



County of Fairfax, Virginia

October 3, 2014

**2014 Planning
Commission**

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Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Sara V. Mariska
2200 Clarendon Blvd
Suite 1300
Arlington, Virginia 22201

**Re: SEA 84-D-004-03 – Sunoco, Inc. (R&M)
Dranesville District**

Dear Ms. Mariska:

At its October 2, 2014 meeting, the Planning Commission voted 8-0 (Commissioner Hart recused himself from the vote. Commissioners Flanagan, Lawrence, and Litzberger were absent from the meeting) to **RECOMMEND APPROVAL** of the above-referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: John W. Foust, Supervisor, Sully District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, County Executive Office
Suzanne Wright, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
October 2, 2014 date file

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Planning Commission Meeting
October 2, 2014
Verbatim Excerpt

SEA 84-D-004-03 – SUNOCO, INC. (R&M)

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed – recognize Mr. Ulfelder, please

Commissioner Ulfelder: I would like to ask the representative of the applicant to come forward, please. Ms. Mariska, does the – would you, on behalf of the applicant, confirm that they agree to the conditions consistent with those dated September 25th, 2014, as provided to the Planning Commission electronically and in hard copy?

Sara Mariska, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes, we do agree to those conditions.

Commissioner Ulfelder: Thank you. Okay?

Chairman Murphy: Okay.

Commissioner Ulfelder: I move, Mr. Chairman – I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 84-D-004-03, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 25TH, 2014.

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motions to recommend to the Board of Supervisors that it approve SEA 84-D-004-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE REQUIREMENT THAT SURFACE PARKING SPACES BE AT LEAST 10 FEET AWAY FROM THE STREET RIGHT-OF-WAY ALONG PARCHER AVENUE.

Commissioner Hedetniemi: Second.

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Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion – that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE REQUIREMENT THAT SURFACE PARKING SPACES BE AT LEAST 10 FEET AWAY FROM THE STREET RIGHT-OF-WAY ALONG CENTREVILLE ROAD TO THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Thank you.

Chairman Murphy: Thank you.

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(The motions carried by a vote of 8-0. Commissioner Hart recused himself from the vote. Commissioners Flanagan, Lawrence, and Litzenberger were absent from the meeting.)

JLC