

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 22, 2007**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District

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The meeting was called to order at 8:18 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.

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COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE DECISION ONLY ON RZ/FDP 2006-PR-022, VAN METRE HOMES AT SUNCREST, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 29, 2007, WITH THE RECORD TO REMAIN OPEN FOR ELECTRONIC AND WRITTEN COMMENT.

Commissioners Koch and Lusk seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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Commissioner de la Fe announced that the Board of Supervisors would hold a public hearing on the proposed Zoning Ordinance Amendment regarding the PRC District regulations on Monday, March 26, 2007.

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Chairman Murphy reminded Commissioners that there would be no meeting on Wednesday, March 28, 2007.

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Chairman Murphy announced that the mark-up on the Advertised Capital Improvement Program for FY 2008 – 2012 would be held on Thursday, March 29, 2007.

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RZ 2006-HM-024 - SEKAS HOMES, LTD (Decision Only)

(The public hearing on this application was held on March 14, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-HM-024, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED MARCH 21, 2007.

Commissioner Lusk seconded the motion which carried by a vote of 5-1-5 with Commissioners de la Fe, Hopkins, Lawrence, Lusk, and Murphy in favor; Commissioner Flanagan opposed; Commissioners Alcorn, Harsel, Hart, Koch, and Sargeant abstaining; Commissioner Hall absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SIDEWALK REQUIREMENT AND A MODIFICATION OF THE TRAIL REQUIREMENT ALONG BEULAH ROAD, IN FAVOR OF A SIX-FOOT WIDE ASPHALT TRAIL.

Commissioner Lusk seconded the motion which carried by a vote of 5-1-5 with Commissioners de la Fe, Hopkins, Lawrence, Lusk, and Murphy in favor; Commissioner Flanagan opposed; Commissioners Alcorn, Harsel, Hart, Koch, and Sargeant abstaining; Commissioner Hall absent from the meeting.

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FS-M06-91 - CLEARWIRE, U.S., LLC, Eastmoreland Road

On behalf of Commissioner Hall, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION APPROVE FS-M06-91, AS A “FEATURE SHOWN.”

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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RZ 2006-LE-018 - FLEET DRIVE LLC (Decision Only)

(The public hearing on this application was held on March 7, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-LE-018, SUBJECT TO THE PROFFERS DATED MARCH 21, 2007.

Commissioners de la Fe and Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Hart abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH FOR A PRIVATE STREET.

Commissioners Lawrence and de la Fe seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Hart abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG FLEET DRIVE, IN LIEU OF THE FIVE-FOOT CONCRETE SIDEWALK, AS SHOWN ON THE GDP.

Commissioners Lawrence and de la Fe seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Hart abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT WHERE THE SUBJECT SITE ABUTS THE EXISTING SINGLE-FAMILY DETACHED DWELLING ON PARCEL 7.

Commissioners Lawrence and de la Fe seconded the motion which carried by a vote of 9-0-2 with Commissioners Harsel and Hart abstaining; Commissioner Hall absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. RZ 2006-LE-026/FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC.
2. RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC.

This order was accepted without objection.

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RZ 2006-LE-026/FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.94 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lackawanna Dr. and Dudrow Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 90-3 ((3)) 6, 7, and 8. LEE DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods LLP, reaffirmed the affidavit dated January 23, 2007. There were no disclosures by Commission members.

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 denial of the applications because they were not in conformance with the Residential Development Criteria of the Comprehensive Plan and the requirements of the Zoning Ordinance.

In response to questions from Commissioner Hart, Ms. Lewis stated that staff had expressed concern that the proposed configuration of lot 1 did not provide adequate privacy in the rear yard. She explained that staff had recommended that the applicant reorient the house on lot 1 so that the house fronted along Lackawanna Drive and the rear yard faced the proposed open space, but the applicant had refused to do so because it would prohibit the house from having a walkout basement. Ms. Lewis noted that staff had also suggested that the applicant reorient the house on lot 1 similar to the orientation of the house on lot 4, but the applicant had also declined this suggestion.

Commissioner Hart said that the site layout needed to depict the envelope for the proposed houses and the value of the yard dimensions consistent with that shown on the typical lot layout.

Mr. Riegle noted that house 1 would be oriented similar to the other houses on Dudrow Road. He indicated that there would be more than 25 feet from the rear of lot 1 to the shared property line with lot 2, which would provide sufficient space for decks or patios. He indicated that the applicant had addressed all concerns from other Fairfax County agencies and the community. Mr. Riegle said the proposed tree save had been significantly improved in response to input from staff and the Urban Forester. He stated that the proposed lots were of comparable orientation to the street, shape, size, scale, and location to that of the surrounding community. He noted that the proposed open space was strategically sited and designed to either preserve trees or serve as a common buffer to adjacent residences with supplemental tree save and plantings, as specified in the proffers. He explained that the proposed P-District zoning was superior to a conventional zoning because it would permit the use of a private street, better manage the grading, avoid the need for vast retaining walls, install porous pavement in certain areas, and provide an attractive

landscaped median. He indicated that the proposal was supported by the Lee District Land Use Advisory Committee.

Responding to a question from Commissioner Harsel, Mr. Riegler said that a public street would not be able to adhere to the grading requirements imposed by the Virginia Department of Transportation due to the topography of the subject property.

Commissioner Hart suggested that the applicant specify the dimensions and minimum setbacks for lot 1 on the typical lot layout to clarify whether the house could have a porch. Mr. Riegler agreed to provide this information.

Commissioner Flanagan requested that the applicant rotate the lot 1 house 90 degrees to reduce the amount of impervious driveway, allow a walkout basement, and provide for a better deck location.

There being no speakers for these applications, Chairman Murphy noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Lusk for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2006-LE-026 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED MARCH 16, 2007.

Commissioners Lawrence and Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2006-LE-026, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2006-LE-026 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Lawrence and Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 6-0202.2A OF THE PUBLIC FACILITIES MANUAL TO PERMIT A DIVERSION OF THE NATURAL DRAINAGE DIVIDE.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hall absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 7-05303 OF THE PUBLIC FACILITIES MANUAL TO PERMIT A 10-FOOT WIDE PLANTING STRIP IN THE CENTER OF THE PIPESTEM DRIVEWAY.

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

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 7-0902 OF THE PUBLIC FACILITIES MANUAL, WHICH REQUIRES A MINIMUM RADIUS OF 45 FEET FOR CUL-DE-SACS, TO PERMIT A 30-FOOT RADIUS TURNAROUND.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hall absent from the meeting.

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The Commission went into recess at 9:19 p.m. and reconvened in the Board Auditorium at 9:35 p.m.

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RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 28.19 dwelling units per acre (du/ac) including bonus density for ADUs and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd, and N. side of Lee Jackson Memorial Hwy. on approx. 23.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for 20-25 du/ac. Tax Map 46-4 ((19)) all parcels; 56-2 ((27)) all parcels, and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050.) PROVIDENCE DISTRICT.

SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in a residential district to permit site modifications. Located in the N.W. quadrant of the intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Inda Stagg, land use coordinator with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavits for RZ/FDP 2006-PR-027 dated February 16, 2007, and for SEA 00-P-050 dated February 26, 2007. Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had two pending cases with Ms. Stagg's law firm but indicated that there was no financial relationship and it would not affect his ability to participate in this case.

Tracy Strunk, 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 denial of the applications because official comment had not been received from the Virginia Department of Transportation (VDOT) on the proposed right-in/right-out alternative entrance for the commercial parking and staff needed more time to thoroughly review the recent proffer revisions.

Ms. Stagg stated that the subject applications sought to develop a multi-family building with 256 dwelling units on Land Bay B, which was linked to Land Bay A, and was the final piece of the Fairfax Ridge development. She noted that the proposed Special Exception Amendment sought to permit the substitution of an existing surface parking area with underground structured parking to serve both the existing office building on the adjacent property and the proposed residential development on Land Bay B. She explained that through negotiations with staff, the proposed development had been redesigned to protect a stand of trees located at the intersection of Waples Mill Road and Fairfax Ridge Road, set the building back farther on all peripheries of the property, incorporate a complete break in the southern façade that mirrored the separation between the Fairfax Ridge Condominium development directly across the street, and provide a formal main entrance to include an entry court area with pervious pavers. Ms. Stagg indicated that Trammel Crowe Residential (TCR) would provide 34 affordable dwelling units (ADUs) and 8 workforce housing units within the proposed residential building on Land Bay B, which represented 16.4 percent of the total units within the land bay. She said TCR had addressed the outstanding concern related to site distance at the commercial entrance located at the southwest corner of Land Bay B by revising the plans and proffers to propose an alternative design that would permit right-in/right-out turns only at the entrance, which was expected to be approved by VDOT. She stated that TCR had required Crescent Heights of America, Inc., which had ownership interest in Land Bay A, to disclose in the public offering statements provided to each purchaser of the Fairfax Ridge condominiums on Land Bay A information on the rezoning applications and the density sought for Land Bay B. Ms. Stagg noted that TCR had forwarded Crescent Heights and the Fairfax Ridge Condominium Unit Owners Association Board all proffers, plan changes, and information related to the subject applications. She explained that approximately a month ago, ownership control of the condominium association had been transferred from the developer to the residents. She said TCR would work with the new board members and the community to answer questions and address concerns. Sean Caldwell, managing agent of TCR, claimed that Crescent Heights had not distributed the proffers, plans, and other information related to the subject applications to the future residents of the Fairfax Ridge development on Land Bay A.

In response to a question from Commissioner Hart, Ms. Stagg indicated that Proffer Number 21 paraphrased Article 12 of the Zoning Ordinance and said TCR would add standard proffer language that limited the use of popsicle signs.

Commissioner Alcorn recommended that TCR hold several community meetings to address issues, answer questions, and involve the community in the process. Ms. Stagg agreed with this recommendation.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Anita Patankar-Stoll, 11305 Aristotle Drive #206, Fairfax, President of the Fairfax Ridge Board of Directors, asked that members of the audience raise their hands to indicate that they were Fairfax Ridge residents who opposed the subject applications. She said if the current board had been in control when the applications had been filed, the board would have opposed them. She asked that the Planning Commission remove the board from the applications. She claimed that TCR had failed to provide Fairfax Ridge's management agent, CMC, and the board with any information on the applications. Ms. Patankar-Stoll expressed opposition to the proposed development because it would have an adverse impact on the Fairfax Ridge community due to an increase in pollution, noise, debris, and traffic congestion. She also pointed out that sharing amenities with the new development could cause liability, maintenance, and safety issues for the Fairfax Ridge Association. She said TCR would be able to provide ADUs and workforce housing units with significantly fewer units. She pointed out that TCR had failed to provide an adequate traffic analysis and suggested that the Planning Commission direct them to conduct a thorough review of the traffic patterns in the area and propose solutions to address this issue. (A copy of her remarks is in the date file.)

Responding to a question from Commissioner de la Fe, Ms. Strunk indicated that staff would meet with the County Attorney's Office to discuss Ms. Patankar-Stoll's request to be removed from the RZ/FDP 2006-PR-027 affidavit and how this would impact the validity of the affidavit.

In response to a question from Commissioner Hart, Ms. Patankar-Stoll said she would perform the necessary actions to formally change the ownership of the Fairfax Ridge Board and would hire legal counsel. She pointed out that the attorneys listed in the RZ/FDP 2006-PR-027 affidavit for OAC Fairfax LLC, agent and attorney-in-fact for the Fairfax Ridge Condominium Unit Owners Association, were the attorneys for Crescent Heights and not for the current board.

Commissioner Hart recommended that staff determine the validity of a power of attorney in this case and the outcome of removing a co-applicant from the affidavit who had decided to renounce the application.

Brian Hendricks, 11397 Aristotle Drive #209, Fairfax, also opposed the subject applications due to the massive building size and footprint; excessive population density; increased traffic

congestion and overflow parking; limited access to the area by emergency vehicles; lack of traffic impact studies; incomplete analysis regarding the impact of the proposed development on the adjacent neighborhood; and possible public safety hazard. He noted that the following areas had received insufficient analysis: the number of expected vehicles added to the area relative to the number of available parking spaces provided in the development, the number of additional vehicles accessing the feeder roads during peak community times, and the expected number of children added to the County school system. Mr. Hendricks said the applications would be subject to legal challenge because the required compliance with the Comprehensive Plan had not been satisfied. He suggested that TCR either reduce the overall footprint substantially or construct a by-right development that would be more appropriate for the site. (A copy of his remarks is in the date file.)

Chairman Murphy pointed out that the school impact analysis in Appendix 15 of the staff report was based on a formula approved by the Fairfax County School Board to determine the number of school children generated by a development.

Bill Byrne, 12925 Oak Lawn Place, Oak Hill, Director of Administrative Services for the National Rifle Association, voiced his objection to the proposed development, citing excessive density, worsened traffic congestion, and adverse impact on the infrastructure in the area.

Responding to a question from Commissioner Alcorn, Mr. Byrne said he was not opposed to the Plan recommendation but to the proposed increase in density, which exceeded what should be allowed in the Plan. Commissioner Alcorn suggested that Mr. Byrne review the Plan language, noting that it had recommended this type of density for at least 10 years.

In response to a question from Commissioner Flanagan, Mr. Byrne said he would support the by-right density of 20 dwelling units per acre for the subject property.

Lana Hartmann, 11377 Aristotle Drive #101, Fairfax, spoke in opposition to the proposed development because it would reduce the quality of life and property values in the area, increase crime, create health and safety issues, worsen traffic congestion, lack sufficient parking, and be incompatible with the surrounding neighborhood.

Responding to a question from Commissioner Hart, Ms. Strunk explained that the Special Exception Amendment application sought to allow commercial parking on the existing surface parking lot in Land Bay B for the adjacent office building.

David Sousa, 11387 Aristotle Drive #215, Fairfax, voiced his objection to the proposed development, citing concerns about parking, traffic, and the impact of construction and utility digging on adjacent residences. He also said there had been insufficient time to review the proposed drawings and supporting documentation.

Mr. Sousa replied to questions from Commissioner Harsel about the current parking situation in the Fairfax Ridge community.

Richard Stoll, 11305 Aristotle Drive #206, Fairfax, expressed opposition of the proposed development because it would increase traffic in the area. He noted that Fairfax Ridge unit owners had to pay an additional fee each month to help maintain the shared amenities and asked if the new residents, including the residents of the ADUs and workforce housing units, would contribute to this fund. He also inquired as to how the County would ensure that the ADUs and workforce housing units were not converted to condominiums, which would force the residents to move out.

Cheryl Trent, 11352 Aristotle Drive #210, Fairfax, said she opposed the proposed development due to traffic issues and inconvenient visitor parking.

Melissa Choate, 11395 Aristotle Drive #210, Fairfax, also opposed the proposed development because it would increase traffic in the area, lack adequate parking, and eliminate the open space areas that were currently used by the Fairfax Ridge residents. She requested that the Commission provide 60 to 90 days prior to its decision to allow the community to adequately review the proposal.

There being no other speakers, Chairman Murphy called for a rebuttal statement from Ms. Stagg.

Ms. Stagg stated that TCR would further discuss the RZ/FDP 2006-PR-027 affidavit with the County Attorney's Office. She said the proposed density was in conformance with the Comprehensive Plan and the Plan density had been adjusted for the proposed ADUs, in accordance with the ADU Ordinance. She noted that the proposal would provide approximately 49.8 percent open space and additional recreational uses for both land bays. Ms. Stagg explained that TCR had not proffered to allow the residents of Land Bay B to use the recreational facilities for Land Bay A, but had proffered that an agreement could be established between the owners of both land bays to share the amenities. She pointed out that the residents of Land Bay A would be allowed to use the facilities of Land Bay B. She indicated that the proposal met the Zoning Ordinance parking requirement and the County did not encourage applicants to provide additional parking that exceeded this requirement. Ms. Stagg stated that TCR provided a Transportation Demand Management proffer, which encouraged the use of public transit. She said no construction was proposed to occur on Land Bay B and no easements would be needed from Land Bay A to construct the development on Land Bay B. She reiterated that TCR would work with the community over the deferral period to answer questions and address issues.

Commissioner Lawrence requested that Ms. Stagg provide examples of the public offering statements and an indication as to how and when these statements would be distributed. Ms. Stagg agreed to this request.

Chairman Murphy called for concluding staff remarks from Ms. Strunk, who declined.

In response to a question from Commissioner Flanagan, Ms. Strunk said that if VDOT did not approve an exception for the original entrance design, staff had no objection to the proposed design alternative, but could not comment officially on this issue until VDOT's review had been completed.

Responding to a question from Commissioner Hart, Thomas Colucci, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, explained that at the time of the sale of the property to Crescent Heights, a power of attorney document had been recorded which conveyed the right to include the Fairfax Ridge property in a future application. He noted that this issue had been thoroughly reviewed by the County Attorney's Office at that time and it was an enforceable covenant that ran with the land.

Chairman Murphy said the subject property was part of the Fairfax Center area, which had been planned in the 1980s to be a high-density, built-out, urbanized area. He pointed out that the vacant land across the street at Fairfax Corner had been dedicated for a Metro station and two more stations were planned for Centreville. He explained that the County planned to provide Connector and Metro bus service to this area to better accommodate riders' schedules and improve Metro connections.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2006-PR-027 AND SEA 00-P-050, TO A DATE CERTAIN OF APRIL 19, 2007, WITH THE RECORD TO REMAIN OPEN FOR ELECTRONIC AND WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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ADJOURNMENT

March 22, 2007

The meeting was adjourned at 11:08 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: September 11, 2008

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