

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 6, 2015**

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

ABSENT: Kenneth A. Lawrence, Providence District
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:18 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 Commission's Policy and Procedures Committee had met earlier this evening to discuss Fairfax Forward, adding that the discussion would be continued at a later meeting in September. He added that the Committee would meet again on Thursday, May 7, 2015, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to discuss the Zoning Ordinance Work Program.

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PA 2014-IV-MV1 – 4201 AND 4203 BUCKMAN ROAD (Decision Only) (The public hearing on this application was held on April 30, 2015.)

(Start Verbatim Transcript)

Commissioner Migliaccio: I have one decision only tonight on a Comprehensive Plan Amendment. It is to allow for the possible redevelopment of two – two homes on 4201 and 4203 Buckman Road. The Lee District Land Use Committee met on Monday night and they voted in favor of this. Our professional planning staff also is in favor of the motion I'm going to make. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN AS SHOWN ON PAGE 9 OF THE STAFF REPORT FOR PA 2014-IV-MV1, DATED APRIL 16TH, 2015. THE RECOMMENDATION WOULD AMEND

THE PLAN TO ADD AN OPTION FOR RESIDENTIAL USE AT A DENSITY OF 8 TO 12 DWELLING UNITS PER ACRE ON PARCEL 15B. THE CURRENT PLAN LANGUAGE WOULD BE RETAINED FOR PARCEL 15A.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2014-IV-MV1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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APPROVAL OF OCTOBER 2014 MINUTES

(Start Verbatim Transcript)

Commissioner Hart: You should have received a couple weeks ago several sets of minutes. We've processed all of the corrections to those. I therefore MOVE, MR. CHAIRMAN, THAT WE APPROVE THE MINUTES THAT WERE DISTRIBUTED FOR THE FOLLOWING MEETINGS: OCTOBER 1ST, 2ND, 8TH, 9TH, 15TH, 22ND, AND 23RD OF 2014.

Commissioners Ulfelder and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Ulfelder and Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion on our minutes as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Mr. Chairman?

Chairman Murphy: You abstain, because you weren't with us at that time.

Commissioner Strandlie: Yes, thank you.

The motion carried by a vote of 9-0-1. Commissioner Strandlie abstained from the vote. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. CSPA 1998-LE-048 – METROPARK 2345 LLC
2. SE 2014-BR-039 – RATI KC d/b/a MRS. RATI'S FAMILY HOME DAYCARE
3. PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E&A) LLC
4. RZ 2011-PR-009/PCA 92-P-011 – CITYLINE PARTNERS, LLC

This agenda was accepted without objection.

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CSPA 1998-LE-048 – METROPARK 2345 LLC – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously-approved Comprehensive Sign Plan associated with RZ/FDP 1998-LE-048 to permit sign modifications. Located at 6348, 6350, 6354, 6359, 6361, and 6363 Walker Lane; and 6909 Metro Park Dr., Alexandria, on approx. 29.09 ac. of land zoned PDC. Tax Map 91-1 ((1)) 11 B2, 91-1 ((1)) 23E, 91-1 ((28)) 1A, and 2B; 91-1 ((31)) 1A, 1B, 2A, 2B, 2C, 3, 3A, 3B, 4A, 4B1, and 4C1. LEE DISTRICT. PUBLIC HEARING.

Kelly Atkinson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application CSPA 1998-LE-048.

Inda Stagg, Senior Land Use Planner, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh PC, concurred with the staff report, adding that clearer signage was required following the park's full build-out. She also stated that she agreed with the development conditions dated May 6, 2015.

Chairman Murphy called for speakers from the audience, but received no response. 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 Migliaccio for action on this item.

(Start Verbatim Transcript)

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Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Mr. Chairman, can I get the applicant to come up, please, for these development conditions and just agree on the record that you're okay with the development conditions now dated May 6th, 2015.

Inda Stagg, Senior Land Use Planner, Walsh, Colucci, Lubeley & Walsh PC: Yes, we do agree to the conditions dated May 6th, 2015.

Commissioner Migliaccio: Okay, thank you, Mr. Chairman. This is a very simple sign plan amendment and it's going to allow some way-finding within an existing office park and allow two of the restaurants that are there to have patrons find them, and it's very difficult to find the restaurants sometimes of Beulah Road.

Chairman Murphy: Yes, it is.

Commissioner Migliaccio: Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 1998-LE-048, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 6TH, 2015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 1998-LE-048, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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SE 2014-BR-039 – RATI KC d/b/a MRS. RATI'S FAMILY HOME DAYCARE – Appl. under Sects. 6-105, 6-106, 8-305, and 10-104 of the Zoning Ordinance to permit a home child care facility and an increase in fence height. Located at 10639 John Ayres Dr., Fairfax, on approx. 11,397 sq. ft. of land zoned PDH-3. Tax Map 77-1 ((12)) 182. BRADDOCK DISTRICT. PUBLIC HEARING.

KC Shree, Owner, Mrs. Rati's Home Daycare, reaffirmed the affidavit dated July 18, 2015.

There were no disclosures by Commission members.

Commissioner Hurley asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, she 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 Hurley for action on this case.

(Start Verbatim Transcript)

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Chairman Murphy: Public hearing is closed; recognize Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. If the applicant could, come to the podium again, please.

Chairman Murphy: Please come up, sir.

Commissioner Hurley: And could you please reaffirm your agreement with the proposed development conditions dated March – I'm sorry, May 6th, 2015. Do you understand them?

KC Shree, Owner, Mrs. Rati's Family Home Daycare: Yes, I do.

Commissioner Hurley: Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2014-BR-039, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 6TH, 2015.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-BR-039, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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PCA/FDPA 2005-PR-041-04 – ESKRIDGE (E&A) LLC – Appls.
to amend the proffers, conceptual, and final development plans for
RZ 2005-PR-041 previously-approved for mixed use development
to permit modifications to proffers and site design. Located on

District Ave., Glass Alley, Strawberry Lane, Merrifield Town Center, and Merrifield Cinema Dr., on approx. 7.69 ac. of land zoned PDC, PRM, and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) F, J, K, and N. PROVIDENCE DISTRICT. PUBLIC HEARING.

Steven F. Teets, Senior Project Manager, Edens Limited Partnership, reaffirmed the affidavit dated April 22, 2015.

There were no disclosures by Commission members.

William O'Donnell, 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 PCA/FDPA 2005-PR-041-04.

Mr. Teets concurred with the staff report and said he would be happy to answer questions the commissioners might have.

Commissioner Hart asked Mr. Teets if the applicant had read, understood, and agreed with the Development Conditions dated April 7, 2015. Mr. Teets said yes.

Chairman Murphy called for speakers from the audience, but received no response. 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 Hart for action on this item.

(Start Verbatim Transcript)

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Chairman Murphy: Public hearing is closed; recognize Hart.

Commissioner Hart: Thank you, Mr. Chairman. This is a straightforward case and it has it staff's favorable recommendation, with which I concur. I therefore will have four motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2005-PR-041-04, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 20, 2015.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors to approve PCA 2005-PR-041-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2005-PR-041-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 7, 2015, AND THE BOARD'S APPROVAL OF THE CONCURRENT PCA APPLICATION.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion – excuse me – to approve FDPA 2005-PR-041-04, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE USE LIMITATIONS ON CORNER LOTS IN SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT THE BUILDING LANDSCAPING AND SIGN LOCATIONS WITHIN THE ZONING ORDINANCE SIGHT TRIANGLES FORMED BY THE STREETS ALONG THE CORNER LOT, AS SHOWN ON THE CDPA/FDPA AND AS PROFFERED.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED MODIFICATIONS AND WAIVERS, WHICH ARE DISCUSSED IN THE STAFF REPORT. A SUMMARY LIST OF THESE MODIFICATIONS AND WAIVERS, DATED MAY 6, 2015, WAS PROVIDED TO YOU TODAY AND WILL BE MADE A PART OF THE RECORD OF THIS CASE, without me reading the whole list.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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RZ 2011-PR-009 – CITYLINE PARTNERS, LLC – Appl. to rezone from C-3, HC to PTC, HC to permit mixed use with an overall Floor Area Ratio (FAR) of 2.96. Located on the N.E. quadrant of the intersection of Dolley Madison Blvd. and Scotts Crossing Road, on approx. 9.88 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Parks/Open Space. Tax Map 29-4 ((5)) 9, 9A, and 10A and Scotts Crossing Road public right-of-way to be vacated and/or abandoned. (Concurrent with PCA 92-P-001-11.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Scotts Crossing to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) PROVIDENCE DISTRICT.

PCA 92-P-011 – CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 92-P-001 previously approved for office and accessory uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.96. Located on the N.E. quadrant of the intersection of Dolley Madison Blvd. and Scotts Crossing Road, on approx. 9.41 ac. of land zoned C-3, HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-4 ((5)) 9, 9A, and 10A. (Concurrent with RZ 2011-PR-009.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, reaffirmed the affidavits dated April 13, 2015.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a pending case with Ms. Strobel's law firm in which there were attorneys representing an adverse party, but indicated that it would not affect his ability to participate in this case.

Suzanne Wright, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ 2011-PR-009 and PCA 92-P-011.

Commissioner Ulfelder asked what the current status was of the connection of Scotts Run Crossing to Westpark Drive. Jeffrey Herman, Fairfax County Department of Transportation (FCDOT), said that construction of the connection was scheduled to be completed in 2018. When commissioner Ulfelder asked about the status of the connection with the Dulles Airport Access Road, Mr. Herman said that FCDOT's planning division was currently performing a

study to determine the feasibility of several alternatives for the ramp. He added that the ramp was scheduled for inclusion on Table 7, Section B, of the Tysons-side Transportation Improvements as part of the Tysons Plan Amendment. Commissioner Ulfelder asked about concerns raised regarding the proposed building heights and mass. Ms. Wright explained that staff was working with the applicant to ensure that the building heights were relative to each other, rather than having a very tall building next to a very short one, in order to provide a visually uniform skyline. Commissioner Ulfelder asked whether there would be right-in access only to Dartford Drive if Route 123 were to become a “super street.” Mr. Herman said no, adding that access would be right-in/right-out and that a U-turn movement would be in place so that drivers could make a right turn into Scotts Crossing.

Ms. Strobel provided a brief history of the subject site and said that a traffic impact analysis had been completed and transportation issues had been resolved. She described the current site and said that with the extension of the Metrorail Silver Line in Tysons, the application would provide a connected and extended street grid with a consistent urban design and landscape concepts, as well as amenities that would complement each other. In addition, she noted that the site stood very close to the McLean Metro Station, thereby providing a transit-oriented, walkable, sustainable, mixed-use development which would also overlook the Scotts Run stream valley. She detailed the proposal, noting that the use and design of the buildings would provide an appropriate transition to the existing Gates of McLean Condominium, located on the north side of the stream valley. Ms. Strobel pointed out that, for each sheet of the conceptual development plan (CDP), the applicant had provided an option to illustrate the future connector road. Additionally, she explained that the applicant had proffered to dedicate right-of-way that might be needed for the road and provide a pro rata contribution to its construction. She pointed out that a small portion of the common area for the Gates of McLean extended into the Scotts Run North property and said that the applicant had proffered to convey a portion of property to the Gates of McLean, should its property be condemned for the future connector road. She stated that the conveyance would allow for the open space associated with the Gates of McLean to remain consistent and will make them whole, while the portion of land on the south side of the future connector road would become a part of this development. Ms. Strobel described the landscape plan and provided brief details on the proposed Frances Park, noting that it would be a multi-generational park with passive and active elements. She said that the applicant provided a substantial proffer package, which included dedication of right-of-way and a number of other elements including sustainable design, increased stormwater management, and the provision of affordable housing.

Commissioner Hart asked Ms. Strobel if she had met with the McLean Citizens Association. She said she had not, but would be happy to. He then asked her to briefly explain minor edits to the proffers, to which Ms. Strobel noted that the following changes had been made: one sheet reference had been changed from “supplemental” to “civil” and the associated change was made in the related proffer. She added that a minor editorial error had been corrected to the proffer related to affordable housing. She further noted that minor corrections were made to the transportation proffers and were reviewed by Mr. Herman with no objections. She stated that none of the modifications were substantive or would change the intent of the proposal.

Commissioner Hart asked for a brief explanation with regard to the intersection of North Dartford Drive and Route 123. Robin Antonucci, Vice President, Wells & Associates, explained

that development would be limited to 1.2 million square feet until the interchange modification request was approved by the Federal Highway Administration, the Virginia Department of Transportation, and Metropolitan Washington Airports Authority, at which time we can make the right-in/right-out connection, or until the future connector road extends from Scotts Crossing over to the Dulles Airport Access Ramp. She added that once the “super street” was implemented, drivers would not be permitted to make left turns from Route 123 onto Scotts Crossing or Colshire Meadow on the south side of 123. She added that drivers would need to go past the intersection and make a U-turn at North Dartford and then make a right up Scotts Crossing and over the beltway.

Commissioner de la Fe expressed concern about U-turns becoming the preferred method for turning instead of traffic signals. Ms. Antonucci explained that U-turns were used elsewhere in the country and were found to significantly reduce traffic progression at busy intersections.

In response to a question from Commissioner Hart, Ms. Antonucci said that the Route 123 “super street” was not caused by the subject application.

Commissioner Litzenberger noted that citizens in western Fairfax County did not have access to Metrorail and therefore needed to drive to Tysons. He asked what the parking availability would be at the proposed site. Ms. Strobel said the precise availability was unknown at present, but added that shared parking would likely be provided. When Commissioner Litzenberger asked if parking would be provided for the office uses, Ms. Strobel said yes. Ms. Wright added that the applicant met the parking requirements for the Planned Tysons Corner Urban District and said that each use would have parking. She noted, however, that allocation for those uses would be determined when the final development plans were submitted. She added that the intent was for the office uses to occupy the parking during daytime hours while the retail and residential uses did so during the evenings.

Commissioner Ulfelder noted that there was a 700-space temporary parking lot on the proposed site and asked what the average daily occupancy was. Ms. Strobel said that approximately a third of the spaces were used on a daily basis.

Commissioner Flanagan asked what the total number of residential units would be. Ms. Strobel noted that the total number of units ranged from 467 to 690, depending on which option was chosen for Building B. She added that all of the residential units would be within walking distance to the Metro station. Commissioner Flanagan expressed concern with regard to the affordable housing units being combined into one building and separate from the rest of the community. Ms. Strobel said that while it might be permitted, the applicant intended to provide affordable units in each residential building.

Commissioner Migliaccio echoed Commissioner Flanagan’s concerns regarding the affordable housing and said that any offsite housing should be within walking distance of the Metro station.

Chairman Murphy called for speakers from the audience, but received no response. 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 Hart for action on this item.

(Start Verbatim Transcript)

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Chairman Murphy: Public hearing is closed; recognize Hart.

Commissioner Hart: Thank you, Mr. Chairman. I came into this at the 11th hour and – and my first reaction was this was a very oddly shaped site and this was – – one of the things we had struggled with in the Tysons Committee was how were we going to come up with a grid of streets and urban design and everything on these strangely shaped pieces with angles and triangles. But I think this application demonstrates that can be successfully done. I think this is – this is ready to go. I think that they've done everything that staff has requested. We have a solid proffer – proffer package. We have a favorable staff recommendation and we're going to see the details, again, at the appropriate time. And I think we're ready to go on this and, therefore, I would first MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 92-P-001-11.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 92-P-001-1 [sic], say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hart.

Commissioner Hart: Secondly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 10, 2015, AND NOTING THAT MS. STROBEL HAS MADE THE COMMITMENT ON THE RECORD TO MAKE SOME FURTHER EDITS.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors to approve RZ 2011-PR-009, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Third, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS, AS LISTED IN THE HANDOUT DATED APRIL 24, 2015.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. And now we will be get out at about 9:30, if we did have to go through all of that.

Commissioner Hart: I'm not going to read all those.

Chairman Murphy All those in favor of the motion –

Commissioner Hart: There must be 18 of them.

Chairman Murphy: I know it. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

Each motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.

(End Verbatim Transcript)

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The meeting was adjourned at 9:23 p.m.
Peter F. Murphy, Chairman
James R. Hart, 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: Jeanette Nord

Approved on: October 21, 2015



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