

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 1, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District

ABSENT: None.

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The meeting was called to order at 8:19 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Migliaccio announced that the Planning Commission's Parks Committee had met earlier in the evening to discuss the 2232 application process and an update of the Urban Parks Policy Plan. He noted that there were no other meetings for the committee scheduled at this time.

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FS-P14-9 – VERIZON WIRELESS, 2917 Eskridge Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLOCATION PROPOSED BY VERIZON WIRELESS, LOCATED AT 2917 ESKRIDGE ROAD, IS IN ACCORD WITH THE RECOMMENDATION OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Flanagan seconded the motion which carried by a vote of 12-0.

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FS-S13-97 – VERIZON WIRELESS, 11414T Wolfs Landing

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FS-S13-97.

Commissioner Litzenberger seconded the motion which carried by a vote of 11-0-1.  
Commissioner Sargeant abstained.

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SEA 97-M-075-02 – MUBARAK CORPORATION (Decision Only)  
(The public hearing on this application was held on April 24, 2014. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 97-M-075-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED APRIL 30, 2014.

Commissioner Hart seconded the motion which carried by a vote of 10-0-2. Commissioners Migliaccio and Sargeant abstained.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUSLY-APPROVED WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 7 FRONTAGE AND A WAIVER OF THE OPEN SPACE REQUIREMENT, PER SECTION 9-612.

Commissioner Hart seconded the motion which carried by a vote of 10-0-2. Commissioners Migliaccio and Sargeant abstained.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE MINIMUM OFF-STREET PARKING REQUIREMENTS IN A COMMERCIAL REVITALIZATION DISTRICT TO ALLOW A 20 PERCENT REDUCTION IN REQUIRED SPACES.

Commissioner Hart seconded the motion which carried by a vote of 10-0-2. Commissioners Migliaccio and Sargeant abstained.

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ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. AR 87-D-002-03 – LAND ACQUISITIONS, LLC
2. CSP 2005-PR-039 – DUNN LORING DEVELOPMENT COMPANY, LLC
3. SEA 01-M-036-02 – PINECREST SCHOOL, INC.

This order was accepted without objection.

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AR 87-D-002-03 – LAND ACQUISITIONS, LLC – Appl. Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at

1013-A Leigh Mill Rd., Great Falls, 22066, on approx. 43.98 ac. of  
land zoned R. E. Tax Map 13-4 ((1)) 47Z. DRANESVILLE  
DISTRICT. PUBLIC HEARING

Brent Krasner, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application AR 87-D-002-03.

Sheri Akin, Applicants Agent, McGuireWoods, LLP, said that the subject property was one of the few remaining parcels in the Great Falls area that had not been subdivided and recommended that it be maintained as an Agricultural and Forestal District. She pointed out that the site was located near Tysons Corner and noted its rural character. She thanked staff and the Agricultural and Forestal Committee for their work on this application. In addition, Ms. Akin explained that the applicant had discussed the soil and water quality conservation plan with the neighbor, who utilized the property to graze horses, and she did not object to the recommendations prescribed by this plan. She pointed out that a signed copy of this plan had been submitted to the record. (A copy of the plan is in the date file.)

Commissioner Ulfelder clarified that there were no residents residing on the subject property and that a neighboring resident utilized the property. He noted the importance of ensuring that this neighbor understood and adhered to the soil and water quality conservation plan. He indicated that he was familiar with the site, adding that it was part of the County trail system and was connected to Great Falls Park. Commissioner Ulfelder then said that the signed copy of the plan reflected the discussions between the neighbor and the applicant regarding the importance of the soil and water quality conservation plan.

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 Ulfelder for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AR 87-D-002-03 AND THAT APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE RHINEHART LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED APRIL 10, 2014.

Commissioner Hedetniemi seconded the motion which carried by a vote of 12-0.

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CSP 2005-PR-039 – DUNN LORING DEVELOPMENT  
COMPANY, LLC – Appl. under Sect. 12-210 of the Zoning  
Ordinance for approval of a Comprehensive Sign Plan associated  
with RZ 2005-PR-039. Located in the N.W. quadrant of the  
intersection of Gallow Rd. and Prosperity Ave. on approx. 15 ac.

of land zoned PRM. Tax Map 49-1 ((1)) 27B1 and 27C.  
PROVIDENCE DISTRICT. PUBLIC HEARING

Commissioner Lawrence asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; 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 APPROVE CSP 2005-PR-039, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 16, 2014.

Commissioner de la Fe seconded the motion which carried by a vote of 12-0.

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SEA 01-M-036-02 – PINECREST SCHOOL, INC. – Appl. under Sect. 3-404 of the Zoning Ordinance to amend SEA 01-M-036, previously approved for a private school of general education, to increase enrollment and grade level, permit the addition of child care and nursery school, and replace existing building and associated modifications to site design and development conditions. Located at 7209 Quiet Cove, Annandale, 22003, on approx. 2.0 ac. of land zoned R-4. Tax Map 60-3 ((14)) 2B.  
MASON DISTRICT. PUBLIC HEARING

Lynne Strobel, Attorney/Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated April 4, 2014.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a case where attorneys from Ms. Strobel's firm were representing an adverse party, but noted that this matter and those parties were unrelated to this application and there was no business or financial relationship. He also disclosed that his law firm, Hart & Horan, PC, had a case within the past year wherein a client had hired Theodore Britt, Engineer/Agent, Tri-Tek Engineering, who was listed on the affidavit, as a consultant and an expert witness; however, he indicated that this matter had concluded in November 2013 and there was no business or financial relationship. Commissioner Hart stated that neither of these instances would affect his ability to participate in this case.

Michael Lyskey, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application SEA 01-M-036-02.

Commissioner Hart suggested that the Development Condition Number 16 be revised to read as follows: "Off-site parking shall not be permitted on the surrounding neighborhood streets, on Annandale Road, Quite Cove Road, or Thornton Street, for any event held at Pinecrest School."

Mr. Lynskey did not object to this revision. (A copy of the revised Development Conditions dated April 30, 2014 is in the date file.)

Commissioner Hart asked about parking restrictions on public streets, such as those listed in Development Condition Number 16, which prohibited parking on these streets during events conducted by the applicant. Mr. Lynskey pointed out that there was little parking available on these streets. A discussion ensued between Commissioner Hart and William O'Donnell, ZED, DPZ, regarding the applicant's ability to enforce parking prohibitions on a public street wherein Mr. O'Donnell concurred that such a prohibition was not appropriate for a development condition and supported revising Development Condition Number 16 to only discourage parking along these streets.

Addressing the suggested modification to Development Condition Number 16, as discussed by Commissioner Hart and Mr. O'Donnell, Commissioner Hall asked for clarification on the extent of this modification. Mr. O'Donnell indicated that staff recommended that the last sentence in this condition be deleted.

Commissioner Sargeant supported the applicant's commitment to provide before-school childcare at the site. When he asked about the hours for which community and non-profit organization could utilize the facilities on the site for meetings, Mr. O'Donnell deferred to the applicant for more information on this issue.

Referring to Development Condition Number 21D, which outlined the monitoring provisions for the applicants Transportation Demand Management (TDM) plan, Commissioner Lawrence pointed out a possible issue at the intersection of Annandale Road and Quiet Cove for vehicles accessing the site and noted that the language of the condition required the applicant to take appropriate measures to address this issue should a significant impact at the intersection be observed. He also stated that the language in Development Condition Number 21D outlined traffic counts, but pointed out that the turn movements of vehicles at this intersection would also be an indicator of such an impact. When Commissioner Lawrence asked for more information about the data that would be recorded under this condition, Mr. Lynskey deferred to the applicant, but indicated that trip generation counts would be the primary measure in monitoring the traffic impact at this intersection. He added that certain trip generation levels would require the applicant to implement mitigation measures. A discussion ensued between Commissioner Lawrence and Mr. Lynskey regarding traffic monitoring information in addition to trip generation wherein Mr. Lynskey deferred to the applicant for more information on this issue.

Commissioner Hedetniemi asked whether there would be a dedicated staff person on-site to supervise the pick-up and drop-off periods at the school to ensure the prescribed policies were followed. Mr. Lynskey indicated that a TDM coordinator was required for the site, but noted that the duties associated with this staff person would be determined through coordination with the Fairfax County Department of Transportation (FCDOT). Mr. O'Donnell added that the TDM coordinator would be responsible for supervising pick-up and drop-off periods at the site. Commissioner Hedetniemi expressed concern about the on-site monitoring of drop-off and pick-up areas and said that the TDM coordinator would not be sufficient, citing an incident at another school where drivers had been negligent in these areas.

When Commissioner Ulfelder asked whether FCDOT had staff personnel responsible for receiving reports and monitoring information, Mr. Lynskey indicated that FCDOT did have staff for this function.

Ms. Strobel said that the subject property contained an existing school and described its history, noting that it had been subject to numerous Special Exception (SE) applications. She stated that the previous SE for the site (SEA 01-M-036) had been approved in 2006 and allowed a maximum enrollment of 120 students from pre-school to sixth grade. She then explained that the subject application included the following:

- An expansion of the grade levels at the school from sixth grade to eighth grade;
- An increase in the maximum enrollment of the school from 120 to 180;
- A before and after-school childcare service program that would be implemented; and
- A new building that would replace one of the two existing buildings on the site.

Ms. Strobel stated that these modifications were suggested because expanding the grade levels from sixth grade to eighth grade would allow students to remain in a consistent educational environment. In addition, she pointed out the growing importance for before and after-school care, stating that demand for such services had increased in the area. She also noted that including before and after-school care would increase opportunities for carpooling and staggered pick-up/drop-off. Ms. Strobel said that the building had been constructed in the 1960s and was not initially designed to accommodate a school. She also indicated that this building did not have central heating or sufficient insulation and was in need of significant improvements. Ms. Strobel added that expanding the maximum enrollment for the school would help off-set the cost of replacing the existing building. She then explained that other features of the existing school would be retained, such as the access points to the site and the parking provisions. In addition, she indicated that the number of parking spaces on the site would be increased, which would improve the drop-off/pick-up process at the site. She also said that the stormwater management provisions at the site would be improved and while some of the existing trees on the site would be removed, the applicant would plant additional trees. Ms. Strobel said that traffic and transportation was the primary issue of concern for the subject application, stating that the applicant hired a traffic engineer to address these concerns and ensure the safety of the students and the residents of the surrounding community. She explained that the applicant coordinated with the traffic engineer and the County to create an effective TDM program. In addition, she pointed out that the TDM program included a checkpoint to notate when the school achieved an enrollment of 155 students to ensure that the proposed TDM strategies were functioning properly. Ms. Strobel addressed Commissioner Hedetniemi's concerns regarding the monitoring of students during pick-up/drop-off periods, saying that the development conditions described the associated procedures and these procedures would be supplied to the County. She also indicated that there was currently on-site monitoring consisting of approximately five staff members during pick-up periods and at least three staff members for drop-off periods. Ms. Strobel said that the issues raised by the community had been addressed in the development conditions. She added that the subject application had the support of the Mason District Land

Use Committee. She then asked members of the audience in attendance that supported the application to stand and be recognized. She also submitted some letters of support for the subject application that had been submitted to the Mason District Office into the record. Ms. Strobel then deferred to the applicant's transportation engineer to address concerns regarding the TDM plan. (Copies of the letters of support are in the date file.)

Robin Antonucci, Transportation Consultant/Agent, MJ Wells & Associates, Inc., explained that the provisions of the applicant's TDM plan were similar to successful plans at other schools in the Mason District. She addressed Commissioner Lawrence's question about turning motions for vehicles accessing the site, saying that these motions would also be measured. She also did not object to articulating this provision into the development conditions.

Commissioner Lawrence expressed safety concerns for vehicles accessing the site, noting the difficulty of turning movements at the intersection of Annandale Road and Quiet Cove as an area of concern. He suggested that the applicant request visitors to self-report on the extent of the vehicular stacking they experienced when accessing the site, adding that impatient drivers during drop-off periods could exacerbate safety concerns. Ms. Antonucci concurred with Commissioner Lawrence's remark, pointing out that traffic volumes in the surrounding area were low. She added that the existing roads could accommodate this traffic volume and the volume generated by the proposal. In addition, Ms. Antonucci said that the applicant had coordinated with the Virginia Department of Transportation (VDOT) on the intersection's ability to accommodate the traffic generated by the site, stating that VDOT had indicated that an additional left turn lane for accessing the site was not necessary. She also stated that she did not object to including self-reporting for visitors as part of the TDM plan.

In response to questions from Commissioner Flanagan, Ms. Antonucci confirmed that the applicant would utilize buses if it were determined that the provisions of the TDM plan had not sufficiently managed traffic to the site. She also confirmed that buses were not currently utilized at the site.

When Commissioner Flanagan asked about the number of buses that would be utilized in the event that they were deemed necessary, Ms. Antonucci pointed out that permitting before and after-school care and expanding grade levels would allow children from the same family to attend the school, thereby reducing the number of additional trips to the site. In addition, she stated that the applicant would coordinate with FCDOT to implement a bus service if it were deemed necessary. She also noted that the applicant could also reduce enrollment at the school to 155 students in order to mitigate the traffic impact. A discussion ensued between Commissioner Flanagan and Ms. Antonucci regarding the monitoring of the traffic impact at the site wherein Ms. Antonucci confirmed that FCDOT would monitor the impact and the applicant would be required to notify FCDOT and the Mason District Supervisors Office when a new individual assumed the role of TDM coordinator, adding that the applicant could inform the community of this change as well.

Commissioner Flanagan expressed support for the applicant having a contact person that could coordinate with the community on transportation issues. Ms. Antonucci indicated that she did not object to this provision, adding that the applicant would coordinate with Mason District Supervisor Penny Gross on this issue.

A discussion between Commissioner Litzenberger and Ms. Antonucci ensued regarding the ability of buses to make turns on the site wherein Ms. Antonucci said that the applicant would not utilize regular-sized buses if they were implemented, but noted that the implementation of buses was unlikely.

Commissioner Litzenberger suggested that the applicant ensure that buses could make turns on the site. Ms. Antonucci said that this issue could be evaluated before the site plan review.

Commissioner Hart stated that the increase in student enrollment would increase the importance of ensuring that emergency vehicles could safely access the subject property. He pointed out that the plat contained a note indicating that the driveway could be widened, stating that this widening could include land from an off-site easement. He also noted that this off-site easement had been utilized for overflow parking and asked what could be done to discourage overflow parking along the driveway. Ms. Strobel addressed Commissioner Hart's concern about emergency vehicle access, saying that this issue had been evaluated and the applicant had satisfied the necessary requirements. She then addressed Commissioner Hart's concerns regarding parking at the site, pointing out that there was an ongoing issue with parking along Annandale Road in the surrounding area, but noted that this issue was not affiliated with the applicant. She explained that the applicant had coordinated with Supervisor Gross and VDOT to install signs that discouraged parking along Annandale Road. In addition, Ms. Strobel pointed out that the proposal would increase the amount of on-site parking spaces, adding that the drop-off area would be improved.

When Commissioner Hart asked whether there were any ongoing efforts to discourage parking on the off-site easement, Ms. Strobel stated that the applicant would coordinate with the Fairfax County Police and Supervisor Gross to enforce parking restrictions on this easement. She also noted that there were currently no signs to discourage parking on this easement.

Referring to Development Condition Number 16, which referred to off-site parking, Commissioner Sargeant asked whether an alternate site had been identified for a possible shuttle service that would be provided for visitors or employees in conjunction with an off-site agreement. Ms. Strobel indicated that an alternate site had not yet been identified. She also pointed out that the proposal would permit additional events at the site and these events could be broken up over the course of multiple nights to ensure sufficient parking. In addition, Ms. Strobel stated that staggered drop-off/pick-up procedures would be implemented, adding that the applicant had coordinated with staff on this issue. When Commissioner Sargeant asked whether the mention of an alternate site was necessary, Ms. Strobel explained that the applicant could coordinate with the surrounding community to identify an alternate site if necessary.

When Commissioner Sargeant reiterated his concerns regarding the hours for which community and non-profit organization could utilize the facilities on the site for meetings, Ms. Strobel noted that this service had been included by the applicant at no cost to the community. In addition, she said that the applicant did not object to imposing time limits for these events articulated in Development Condition Number 9, which specified that the hours for after-school events be restricted from 6:00 p.m. to 9:30 p.m., Monday through Friday, and that parking for these events be provided on-site.

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

Nicole Naworal, 3527 Launcelot Way, Annandale, spoke in favor of the proposal. She stated that her children attended the existing school on the site and that she was a member on the Board of Trustees for the school. She then listed the following reasons to support approval of the subject application:

- The existing building was outdated and needed to be replaced, noting the difficulty and cost of maintaining this building;
- The existing building was originally constructed as a home and was not as conducive to the use of the site as a school;
- The existing building did not have sufficient heating;
- The proposed building would enhance the education quality provided to the students;
- The before and after-school care programs would help attract families within the community and support current families of students; and
- The before and after-school care programs would stagger trips, thereby reducing the traffic impact of the school.

Ms. Naworal indicated that the Board of Trustees for the schools had coordinated with staff and the surrounding community to address concerns regarding the proposal. She pointed out that the proposal included provisions to preserve existing vegetation and improve stormwater management at the site. In addition, she said that the proposal would increase the amount of parking spaces available at the site and improve the pick-up/drop-off areas. Ms. Naworal described the community and the school's operations, noting her children's positive experiences with the school. In conclusion, she stated that the proposal would ensure that the school would continue to make positive contributions to the surrounding community. (A copy of Ms. Naworal's statement is in the date file.)

Janet Bleggi, 7255-3 Glen Hollow Court, Annandale, noted that she lived in a condo located near the subject property and that she was currently a teacher at the existing school. She echoed remarks from Ms. Naworal regarding the positive impact the school had on the surrounding community and the quality education it provided to its students. She indicated that her community had not expressed any concerns regarding the impact of the school. (A copy of Ms. Bleggi's statement is in the date file.)

Chairman Murphy called for speakers from the audience.

Karen Chesbrough, 8470 Sevan Court, Annandale, stated that her child attended the existing school. She expressed support for the proposal and for the school, noting the importance of the before and after-school child care service.

Meskerem Solomon, 7200 Quiet Cove, Annandale, expressed concern about the traffic impact the proposal would have on the surrounding community. She stated that there was insufficient parking on the site, citing an incident in the summer of 2013 where it became difficult to access her neighborhood due to visitors to the site parking off-site. Ms. Solomon added that she had contacted the applicant and the County to deal with this issue. She also indicated that vehicles frequently parked along the public streets that led into the site and visitors attending events at the subject property did not have sufficient parking. Ms. Solomon also pointed out that the parking provisions would make it difficult for emergency vehicles to access the site. In addition, she expressed concern about the impact of construction activity at the site on the surrounding community, suggesting that this activity be limited to certain times of the day. Ms. Solomon echoed concerns from Commissioner Sargeant regarding time limits for evening events conducted at the site.

Responding to questions from Commissioner Hall, Ms. Solomon pointed out the location of her residence in the Quiet Cove Community and indicated that she had resided in the area for approximately 20 years. She then clarified that vehicles did not park along Quiet Cove and often parked near the entrance along Annandale Road. A discussion ensued between Commissioner Hall and Ms. Solomon regarding whether the vehicles that parked along Annandale Road were affiliated with the existing school on the site wherein Ms. Solomon said that Annandale Road was a public road and vehicles frequently parked along this road regardless of whether the existing school on the subject property was in session, adding that this condition was exacerbated when the school held events.

Commissioner Hall stated that the issues regarding the parking situation along Annandale Road were outside the scope of the subject application. A discussion ensued between Commissioner Hall and Ms. Solomon regarding efforts to address this issue wherein Ms. Solomon indicated she had coordinated with the applicant and the Mason District Supervisor's Office on this issue. Commissioner Hall also stated that she would raise this issue with Supervisor Gross.

Brad Deitz, 7208 Quiet Cove, Annandale, said that he had a family member that lived in the community near the subject property and he frequently resided in this house. He acknowledged relationship between the community and the applicant and indicated that he did not object to the proposed improvements to the existing school on the subject property. However, Mr. Deitz expressed concern about the traffic impact on the site, noting the frequent congestion along Annandale Road and the average speed of vehicles traveling along this road. He also expressed concern about safety and the ability for emergency vehicles to access the subject property. In addition, Mr. Deitz echoed remarks from Ms. Solomon regarding the tendency for vehicles to park along Annandale Road, which made accessing the site more difficult.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Strobel, who echoed remarks from Mr. Deitz regarding the relationship between the applicant and the community. She said that the applicant notified the surrounding community of upcoming events at the subject property, which included notices that discouraged parking along Quiet Cove. She also acknowledged that vehicles frequently parked along Annandale Road, but noted that these vehicles were not always affiliated with the existing school on the site. She indicated that this issue was an ongoing concern and the applicant would continue to coordinate with the community to address it. Ms. Strobel also noted that the proposal would improve vehicular

stacking and internal circulation on the site. In addition, she stated that the applicant held a neighborhood meeting to discuss the subject application. She then pointed out that the Zoning Ordinance prescribed time limitations on construction activity and the applicant intended to abide by these limitations.

When Commissioner Litzenberger asked how many residents attended the neighborhood meeting conducted by the applicant, Ms. Strobel stated that four residents attended the meeting, adding that the applicant had also informed the community when the subject application would be discussed at the Mason District Land Use Committee.

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 Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 01-M-036-02 TO A DATE CERTAIN OF MAY 7, 2014, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Hart seconded the motion which carried by a vote of 12-0.

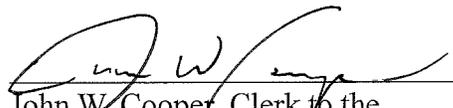
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The meeting was adjourned at 9:43 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

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: Jacob Caporaletti

Approved on: November 20, 2014

  
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John W. Cooper, Clerk to the  
Fairfax County Planning Commission