUBLIC HEARING.

Ms. Maggie Stehman, Zoning Administration 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 proposed amendment.

In response to a question from Commissioner Wilson, Mr. Larry Ichter, Department of Public Works and Environmental Services, said the proposed amendment would allow signs only within close proximity to revitalization areas. Answering another question asked by Commissioner Wilson, Ms. Stehman said that "close proximity" would be determined on a case-by-case basis.

Responding to a question from Commissioner Koch, Ms. Stehman said that the proposed amendment would apply to revitalization districts only for the purpose of providing a sense of place and community. She pointed out that other areas were governed by sign regulations specific to their type of development. She added that the proposed amendment had been reviewed by the Office of the County Attorney.

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

Mr. Joey Fuller, representing the Central Springfield Area Revitalization Committee, expressed support for the proposed amendment because it would allow signs to be visible and attractive for visitors to the Central Springfield area. He requested that language be added which would allow County-recognized revitalization organizations to erect signs also.

In response to a question from Commissioner Kelso, Ms. Stehman said that staff was not in favor of the adding such language at the present time, but would be willing to consider doing so in the future. She added that developing a comprehensive sign plan for revitalization districts was also a possibility.

Responding to a question from Commissioner Hall, Mr. Ichter said revitalization organizations were self-governing organizations supported by the Board of Supervisors, but did not act under the Board's control. He added that staff worked closely with these organizations to implement improvements they desired. In response to another question from Commissioner Hall, Mr. Fuller said the reason for wanting the language he suggested added was because it would allow flexibility in the process and because revitalization organizations were able to act more quickly than the County, although the County would be involved in the process.

Commissioner DuBois commented that this issue had been raised at the Revitalization Policy Committee. She said revitalization organizations worked closely with the County in the design of the signs, which could either be paid for by a private organization or with bond funds. She said although the County was responsible for installing the signs, which were often off-site or in Virginia Department of Transportation rights-of-way, revitalization organizations were not precluded from designing or funding the signs.

Mr. Ichter noted that developers were not precluded from contributing money for the signs, and pointed out that the County was responsible for sign maintenance. He explained that after two signs had been erected in the Springfield Commercial Revitalization District, it was discovered that they were too small and too low to be visible to passing vehicles, but that raising the signs and enlarging the text would have been a violation of the current Zoning Ordinance. For that reason, he said the subject amendment had been proposed.

Commissioner DuBois said the point she was trying to make was that revitalization organizations were not excluded from the process of designing and erecting signs. In response, Mr. Fuller said that revitalization organizations wanted the flexibility to be able to install the signs if for some reason the County was unable to do so.

In response to a question from Commissioner Wilson, Mr. Fuller said that if a revitalization organization was allowed to erect signs, he would not be opposed to a requirement that they obtain a sign permit.

Responding to a question from Commissioner Smyth, Mr. Ichter said that the County worked very closely with revitalization organizations to ensure that the design and wording of the signs was acceptable to them.

Commissioner Hall commented that she was in favor of revitalization organizations having the flexibility to work with developers to install signs.

Mr. Ichter and Ms. Stehman responded to a question from Commissioner de la Fe about the lighting of the signs.

Chairman Murphy commented that one reason for allowing a public agency only to erect signs was to ensure a system of checks and balances. Commissioner Wilson added that installation by a public agency would ensure that the signs were in compliance with governing Ordinances, but if a private organization installed them without a sign permit, there would be no way to ensure that all standards were met.

Commissioner Kelso suggested that the proposed amendment be revised to state that signs could be installed by County-recognized revitalization organizations, subject to County review. Ms. Stehman pointed out that if such language was added, staff would want a sign permit to be required for signs erected by revitalization organizations.

In response to a question from Commissioner Smyth, Ms. Stehman said she did not know if the revision proposed by Commissioner Kelso would be acceptable to the County Attorney's Office. Commissioner Kelso raised the possibility of forwarding a motion to the Board of Supervisors recommending that they recognize all revitalization organizations as public agencies. Chairman Murphy suggested that the decision be deferred for a week to allow time for new language to be reviewed by the County Attorney.

Mr. Bob Gray, Chairman, Springfield Revitalization Council, supported the addition of language allowing revitalization organizations to install signs because it would allow flexibility in the process and could save time and money in some cases. He agreed that sign permits should be required and pointed out that the proposed size of signs in revitalization districts would only be slightly larger than the size permitted outside of revitalization areas.

ZONING ORDINANCE AMENDMENT (COMMERCIAL
REVITALIZATION DISTRICT IDENTIFICATION SIGNS)

November 14, 2002

In response to a question from Commissioner Wilson, Ms. Stehman said to her knowledge the issue of allowing signs to be erected by revitalization organizations had not been raised in meetings held by the County-wide sign task force.

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

//

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER ITS DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT ON COMMERCIAL REVITALIZATION DISTRICT/AREA IDENTIFICATION SIGNS TO A DATE CERTAIN OF NOVEMBER 21, 2002 WITH THE RECORD TO REMAIN OPEN UNTIL THEN.

Commissioners Hall and Kelso seconded the which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

//

ZONING ORDINANCE AMENDMENT (FUNERAL HOMES) - To amend Chapter 112 as follows: Revisions to allow funeral chapels by right in the I-1 through I-6 Districts and to allow funeral homes by right in the I-4, I-5 and I-6 Districts. PUBLIC HEARING.

Ms. Delores Kinney, 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 proposed amendment.

In response to a question from Commissioner Kelso, Ms. Kinney said crematories were allowed in the I-4, I-5, and I-6 districts by-right.

In response to a question from Commissioner Moon, Ms. Kinney said the proposed amendment was in response to a request from the Board of Supervisors to allow funeral homes and funeral chapels in the I-5 district and was subsequently expanded by staff to allow funeral chapels by right in the I-1 through the I-6 districts and funeral homes by right in the I-4, I-5 and I-6 districts. She also said the proposed amendment had been prompted by previous concerns expressed by the funeral industry and because a notice of violation had been issued in one instance because embalming had been taking place in a crematory in an I-5 district where it was not allowed.

In response to another question from Commissioner Moon, Ms. Kinney said that although she had no statistics to prove that there was a shortage of funeral facilities in the County of Fairfax or the Cities of Fairfax, Herndon and Vienna, it was possible one could develop due to the increasing populations in these jurisdictions.

Responding to a question from Commissioner Smyth, Ms. Kinney said the proposed amendment would permit funeral homes in addition to crematoriums in the I-4, I-5 and I-6 districts.

Barnes Lawson, Esquire, 6045 Wilson Boulevard, Arlington, representing Andy Higham and Steve Waddell, members of the funeral industry, expressed support for the proposal amendment, although he said he would like to see it expanded to allow funeral homes in residential areas. He pointed out that a funeral chapel, allowed to hold services, was permitted in a residential district but a funeral home, where embalming could take place, was not, therefore, two locations were necessary which was very expensive. He requested that the Planning Commission and staff consider an Ordinance amendment which would allow funeral homes to operate in residential districts with special exception approval. He also said that there were no funeral facilities available in western Fairfax County.

In response to questions from Commissioner Moon, Mr. Barnes said the reason no funeral facilities were located in western Fairfax County was because commercial property was too expensive. He pointed out that embalming was similar to medical procedures performed in doctors' offices, allowed in residential areas by special exception, and that crematoriums were allowed by special permit in residential areas. Ms. Lorrie Kirst, ZAD, DPZ, added that crematoriums were allowed by special permit in the R-E through R-4 districts and that funeral homes were allowed by special permit when associated with cemeteries of 75 acres. In response to a question from Commissioner Moon, Chairman Murphy said that there were no cemeteries of that size located in western Fairfax County.

Commissioner Smyth questioned the wisdom of allowing funeral homes in residential areas.

Mr. Andy Higham, 65208 Higham Drive, Alexandria, said about two acres was needed for a funeral facility, which limited the availability of commercial and industrial property. In addition he said the cost of such property was prohibitive and would increase the cost of each service by \$4,000 to \$5,000. He said there were many similarities in the operation of funeral homes and funeral chapels and requested that consideration be given to expanding services funeral chapels could offer.

Responding to a question from Commissioner Moon, Ms. Kinney said staff could explore the possibility of a future amendment which would allow funeral chapels to provide embalming services and allow funeral homes in residential areas by special exception, although it was out of the scope of the subject amendment.

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

//

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT RELATED TO FUNERAL CHAPELS AND FUNERAL HOMES IN INDUSTRIAL DISTRICTS, AS ADVERTISED.

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

//

S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed amendments to the Adopted Comprehensive Plan for Fairfax County revising information, objectives, policies and recommendations addressing solid waste and recycling. PUBLIC HEARING.

Ms. Pamela Nee, Planning Division, 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 Wilson, Ms. Nee said that notification of the proposed amendment had been sent to County-wide groups, such as the Environmental Quality Advisory Council, the League of Women Voters and the Sierra Club. In addition, she said notice of the public hearing had been advertised in the local newspaper and posted on the DPZ internet site. Mr. Jeff Smithberger, Deputy Director, Solid Waste Disposal Division, Department of Public Works and Environmental Services, added that the Lorton Citizens Alliance Team had also been notified of the proposed amendment. He said that no feedback had been received from any of the organizations notified.

Responding to a question from Commissioner Wilson, Mr. Smithberger said that although the I-95 landfill was a repository for ash only at the present time, it could be used for other materials if necessary in the case of an emergency. In response to another question from Commissioner Wilson, he said some drop-off recycling centers had been eliminated because of low participation and noted that commercial trash pick-up was available to all County residents.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Wilson for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Wilson MOVED THAT WE DEFER THE DECISION ONLY ON THE PROPOSED OUT-OF-TURN PLAN AMENDMENT ON SOLID WASTE AND RECYCLING, S01-CW-4CP, TO A DATE CERTAIN OF DECEMBER 12, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS UNTIL THEN.

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

//

S01-CW-8CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed amendments to the Adopted Comprehensive Plan for Fairfax County revising information, objectives, policies and recommendations addressing libraries. PUBLIC HEARING.

Ms. Pamela Nee, Planning Division, 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.

Responding to a question from Commissioner Smyth, Ms. Nee said that in addition to the current planning standard on geographic service areas, a standard would be added to measure patronage by automatic door counts.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Moon for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S01-CW-8CP, AS SHOWN ON PAGES 3-12 IN THE STAFF REPORT DATED OCTOBER 30, 2002.

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

//

The meeting was adjourned at 10:15 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: September 9, 2004

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission