



# County of Fairfax, Virginia

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October 27, 2014

**2014 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**James R. Hart**  
Parliamentarian  
*At-Large*

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**John Ulfelder**  
*Dranesville District*

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*Mount Vernon District*

**Janyce N. Hedetniemi**  
*At-Large*

**Ellen J. "Nell" Hurley**  
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*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James Migliaccio**  
*Lee District*

**Timothy J. Sargeant**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Sara Mariska, Esquire  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

Re: **SE 2014-MA-012 – AAA MID-ATLANTIC, INC.  
Mason District**

Dear Ms. Mariska:

At its October 23, 2014 meeting, the Planning Commission voted 12-0 to **RECOMMEND APPROVAL** to the Board of Supervisors of the above referenced application. 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 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 obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Penelope A. Gross, Supervisor, Mason District  
Janet Hall, Planning Commissioner, Mason District  
Catherine A. Chianese, Assistant County Executive, County Executive Office  
Joseph Gorney, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
October 23, 2014 date file



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Planning Commission Meeting  
October 23, 2014  
Verbatim Excerpt

SE 2014-MA-012 – AAA MID-ATLANTIC, INC.

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed. Ms. Hall.

Commissioner Hall: Thank you, Mr. Chairman. This is – this particular application is in an existing shopping center. This particular pad site has been a restaurant for many, many years and now it will be an automobile facility. It does enjoy the support of Mason District Land Use and I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2014-MA-012, SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 23<sup>RD</sup>, 2014.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-MA-012, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: Following, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING:

- MODIFICATION OF THE OFF-STREET PARKING REQUIREMENTS OF THE CRD, TO PERMIT THE ELIMINATION OF TWO PARKING SPACES FOR THE PURPOSE OF CREATING A SEATING AREA;
- WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS OF THE CRD, IN LIEU OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED PLAT AND AS CONDITIONED;
- MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS OF THE CRD, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED PLAT AND AS CONDITIONED; AND FINALLY
- DEVIATION TO THE TREE PRESERVATION TARGET, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED PLAT AND AS CONDITIONED.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? Ms. Mariska, would you come forward please. You have to ask if she agrees with the conditions.

Commissioner Hall: Well of course she agrees.

Chairman Murphy: Well I know, but you got to ask her.

Commissioner Hall: Well we'll do it again. Ms. Mariska, do you agree with the proposed development conditions contained in the staff report dated October 23<sup>rd</sup>, 2014?

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

Chairman Murphy: Thank you very much is there further-

Commissioner Hart: It's not in the staff report.

Commissioner Hall: Well it's in the staff report now.

Commissioner Hart: Second.

Commissioner Hall: It's an attachment.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion, as stated by Ms. Hall, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(Each motion carried by a vote of 12-0.)

JLC