

November 2007

Click on the desired View Agenda or View Speakers List for detailed information.
 (*The Speakers List is available at 3:30pm on the day of the meeting.)

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Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035.
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

PC MEETING CANCELLED

Thursday, November 1, 2007

Posted: 8/15/07
Revised: 10/12/07

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-SP-013 (Springfield)	Tong Soo & Mine K. Park (residential from R-1 to R-2)	S. McKnight	P/H to 1/10/08
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	P/H to 12/6/07
PCA 2004-SP-036 (Springfield)	SE W. AN (Lee Chapel Rd @ Iron Master Dr) (Residential development at R-2)	S. McKnight	P/H to 2/7/08 (from 11/15/07)
SE 2006-MA-021 (Mason)	Thakorial & Babubhai Mistry (3211 Hallran Road, Falls Church) (For 2-story house addition in Long Branch floodplain)	J. Papp	P/H to 11/7/07 (from 10/4/07)
APR 05-CW-3ED	Deferred APR item	M. Van Dam	P/H to 11/29/07

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Wednesday, November 7, 2007

*Posted: 8/15/07
Revised: 11/8/07*

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232A-D05-14-1 <i>(Dranesville)</i>	Nextel Communications (Beach Mill Rd., Seneca Rd.) (Amend portion of approved Distributed Antenna System)	D. Jillson	APPROVED <i>(P/H on 9/20/07 from 10/25/07)</i>
PCA 1998-BR-073 DPA C-546-23 PCA 75-8-036-2 PRC C-546 <i>(Braddock)</i>	Steuart-Burke Centre Shopping Center (for drive-in bank as pad site & appropriate revision to dev. Plans) (E of Rt 123/N side Burke Centre Pkway)	T. Strunk	REC APPROVAL APPROVED REC APPROVAL REC APPROVAL <i>(from 10/25/07)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 92-L-005-2	Exxon Mobil Corporation (7312 Richmond Highway @ Lockheed Blvd.) (car wash, quick service food store & service station)	S. Williams	D/O to 12/05/07
PRC B-846 <i>(Hunter Mill)</i>	JBG/RIC RETAIL, LLC, JBG/ RIC LLC (at 11800 Sunrise Valley Dr.) (approve PRC Plan assoc. w/ DPA B-846)	J. Thompson	D/O to 11/28/07 <i>(from 10/10/07)</i>
SE 2007-SU-007 <i>(Sully)</i>	Commerce Bank, N.A. (13921 Lee Jackson Memorial Hgway) (For drive-in bank)	T. Strunk	D/O to 11/28/07 <i>(from 9/27/07)</i>
SE 2006-MA-021 <i>(Mason)</i>	Thakorial & Babubhai Mistry (3211 Hallran Road, Falls Church) (For 2-story house addition in Long Branch floodplain)	J. Papp	REC APPROVAL <i>(from 11/1/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 1999-MV-025-3 & SE 2006-MV-033 <i>(Mount Vernon)</i>	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	S. Williams	P/H to 12/5/07 <i>(from 6/28/07)</i>
SE 2007-DR-018	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	P/H to 1/9/08
SE 2007-SU-012 <i>(Sully)</i>	Patrice E. McGinn (11928 Waples Mill Rd) (waiver of min. lot width)	S. Williams	P/H to 12/5/07 <i>(from 10/10/07)</i>
PCA 2005-MA-005 SEA 84-M-088-2 <i>(Mason)</i>	Goodwin House Incorporated (3440 South Jefferson Street)	T. Strunk	P/H to 11/28/07

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 7, 2007

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on the Area Plans Review (APR) Citizens' Guide and communications plans for the North County APR cycle.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

2232A-D05-14-1 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – Appl. to amend a portion of the approved Distributed Antenna System telecommunications facility consisting of antenna nodes to be colocated on existing utility distribution poles in Va. Dept. of Transportation rights-of-way for portions of Beach Mill Rd., River Bend Rd., Seneca Rd., Springvale Rd., and Utterback Store Rd. in Great Falls. Portions of Tax Maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, and 13-2. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax.
DRANESVILLE DISTRICT. APPROVED

PCA 1998-BR-073 – STEUART-BURKE CENTRE SHOPPING CENTER, L.L.C. – Appl. to amend the proffers for RZ 1998-BR-073 previously approved for Commercial Development to permit a drive-in bank and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.1. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 2.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail. Tax Map 77-1 ((1)) 64. (Concurrent with PCA 75-8-036-2, DPA C-546-23, and PRC C-546.) **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

PCA 75-8-036-2 – STEUART-BURKE CENTRE SHOPPING CENTER, L.L.C. – Appl. to amend the proffers for RZ 75-8-036 previously approved for Commercial Development to permit a drive-in bank and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.24. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 11.0 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail. Tax Map 77-1 ((1)) 63. (Concurrent with PCA 1998-BR-073, DPA C-546-23, and PRC C-546.) **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

DPA C-546-23 – STEUART-BURKE CENTRE SHOPPING CENTER, L.L.C. – Appl. to permit the 23rd amendment of the Development Plan for RZ C-546 previously approved for Commercial Development to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.25 and associated modifications to site design. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 13.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail. Tax Map 77-1 ((1)) 63 and 64. (Concurrent with PCA 1998-BR-073, PCA 75-8-036-2, and PRC C-546.) **BRADDOCK DISTRICT. APPROVED**

PRC C-546 – STEUART-BURKE CENTRE SHOPPING CENTER, L.L.C. – Appl. to approve the PRC plan associated with DPA C-546. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 13.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community & Retail. Tax Map 77-1 ((1)) 63 and 64. (Concurrent with PCA 1998-BR-073, PCA 75-8-036-2, and DPA C-546-23.) **BRADDOCK DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

PRC B-846 – JBG/RIC RETAIL LLC, JBG/RIC LLC – Appl. to approve the PRC Plan associated with DP B-846 to permit high density residential, minor commercial, and office service center development. Located at 11800 Sunrise Valley Dr. on approx. 9.96 ac. of land zoned PRC. Comp. Plan Rec: 30 du/ac and Office Uses at a Floor Area Ratio (FAR) of 0.35. Tax Map 17-3 ((3)) 1C and 1D. **HUNTER MILL DISTRICT. D/O TO 11/28/07**

SEA 92-L-005-02 – EXXON MOBIL CORPORATION – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-L-005 previously approved for a service station with quick service food store to permit a quick service food store, car wash, service station, increase in land area, and site modifications. Located at 7312 Richmond Hwy. on approx. 1.33 ac. of land zoned C-8, CRD, and HC. Tax Map 92-4 ((1)) 78C and 78D. **LEE DISTRICT. D/O TO 12/05/07**

SE 2006-MA-021 – THAKORIAL MISTRY ET UX & BABUBHAI S. MISTRY ET UX – Appl. under Sects. 2-904 and 9-610 of the Zoning Ordinance to permit uses in a floodplain and a waiver of the minimum district size. Located at 3211 Hallran Rd. on approx. 10,009 sq. ft. of land zoned R-3. Tax Map 61-2 ((4)) 14. **MASON DISTRICT. APPROVAL RECOMMENDED**

SE 2007-SU-007 – COMMERCE BANK, N.A. – Appl. under Sects. 7-607 and 9-610 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and waiver of the minimum lot size requirements. Located at 13921 Lee Jackson Memorial Hwy. on approx. 38,399 sq. ft. of land zoned C-8, I-3, HC, and WS. Tax Map 34-4 ((1)) 53A. **SULLY DISTRICT. D/O TO 11/28/07**

Posted: 11/7/07
Revised: 11/8/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 7, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

2232A-D05-14-1 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. (P/H on 9/20/07)

APPROVED

DPA C-546-23 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC (P/H on 10/25/07) **REC APP**

PRC C-546 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC (P/H on 10/25/07) “

PCA 1998-BR-073 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC (P/H on 10/25/07) “

PCA 75-8-036-2 - STEUART-BURKE CENTRE SHOPPING CENTER, LLC (P/H on 10/25/07) “

SE 2006-MA-021 - THAKORLAL MISTRY ET UX & BABUBHAI S. MISTRY ET UX **REC APPROVAL**

(Staff: Jonathan Papp)

- 1. Chuck Paoletti
Long Branch Homeowners Association
6015 Lebanon Drive
Falls Church, VA 22041

PRC B-846 - JBG/RIC RETAIL, LLC AND JBG/RIC, LLC (Hunter Mill) (Staff: Jack Thompson) **D/O to 1/28/07**

- 1. Dr. Fred Rothwarf
11722 Indian Ridge Road
Reston, VA 20191

SEA 92-L-005-02 - EXXON-MOBIL CORPORATION (Staff: St. Clair Williams) **D/O to 12/05/07**

NO SPEAKERS

SE 2007-SU-007 - COMMERCE BANK, NA (Staff: Tracy Strunk) **D/O to 11/28/07**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Thursday, November 8, 2007

*Posted: 9/12/07
Revised: 11/9/07*

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

FEATURES SHOWN

<u>Application</u>		<u>Staff</u>	<u>PC Action</u>
FS-H07-58 <i>(Hunter Mill)</i>	Mobile Satellite Ventures LP (12201 Sunrise Valley Drive)	D. Jillson	CONCUR

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>		<u>Staff</u>	<u>PC Action</u>
S07-CW-3CP (Air Quality & Green Building Policy Plan Amendment) <i>(Hart)</i>		N. Kaplan	D/O to 11/15/07

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

None at this time

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 8, 2007

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEM SCHEDULED FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT – S07-CW-3CP – To consider proposed amendments to the Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to revise guidance and corresponding background text related to air quality issues and to add guidance addressing green building practices and energy and water efficiency. Proposed revisions pertaining to air quality include: 1) augmentation of policies related to land use patterns transportation facilities and transportation strategies to address: a) concentration of growth in mixed-use, transit-oriented centers, b) mixed-use development design to minimize motor vehicle use, c) facilities to support transit use, and d) a variety of strategies to reduce auto travel, minimize dependence on single-occupant automobiles, and improve traffic flow; 2) new policies to address air quality improvement through tree preservation, tree planting, sensitive landscaping practices, energy conservation, and other green building practices, episodic air pollution reduction measures, and low-emissions maintenance and landscaping equipment; 3) modification of a policy to address minimization of emissions from stationary sources of air pollution; 4) revision and augmentation of introductory/background Plan text addressing regional air quality concerns, control measures, and many of the referenced air quality measures; and 5) addition of guidance to the Residential Development Criteria addressing air quality-sensitive tree preservation and planting. Proposed revisions pertaining to green building include: 1) addition of a Glossary definition of green building; 2) revision of an objective regarding resource conservation to address the design and construction of buildings and associated landscapes to use energy and water resources efficiently, and to minimize negative impacts on the environment and building occupants; 3) replacement of a policy supporting energy and water conservation measures with a policy addressing the application of energy conservation, water conservation, and other green building practices in development/redevelopment projects, with illustrative examples; 4) addition of guidance addressing commitments to implementation of green building practices through certification under established green building rating systems and commitments to ENERGY STAR programs; 5) addition of guidance addressing the inclusion of professionals with green building accreditation on development teams; 6) addition of a policy linking certain zoning proposals to incorporation of green building practices sufficient to attain a certain level or levels of green building performance, which may be certification through the LEED program or its equivalent, recognizing that other green building rating systems may be referenced and that linkages between zoning proposals and specific green building practices may be incorporated; 7) addition of a policy linking certain zoning proposals for residential development to a certain

level or levels of green building performance, which may be qualification for the ENERGY STAR Qualified Homes designation, recognizing that linkages between such zoning proposals and other green building practices may be incorporated; 8) addition of a policy promoting implementation of green building practices through monetary contributions in support of the County's environmental initiatives, which may be refunded based on attainment of a certain level or levels of green building performance and; 9) addition of guidance to the Residential Development Criteria addressing energy efficiency in building design and construction. In addition, the amendment may incorporate provisions allowing for the awarding of bonus levels of development density or intensity for certain zoning proposals incorporating commitments to a certain level or levels of green building performance. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. D/O to 11/15/07**

Posted: 11/8/07
Revised: 11/9/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 8, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN: CONCUR

FS-H07-58 – Mobile Satellite Ventures, LP – 12201 Sunrise Valley Drive (Deadline: 1/9/08)

S07-CW-3CP – COMPREHENSIVE PLAN AMENDMENT – (AIR QUALITY AND GREEN BUILDING POLICY PLAN AMENDMENT) (Staff: Noel Kaplan) **D/O to 11/15/07**

1. Donald Gibson
8300 Greensboro Drive
McLean, VA 22101

2. Rob Walker
National Association of Industrial and Office Properties
2201 Cooperative Way, 3rd Floor
Herndon, VA 20171-3034

3. John Passe
US EPA, ENERGY STAR
1200 Pennsylvania Avenue, NW
Washington, DC 20460

4. Flint Webb
8308 Westchester Drive
Vienna, VA 22182

5. John Peterson
The Peterson Companies
12500 Fair Lakes Cir
Fairfax, VA 22033

6. Lou Sagatov
Northern Virginia Building Industry Association
14160 Newbrook Drive, Suite 200
Chantilly, VA 20151

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Thursday, November 15, 2007

Posted: 8/15/07
Revised: 11/16/07

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S07-CW-3CP (Hart)	Air Quality & Green Building Policy Plan Amendment	N. Kaplan	APPROVAL REC (P/H on 11/8/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-MA-016 (Mason)	Annandale Plaza, LLC (7326/7328 Little River Turnpike)	W. O'Donnell	APPROVAL REC
SE 2007-MA-019 (Mason)	Motiva Enterprises, LLC 5533 Backlick Road	W. O'Donnell	APPROVAL REC
SEA 76-C-152-4 (Hunter Mill)	Exxon Mobil Corporation 1818 Wiehle Avenue (service station, carwash & quik Service food store)	J. Papp	APPROVAL REC
PCA 2003-DR-058 (Dranesville)	NVR, Inc. d/b/a Ryan Homes (20 single family detached homes To permit modification to proffer 15)	S. Battista	APPROVAL REC (from 10/11/07)
SE 2007-MV-017 (Mount Vernon)	Great Spring Waters of America, Inc., Richard McConnell (7225 Telegraph Square Drive) (For food and beverage manufacturing, production & processing establishment)	S. Williams	APPROVAL REC (from 10/25/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2004-SP-036 (Springfield)	SE W. AN (Lee Chapel Rd @ Iron Master Dr) (Residential development at R-2)	S. McKnight	P/H to 11/1/07
SE 2007-SP-020 (Springfield)	Myung C. Cho Pastor, Capital Presbyterian Korean Church (5428 Ox Road)	T. Strunk	P/H to 1/17/08
RZ 2007-MV-011 FDP 2007-MV-011	Carrhomes, LLC (W. side of Telegraph Rd. @ Newington Rd.)(From R-1 to PDH-2)	S. Williams	P/H to 1/24/08 (from 9/27/07)
CSP 2003-HM-046 (Hunter Mill)	Woodland Park Crossing Retail, LLC & Woodland Park Apts, LLC (Sunrise Valley Dr. & Woodland Pointe Avenue)	J. Papp	P/H to 11/29/07

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 14, 2007**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, NOVEMBER 14, 2007

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 15, 2007**

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on the proposed Policy Plan Amendment on air quality and “green” building.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

COMPREHENSIVE PLAN AMENDMENT – S07-CW-3CP – To consider proposed amendments to the Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to revise guidance and corresponding background text related to air quality issues and to add guidance addressing green building practices and energy and water efficiency. Proposed revisions pertaining to air quality include: 1) augmentation of policies related to land use patterns transportation facilities and transportation strategies to address: a) concentration of growth in mixed-use, transit-oriented centers, b) mixed-use development design to minimize motor vehicle use, c) facilities to support transit use, and d) a variety of strategies to reduce auto travel, minimize dependence on single-occupant automobiles, and improve traffic flow; 2) new policies to address air quality improvement through tree preservation, tree planting, sensitive landscaping practices, energy conservation, and other green building practices, episodic air pollution reduction measures, and low-emissions maintenance and landscaping equipment; 3) modification of a policy to address minimization of emissions from stationary sources of air pollution; 4) revision and augmentation of introductory/background Plan text addressing regional air quality concerns, control measures, and many of the referenced air quality measures; and 5) addition of guidance to the Residential Development Criteria addressing air quality-sensitive tree preservation and planting. Proposed revisions pertaining to green building include: 1) addition of a Glossary definition of green building; 2) revision of an objective regarding resource conservation to address the design and construction of buildings and associated landscapes to use energy and water resources efficiently, and to minimize negative impacts on the environment and building occupants; 3) replacement of a policy supporting energy and water conservation measures with a policy addressing the application of energy conservation, water conservation, and other green building practices in development/redevelopment projects, with illustrative examples; 4) addition of guidance addressing commitments to implementation of green building practices through certification under established green building rating systems and commitments to ENERGY STAR programs; 5) addition of guidance addressing the inclusion of professionals with green building accreditation on development teams; 6) addition of a policy linking certain

zoning proposals to incorporation of green building practices sufficient to attain a certain level or levels of green building performance, which may be certification through the LEED program or its equivalent, recognizing that other green building rating systems may be referenced and that linkages between zoning proposals and specific green building practices may be incorporated; 7) addition of a policy linking certain zoning proposals for residential development to a certain level or levels of green building performance, which may be qualification for the ENERGY STAR Qualified Homes designation, recognizing that linkages between such zoning proposals and other green building practices may be incorporated; 8) addition of a policy promoting implementation of green building practices through monetary contributions in support of the County's environmental initiatives, which may be refunded based on attainment of a certain level or levels of green building performance and; 9) addition of guidance to the Residential Development Criteria addressing energy efficiency in building design and construction. In addition, the amendment may incorporate provisions allowing for the awarding of bonus levels of development density or intensity for certain zoning proposals incorporating commitments to a certain level or levels of green building performance. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 2003-DR-058 – NVR, INC. D/B/A RYAN HOMES – Appl. to amend the proffers for RZ 2003-DR-058 previously approved for development of 20 single-family detached homes at a density of 1.67 dwelling units per acre (du/ac) to permit modifications to Proffer 15 (architectural modifications). Located N. of the terminus of Winterwood Pl. and S. of the terminus of Fantasia Dr. on approx. 11.99 ac. of land zoned PDH-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 10-4 ((1)) 1, 2A, and 2B. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

CSP 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC & WOODLAND PARK APTS. LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed-use development approved in RZ 2003-HM-046. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 8.14 ac. of land zoned PDC. Tax Map 16-4 ((23)) C and R. **HUNTER MILL DISTRICT. P/H to 11/29/07**

SEA 76-C-152-04 – EXXON MOBIL CORPORATION – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 76-C-152 previously approved for a service station to permit a service station, car wash, quick-service food store, and associated modifications to site design. Located at 1818 Wiehle Ave. on approx. 1.07 ac. of land zoned I-5. Tax Map 17-4 ((5)) 4. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SE 2007-MA-019 – MOTIVA ENTERPRISES, LLC – Appl. under Sects. 5-504, 7-607, and 9-612 of the Zoning Ordinance to permit a service station in a Highway Corridor Overlay District and waiver of the minimum open space requirement. Located at 5533 Backlick Rd. on approx. 1.01 ac. of land zoned I-5 and HC. Tax Map 80-2 ((7)) Z1 and Z2. **MASON DISTRICT. APPROVAL RECOMMENDED**

SE 2007-MA-016 – ANNANDALE PLAZA, LLC – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 7326 and 7328 Little River Tnpk. on approx. 42,784 sq. ft. of land zoned C-8, CRD, HC, and SC. Tax Map 71-1 ((1)) 80. **MASON DISTRICT. APPROVAL RECOMMENDED**

SE 2007-MV-017 – GREAT SPRING WATERS OF AMERICA INC./RICHARD MCCONNELL – Appl. under Sect. 5-404 of the Zoning Ordinance to permit a food and beverage manufacturing and processing establishment. Located at 7225 Telegraph Square Dr. on approx. 1.68 ac. of land zoned I-4. Tax Map 108-1 ((10)) 7225A and B. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 11/15/07
Revised: 11/16/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 15, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

S07-CW-3CP – COMPREHENSIVE PLAN AMENDMENT – (AIR QUALITY AND GREEN BUILDING POLICY PLAN AMENDMENT) **APPROVAL REC**

DEFERRAL:

CSP 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC – & WOODLAND PARK APTS. LLC **P/H TO 11/29/07**

FEATURE SHOWN: CONCUR

FSA-D97-41-1 - Sprint-Nextel, 1350 Beverly Road (Deadline 12/09/07)

PCA 2003-DR-058 – NVR, INC. D/B/A RYAN HOMES – **APPROVAL REC**

NO SPEAKERS

SEA 76-C-152-04 – EXXON MOBIL CORPORATION – **APPROVAL REC**

NO SPEAKERS

SE 2007-MA-019 – MOTIVA ENTERPRISES, LLC – **APPROVAL REC**

NO SPEAKERS

SE 2007-MA-016 – ANNANDALE PLAZA, LLC – **APPROVAL REC**

NO SPEAKERS

SE 2007-MV-017 – GREAT SPRING WATERS OF AMERICA INC. / RICHARD MCCONNELL (Staff: St. Clair Williams) – **APPROVAL REC**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Wednesday, November 28, 2007

Posted: 8/15/07
Revised: 11/29/07

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PRC B-846 <i>(Hunter Mill)</i>	JBG/RIC RETAIL, LLC, JBG/ RIC LLC (at 11800 Sunrise Valley Dr.) (approve PRC Plan assoc. w/ DPA B-846)	J. Thompson	APPROVAL REC <i>(from 11/7/07)</i>
SE 2007-SU-007 <i>(Sully)</i>	Commerce Bank, N.A. (13921 Lee Jackson Memorial Hgway) (For drive-in bank)	T. Strunk	APPROVAL REC <i>(from 11/7/07)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 01-M-006-2 <i>(formerly SE 2007-MA-015)</i> <i>(Mason)</i>	Public Storage (6319 Arlington Boulevard) (Truck Rental Establishment)	T. Strunk	APPROVAL REC <i>(from 10/11/07)</i>
PCA 2005-MA-005 SEA 84-M-088-2 <i>(Mason)</i>	Goodwin House Incorporated (3440 South Jefferson Street)	T. Strunk	APPROVAL REC <i>(from 11/7/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 84-V-035 <i>(formerly SE 2007-MV-011)</i> <i>(Mount Vernon)</i>	Huntwood, LLC 5845 & 5863 Richmond Highway (for drive-in bank, uses in floodplain)	P. Braham	P/H to 1/24/08 <i>(from 9/19/07)</i>
PCA 87-P-020-2 <i>(Providence)</i>	Oakton Grove LLC (to amend RZ 87-P-020; modifications of proffers)	S. Williams	P/H to 1/16/08
RZ/FDP 2007-LE-012 PCA/FDPA 1996-LE-034-2 PCA 82-L-030-12 FDPA 82-L-030-9 <i>(Lee)</i>	Lee Village at Silver Lake, LLC (Residential-NW quadrant of intersection of Silver Lake Blvd & Beulah Street)	P. Braham	P/H to 2/13/08 “ “ “
PCA 90-L-055 <i>(Lee)</i>	Beulah Street II, LLC (change in building type)	S. Williams	P/H to 12/6/07 <i>(from 10/10/07)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 28, 2007

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2007-SU-007 - COMMERCE BANK, N.A. - Appl. under Sects. 7-607 and 9-610 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and waiver of the minimum lot size requirements. Located at 13921 Lee Jackson Memorial Hwy. on approx. 38,399 sq. ft. of land zoned C-8, I-3, HC, and WS. Tax Map 34-4 ((1)) 53A. **SULLY DISTRICT. APPROVAL RECOMMENDED**

PRC B-846 - JBG/RIC RETAIL LLC, JBG/RIC LLC - Appl. to approve the PRC Plan associated with DP B-846 to permit high density residential, minor commercial, and office service center development. Located at 11800 Sunrise Valley Dr. on approx. 9.96 ac. of land zoned PRC. Comp. Plan Rec: 30 du/ac and Office Uses at a Floor Area Ratio (FAR) of 0.35. Tax Map 17-3 ((3)) 1C and 1D. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-LE-012/FDP 2007-LE-012 - LEE VILLAGE AT SILVER LAKE, LLC - Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. RZ 2007-LE-012 proposes to rezone 2.82 acres from PDH-8 to PRM. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: elderly housing, workforce housing, public, and quasi-public uses. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with PCA/FDPA 1996-LE-034-2, PCA 82-L-030-12 and FDPA 82-L-030-9.) **LEE DISTRICT. P/H TO 2/13/08**

PCA 1996-LE-034-02/FDPA 1996-LE-034-02 - LEE VILLAGE AT SILVER LAKE, LLC - Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approved for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. PCA 1996-LE-034-02 (2.19 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 1996-LE-034 previously approved for residential development to permit site modifications. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: elderly housing, workforce housing, public, and quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012, PCA 82-L-030-12, and FDPA 82-L-030-9.) **LEE DISTRICT. P/H TO 2/13/08**

PCA 82-L-030-12/FDPA 82-L-030-9 - LEE VILLAGE AT SILVER LAKE, LLC - Appls. to permit the development of a public library (up to 45,900 sq. ft.), 900 sq. ft. fast food restaurant within building, workforce housing (up to 104 multi-family dwelling units), and independent living units (up to 60 units) at an overall FAR of 1.0 on the 6.64 acres previously approve for a public library which constitutes the combined application property for all of these applications consisting of 3.72 acres in the PDH-8 District and 2.82 acres in the PRM District. The applicant is also seeking approval of the respective conceptual and final development plans. PCA 82-L-030-12 (4.45 acres zoned PDH-8) proposes to amend proffers and conceptual development plans for RZ 82-L-030 to permit modifications to site design. FDPA 82-L-030-9 (1.63 acres) proposes to amend the final development plan to permit modifications to the site design and conditions. Located in the N.E. quadrant of the intersection of Silver Lake Blvd. and Beulah St. Comp. Plan Rec: elderly housing, workforce housing, public, and quasi-public use. Located at Tax Map 91-3 ((9)) 8B pt. (Concurrent with RZ/FDP 2007-LE-012 and PCA/FDPA 1996-LE-034-02.) **LEE DISTRICT. P/H TO 2/13/08**

PCA 90-L-055 - BEULAH STREET II, LLC - Appl. to amend the proffers for RZ 90-L-055 previously approved for office use to permit change in building type and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.34. Located in the N.W. quadrant of the intersection of Grovedale Dr. and Beulah St. on approx. 4.85 ac. of land zoned C-2 and HC. Comp. Plan Rec: Office. Tax Map 81-3 ((5)) 17C and 17D. **LEE DISTRICT. P/H TO 12/6/07**

PCA 2005-MA-005 - GOODWIN HOUSE INCORPORATED - Appl. to amend the proffers for RZ 2005-MA-005, previously approved for commercial development to permit an additional parking structure and modifications to site design with an overall Floor Area Ratio (FAR) of 1.65. Located on the W. side of South Jefferson St. immediately S. of the Fairfax County/ Arlington County boundary on approx. 7.89 ac. of land zoned C-4, CRD, HC, and SC. Comp. Plan Rec: Office/Adult Congregate Living. Tax Map 62-1 ((1)) 16G. (Concurrent with SEA 84-M-088-02.) **MASON DISTRICT. APPROVAL RECOMMENDED**

SEA 84-M-088-02 - GOODWIN HOUSE INCORPORATED - Appl. under Sects. 4-404 and 9-622 of the Zoning Ordinance to amend SE 84-M-088, previously approved for housing for the elderly, medical care facility, increase in building height, and waivers and modifications in a Commercial Revitalization District to permit an additional parking structure and modifications to site design. Located at 3440 South Jefferson St. on approx. 7.89 ac. of land zoned C-4, HC, CRD, and SC. Tax Map 62-1 ((1)) 16G. (Concurrent with PCA 2005-MA-005.) **MASON DISTRICT. APPROVAL RECOMMENDED**

SEA 01-M-006-2 - PUBLIC STORAGE - Appl. under Sects. 4-804 and 9-622 of the Zoning Ordinance to amend SE 01-M-006 previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR) to permit the addition of a truck rental establishment. Located at 6319 Arlington Blvd. on approx. 1.95 ac. of land zoned C-8, CRD, HC, and SC. Tax Map 51-3 ((1)) 6A. **MASON DISTRICT. APPROVAL RECOMMENDED**

Posted: 11/28/07
Revised: 11.29/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 28, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

DECISIONS ONLY:

SE 2007-SU-007 - COMMERCE BANK, NA (P/H on 11/07/07) **APPROVAL RECOMMENDED**

PRC B-846 - JBG/RIC RETAIL, LLC AND JBG/RIC, LLC (Hunter Mill District) (P/H on 11/07/07)
APPROVAL RECOMMENDED

DEFERRALS:

RZ/FDP 2007-LE-012 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 2/13/08**

PCA/FDPA 1996-LE-034-02 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 2/13/08**

PCA 82-L-030-12 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 2/13/08**

FDPA 82-L-030-9 - LEE VILLAGE AT SILVER LAKE, LLC - **P/H to 2/13/08**

PCA 90-L-055 - BEULAH STREET II, LLC - **P/H to 12/06/07**

ADMINISTRATIVE ITEM:

Review of Base Realignment and Closure-Related Area Plans Review (APR) & 2008-2009 North County APR Guides

PCA 2005-MA-005 - GOODWIN HOUSE INCORPORATED **APPROVAL RECOMMENDED**

SEA 84-M-088-2 - GOODWIN HOUSE INCORPORATED (Staff: Tracy Strunk)

NO SPEAKERS

SEA 01-M-006-2 - PUBLIC STORAGE (Staff: Tracy Strunk) **APPROVAL RECOMMENDED**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Thursday, November 29, 2007

Posted: 8/15/07
Revised: 1/8/08

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2007-MA-021 <i>(Mason)</i>	Ghana-American Community Assoc. (6424 General Green Way) (Public Benefit Association)	B. O'Donnell	D/O to 3/5/08
APR 05-CW-3ED	Deferred APR item	M. Van Dam	APPROVED <i>(from 11/1/07)</i>
PCA 2003-HM-046-2 <i>(Hunter Mill)</i>	Woodland Park Crossing Retail, LLC (Sunrise Valley Dr./Woodland Point Avenue)(mixed uses)	S. Varga	APPROVAL REC <i>(from 12/6/07)</i>
CSP 2003-HM-046 <i>(Hunter Mill)</i>	Woodland Park Crossing Retail, LLC & Woodland Park Apts, LLC (Sunrise Valley Dr. & Woodland Pointe Avenue)	J. Papp	APPROVED <i>(from 11/15/07)</i>
SEA 2002-PR-031 <i>(Providence)</i>	The Mitre Corporation 7515, 7525 Colshire Drive (permit 1 addtl sign)	S. Lin	APPROVAL REC <i>(from 12/5/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-SP-022 2232-S07-3 <i>(Springfield)</i>	Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (for church with nursery School, child care center, telecom fac)	S. McKnight	P/H to 1/24/08
SEA 97-S-068 <i>(Springfield)</i>	Burke Village Center Assoc., LP 9522 Burke Road (to permit additional sign area)	T. Strunk	WITHDRAWN <i>(from indef def)</i>
RZ 2007-SU-014 PCA 74-2-150 <i>(Sully)</i>	Fairfax County Park Authority (Land swap with adjacent property)	S. McKnight	P/H to 2/13/08 <i>(from 9/27/07)</i>
SEA 89-S-072 2232-S07-4 <i>(Springfield)</i>	T-Mobile Northeast LLC/Northern Virginia Electric Cooperative/Smartpole, Inc., & New Cingular Wireless PCS, LLC (permit telecom facility on electric substation At 12700 Popes Head Road)	B. O'Connell	P/H to 2/7/08 <i>(from 10/25/07)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 29, 2007

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

CSP 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC & WOODLAND PARK APTS. LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed-use development approved in RZ 2003-HM-046. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 8.14 ac. of land zoned PDC. Tax Map 16-4 ((23)) C and R. **HUNTER MILL DISTRICT. APPROVED**

PCA 2003-HM-046-02 – WOODLAND PARK CROSSING RETAIL, L.L.C. – Appl. to amend the proffers for RZ 2003-HM-046, previously approved for mixed-use development to permit flexibility in the mix and location of uses and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.70. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 5.66 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 16-4 ((23)) C. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SE 2007-MA-021 – GHANA-AMERICAN COMMUNITY ASSOCIATION – Appl. under Sect. 5-504 of the Zoning Ordinance to permit a public benefit association. Located at 6424 General Green Way on approx. 1.49 ac. of land zoned I-5. Tax Map 81-1 ((19)) 2. **MASON DISTRICT. D/O TO 3/5/08**

APR 05-CW-3ED – DEFERRED AREA PLANS REVIEW AMENDMENT – To consider an amendment submitted as part of the 2005-2006 South County APR process which proposes editorial updates to the Lorton South Route 1 Community Planning Sector in the Lower Potomac Planning District in the Mount Vernon Supervisor District. Copies of the proposed amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **MOUNT VERNON DISTRICT. APPROVED**

SEA 2002-PR-031 – THE MITRE CORPORATION – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 2002-PR-031, previously approved for a wavier of certain sign regulations to permit one additional freestanding directional sign and associated modifications to site design and development conditions. Located at 7515 and 7525 Colshire Dr. on approx. 19.6 ac. of land zoned C-3 and HC. Tax Map 30-3 ((28)) 3A1 and 4A3. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 11/29/07
Revised: 11/30/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 29, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

CSP 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC – APPROVED
& WOODLAND PARK APTS. LLC

NO SPEAKERS

PCA 2003-HM-046-02 – WOODLAND PARK CROSSING RETAIL, LLC – APPROVAL REC

NO SPEAKERS

SE 2007-MA-021 – GHANA-AMERICAN COMMUNITY ASSOCIATION – D/O TO 3/5/08

1. John Connor
Continental Bren Marr Associates Limited Partnership
1033 North Fairfax Street, Suite 310
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2. Lori Greenlief
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

APR 05-CW-3ED – DEFERRED AREA PLANS REVIEW AMENDMENT – APPROVED

NO SPEAKERS

SEA 2002-PR-031 – THE MITRE CORPORATION – APPROVAL REC

NO SPEAKERS