

**MINUTES OF
PLANNING COMMISSION MEETING
MAY 24, 1995**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Carl L. Sell, Jr., Lee District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hartwell announced that the Environment Committee had met tonight. He stated that he would announce the next committee meeting at the June 1, 1995 Planning Commission meeting and would ensure adequate notification of the date and time.

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Commissioner Hall MOVED TO DEFER THE PUBLIC HEARING ON 456-M94-12, AMERICAN PERSONAL COMMUNICATIONS, L.P., INDEFINITELY.

Commissioners Byers and Hartwell seconded the motion which carried unanimously with Commissioners Hanlon, Downer, and Thomas not present for the vote.

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Commissioner Hall MOVED TO DEFER THE PUBLIC HEARING ON SE-95-M-005, AMERICAN PCS, L.P., INDEFINITELY.

Commissioners Byers and Hartwell seconded the motion which carried unanimously with Commissioners Hanlon, Downer, and Thomas not present for the vote.

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In order to have sufficient time to review recently submitted revisions, Commissioner Palatiello MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ-94-H-062, HADDON GROUP, INC., TO A DATE CERTAIN OF JUNE 1, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon and Thomas not present for the vote.

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Commissioner Palatiello announced that he had just received the information regarding a "feature shown" determination for the American Personal Communications, Fellowship House, and therefore, was not prepared to make a motion on it tonight.

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In the temporary absence of Commissioner Hanlon, Chairman Murphy MOVED TO (FURTHER) DEFER THE DECISION ONLY ON SE-94-P-061, HORIZON BANK OF VIRGINIA, TO A DATE CERTAIN OF JUNE 14, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon and Thomas not present for the vote.

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Commissioner Sell announced his intent to defer the public hearing on RZ-90-L-044, Mowbray Arch/Edge Hill LC., from June 7, 1995 to an undetermined date.

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Commissioner Sell reminded all interested parties that the next meeting of the Telecommunications Committee would be held on Thursday, May 25, 1995 at 7:30 p.m. in Room 232. He added that the meeting was open to the public.

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Commissioner Byers announced that the Policy and Procedures Committee would meet on Thursday, June 1, 1995 at 7:30 p.m. in the Board Conference Room.

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Commissioner Palatiello announced his intent to defer the public hearing on concurrent applications, RZ-94-H-065, FDP-94-H-065, PCA-80-C-028-2 and PCA-77-C-098-2, Van Metre at Woodland Park L.P., from June 15, 1995 to June 21, 1995.

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Commissioner Hanlon MOVED TO FURTHER DEFER THE DECISION ONLY ON SE-94-P-063, TACO BELL CORP., TO JUNE 1, 1995.

Commissioner Sell seconded the motion which carried unanimously with Commissioners Downer, Harsel, and Hartwell not present for the vote.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. 456-D95-19 – American PCS, L.P.
SEA-83-D-079 – American PCS, L.P.
2. FDP-87-C-060-11 – Batman Co., Inc.
3. S94-CW-T4 – Out-of-Turn Plan Amendment
4. 456-S95-4 – Northern Virginia Regional Park Authority

This order was accepted without objection.

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456-D95-19 – AMERICAN PCS, L.P. – Appl. to permit an increase in height for an existing telecommunications tower & the installation of additional equipment on property located at 9916 Georgetown Pike on approx. 2.06 ac. Tax Map 13-1((1))2 & 2A. (Concurrent with SEA-83-D-079.) DRANESVILLE DISTRICT.

SEA-83-D-079 – AMERICAN PCS, L.P. – appl. under Sec. 3-104 & 4-804 of the Zoning Ord. to amend SE-83-D-079 for a telecommunications facility & public benefit association to permit an increase in height for an existing tower & the installation of additional equipment on property located at 9916 Georgetown Pike on approx. 2.06 ac. zoned R-1 & C-8. Tax Map 13-1((1))2 & 2A. (Concurrent with 456-D95-19.) DRANESVILLE DISTRICT.
JOINT PUBLIC HEARING.

Mr. Steven Muscarella, representing American Personal Communications, reaffirmed the affidavit dated May 10, 1995. There were no disclosures by Commission members.

Ms. Denise James, Zoning Evaluation Division, Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is contained in the date file. She noted that staff recommended approval of 456-D95-19 and SEA-83-D-079, subject to the development conditions dated May 24, 1995 which were distributed to the Commission that night and contained only minor text revisions. She pointed out that the graphic attached to the conditions had omitted the three whip antennas, but would be corrected before the application went before the Board of Supervisors. Ms. James noted that David Jillson, Planning Division, OCP, was present to answer questions concerning the 456 application.

James Michel, Esquire, with the firm of Jackson & Campbell, P.C., also representing the applicant, concurred with staff recommendations. He noted that Media General was now a participant in the County's co-location policy. He pointed out that the Great Falls Citizens Association had unanimously endorsed the applications.

Chairman Murphy called for speakers from the audience. Receiving no response, he noted that no rebuttal was necessary. Ms. James had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Downer for a motion on this application. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED INCREASE IN HEIGHT AND ADDITIONAL EQUIPMENT FOR AN EXISTING COMMUNICATIONS TOWER TO BE IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.1-456 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon, Harsel, and Thomas not present for the vote.

Commissioner Downer next MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-83-D-079, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 24, 1995,

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon, Harsel, and Thomas not present for the vote.

Commissioner Downer then MOVED (THAT) THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THE EXISTING SCREENING AND BARRIER WITH

SUPPLEMENTAL PLANTINGS AS RECOMMENDED IN THE PROPOSED
DEVELOPMENT CONDITIONS DATED MAY 24, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon, Harsel, and Thomas not present for the vote.

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FDP-87-C-060-11 – BATMAN CO., INC. – Appl. to approve the 11th FDP for RZ-87-C-060 to permit residential development on property located in the S.E. quadrant of the intersection of Coppermine Rd. & Thomas Jefferson Dr. on approx. 1.46 ac. zoned PDH-16. Tax Map 16-3((1))35D. (Formerly 25-1((1)) pt.3A.) HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Paul Kraucunas, representing the applicant, reaffirmed the affidavit dated May 18, 1995. No disclosures were made by Commission members.

Commissioner Palatiello asked Chairman Murphy to ascertain whether there were any speakers for this case. Receiving no response and there being no comments or questions, Chairman Murphy waived the presentation of the staff report, closed the public hearing and recognized Commissioner Palatiello for action on the application. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-87-C-060-11, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 24, 1995.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Byers, Hanlon, Harsel, Hartwell, and Thomas not present for the vote.

Commissioner Palatiello FURTHER MOVED (THAT) THE PLANNING COMMISSION WAIVE THE PFM REQUIREMENT TO PROVIDE SIDEWALKS ON BOTH SIDES OF THE STREET IN FAVOR OF THE SIDEWALKS DEPICTED ON THE FDP.

Commissioners Downer and Hunter seconded the motion which carried unanimously with Commissioners Byers, Hanlon, Harsel, Hartwell, and Thomas not present for the vote.

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S94-CW-T4 – OUT-OF-TURN PLAN AMENDMENT – To consider proposed revisions to the Adopted Comp. Plan for Fairfax Co. VA, in accordance with Code of Virginia, Title 15.1, Chap. 11, which concern incorporation into the adopted Countywide Transportation Plan of the proposed realignment of University Dr. from just S. of Fairfax City Hall to the W. so that it will connect with the existing east-west portion of University Dr. in the vicinity of Pohick Lane. BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. LouAnn Hutchins, Office of Transportation, presented the staff report, a copy of which is in the date file. She noted that staff recommended a realigned University Drive be shown as an element of the Countywide Transportation Plan and that the Plan be amended accordingly.

Ms. Hutchins responded to Commissioner Harsel question regarding notification and advertisement of this item.

Commissioner Harsel announced that it was her intention to defer the decision on this Out-of-Turn Plan Amendment to allow time to study the advertisement for the proposal.

Chairman Murphy called for speakers from the audience and received no response. As there were no questions or comments from the Commission and Ms. Hutchins had no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for a motion on the application. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED TO DEFER THE DECISION ONLY ON S94-CW-T4 TO A DATE CERTAIN OF THURSDAY, JUNE 1, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon, Hartwell, and Thomas not present for the vote.

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Prior to the next case in the Springfield District, Chairman Murphy asked Vice Chairman Hanlon to assume the Chair.

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456-S95-4 – NORTHERN VIRGINIA REGIONAL PARK AUTHORITY – Under provisions of Sec. 15.1-456, Code of Virginia, as amended, to periodically use its property at 10019 Hampton Road, Fairfax Station, as an overflow spectator parking area for regattas & other special events at Sandy Run Regional Park. Tax Map 105-2((1))7. Area III. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. He stated that staff found the proposal to satisfy the criteria of location, character and extent as specified in the Code and recommended that the Planning Commission find it in substantial accord with the provisions of the adopted Comprehensive Plan.

Commissioner Murphy explained that he had held meetings in March and May 1995 with concerned citizens during which he had instructed them to direct their questions and comments to issues they believed should be addressed in the 456 application that would ameliorate impacts the use might have on their neighborhood. Because he had received citizen input tonight, he announced that he intended to defer this decision. Commissioner Murphy, noting that a 456 application could not be conditioned, said that he had requested that the Regional Park Authority address in writing those issues which would be incorporated into the application. He called attention to the May 15, 1995 letter from the Northern Virginia Regional Park Authority which specified eight issues. He pointed out that some issues raised by the citizens were not germane to the application. He also noted, for the record, the May 23, 1995 memorandum from Karen Harwood, Senior Assistant County Attorney, which documented the March 27, 1968 approval of the original 456 application and which specified that the Northern Virginia Regional Park Authority had the legal authority to allow its facilities to be used by individuals or groups who were not from its member jurisdictions. (The documents referenced are contained in the date file.)

Vice Chairman Hanlon called Mr. David Brown, the representative of the Regional Park Authority, for his presentation.

Mr. David Brown, Executive Director of Operations and Finance for the Northern Virginia Regional Park Authority, explained that the Authority was a multi-jurisdictional agency that operated a system of regional parks throughout Northern Virginia. He gave a brief history of the use and amenities at the Sandy Run Park. He attested that there were no plans for further development of the park. Mr. Brown explained the park's use for rowing regattas, the schedules, seasons, and spectator participation. He reiterated that this application was not to expand Sandy Run Park but to accommodate an existing need for overflow parking several times during the year. Mr. Brown stated that the Park Authority had worked with neighborhood representatives and would again meet with citizens to listen to their comments. He emphatically stated that the Park Authority would continue to work to minimize, to whatever extent possible, any negative effects experienced by the residents of Van Thompson Road. Mr. Brown pointed out that Sandy

Run Park was a very popular park that would be heavily used several times during the year. He concluded his presentation by reminding the audience and Commission that the application was consistent with the objectives of the Comprehensive Plan and he would appreciate the Commission's concurrence with the staff report and approval of the application.

Mr. Brown responded to Commissioner Murphy's questions regarding the natural state of and frequency of use of the parking lot.

Vice Chairman Hanlon explained the rules for presenting oral testimony and called the first several listed speakers. He encouraged the speakers to align their comments to those of previous speakers if they shared the same point of view.

Mr. Barry Seymour, 10227 Van Thompson Road, Fairfax Station, submitted written testimony along with a petition. (A copy of each is contained in the date file.) It was his ten-acre field, he said, that he had allowed the Park Authority to utilize over the last seven years for overflow parking during regatta events. He stated that the intersection of Hampton and Van Thompson Roads, which was also the main entrance into his neighborhood, was dangerous and heavily travelled and that the issue of safety should be addressed.

Mr. Seymour responded to Commissioner Murphy's questions regarding the use of his property and the question of whether the proposed use would be setting a precedent of allowing parking on an R-C lot. He believed that because the Regional Park Authority had asked to use his property, he was doing them a favor and was not using his property as a commercial use.

The next listed speaker, Mr. David Abdelnour, Hampton Woods III HOA, 10125 Hampton Woods Drive, Fairfax Station, was not able to attend the public hearing. Mr. John R. Caracciolo, 10121 Hampton Woods Drive, Fairfax Station, read Mr. Abdelnour's written statement, a copy of which is in the date file. Mr. Abdelnour's statement requested the denial because the proposed parking lot was a violation of the 456 review process. He also took issue with the fact that the park was used by other jurisdictions.

Commissioner Murphy commented that folks from other jurisdictions were allowed by law to utilize Northern Virginia Parks.

Mr. Nathan and Mrs. Sheila Rorls, 7634 Inishmore Court, Springfield, addressed the Commission together. They pointed out that their vacant property had been used for parking during regattas and that an officer directing traffic had advised them that they could charge a fee for its use. The Rorls questioned whether their property value would decrease and their taxes increase. They also commented on the increased traffic and the problem with trespassers.

The next listed speaker, Ms. Joyce Salemon, 8701 Birch Cliff Drive, Fairfax Station, was not present when called.

Mr. Keith Epstein, 10230 Van Thompson Road, Fairfax Station, submitted written testimony, a copy of which is in the date file. He believed the parking use conflicted with the Comprehensive Plan and stressed the issues of safety, traffic and environmental impacts and voiced his strong opposition to the application.

Mr. Epstein responded to a question posed by Commissioner Palatiello explaining his reasoning why this 456 procedure for the proposed parking lot use did not meet the criteria of location, character and extent being consistent with the adopted Comprehensive Plan.

Mrs. Jennifer Epstein, 10230 Van Thompson Road, Fairfax Station, pointed out the rural, residential character of the neighborhood and the danger to their children because of the increased, speeding traffic.

Mr. C. Coleman Broaddus, 9738 Swift Creek Court, Fairfax, spoke in favor of the proposal. He believed that the use of parks was beneficial to all. He cited his personal experience of rebuilding his health after a heart attack through exercise programs done at several parks. Mr. Broaddus believed that an overflow parking lot would solve a parking problem during those few regatta meets during the year.

Mr. James Jacobson, 10242 Van Thompson Road, Fairfax Station, was not able to attend the meeting so Mrs. Jennifer Epstein read his statement. It listed issues of noise, heavy speeding traffic, congestion, and litter which he felt were results of an overuse of the Sandy Run Regional Park.

Mr. James Paton, 9275 Hampton Hunt Drive, Fairfax Station, President of the Hampton Hunt Estates HOA, cited a dangerous increase in traffic along their street which was dangerous to their children, pets, and bicyclists. He likened the park's use to a sports complex and reiterated that the area was residential. Mr. Paton vehemently opposed the parking lot, stating that his homeowners association had expressed that opinion to their Supervisor.

Mr. Robert Spousta, Head Coach of the George Mason Crew Club, residing at 6821 Donahue Court, Falls Church, noted the outstanding facility at Sandy Run Park stating that the Park Authority had done all within its power to lessen the impact of the facility on the neighborhood. He pointed out that the regattas were not advertised and that a cap had been placed on the number of athletes allowed to race. Mr. Spousta asked that the Commission approve the lot because its use would make the neighborhood safer by keeping traffic off the residential streets as well as provide an area for parking no more than eight times a year.

Ms. Laura Pakhchanian, 10208 Van Thompson Road, Fairfax Station, voiced safety concerns for the residents because of the traffic. She believed that if this one parking lot were allowed, it would escalate the building of more and more parking lots which would have a negative impact on the area and its use was not in character with the rural, residential neighborhood.

Mr. Calvin Young, 10251 Van Thompson Road, Fairfax Station, addressed his concerns over daily traffic safety stating that Van Thompson Road was dangerous due to the number of cars and their speed. He submitted written testimony which is contained in the date file. He noted that he and his neighbors never approved of the use of Mr. Seymour's lot for parking and after Mr. Seymour realized their opposition, out of respect for his neighbors, he discontinued his lot's use by the park. Mr. Young also suggested busing people into the park for event days rather than using local parking lots.

Mr. Robert Stuckey, 6110 Hatches Court, Fairfax Station, President of the George Mason University Crew Club, voiced his approval for the overflow parking lot. He believed that the use of the lot would address traffic and safety concerns by reducing the flow of traffic.

Mr. Joseph Creed, Northern Virginia Scholastic Rowing Association, 1500 S. George Mason Drive, Arlington, clarified that all schools that practiced on a daily basis at Sandy Run Regional Park were from Fairfax County and not out-of-towners. He listed the number of regularly scheduled regattas. He explained that due to the enormous growth in popularity of the sport, all jurisdictions were conferring with one another on how to deal with the events' impact. Mr. Creed stated that several plans were being considered to determine which ones would best address the regatta impacts in this region.

Mr. Richard Prins, 10118 Hampton Woods Drive, Fairfax Station, expressed his strong disapproval of the lot, stressing that it was a residential neighborhood which should not have to cope with the detrimental effects of overflow parking for sightseers. He maintained that the park should be used by park visitors who would utilize the water and trails and should not have to accommodate thousands of spectators converging on the park numerous times during the year. Mr. Prins requested that the Commission consider the possibility of constructing an alternate roadway to the park which wouldn't traverse through a residential neighborhood.

Mr. William Shand, 10350 Loivale Place, Fairfax Station, asked that the Commission place themselves in the place of the residents who are affected by the increased use of the park. He pointed out that his road was gravel, was continually in need of repair, and was very dangerous because of speeders. He worried that the park's use would only escalate and noted that its increased use was not confined to weekends. He suggested that there be one entrance and one exit to the park. Mr. Shand believed that the provision of caps on the regatta events was something that could not be policed in the future and that the number of event days would continually increase.

Commissioner Sell commented that it was not within the purview of the Planning Commission to make conditions that could address the citizens' concerns. He suggested that folks work with the Regional Park Authority to alleviate the effects of the park's use on their neighborhood and quality of life.

Commissioner Murphy echoed Commissioner Sell's comments, reiterating that it was time for the citizens to form a task force and work with the Regional Park Authority. He pointed out that the May 15, 1995 letter from the Park Authority, which clarified its intentions regarding the use and improvement of the property, would be a part of the application approval process.

Mr. Rod Boysen, 10249 Van Thompson Road, Fairfax Station, was opposed to the application because of speeding traffic, the profusion of litter, crowd control, graffiti, decreasing property values, late night parties, theft and vandalism.

Ms. Monica Seymour, 10227 Van Thompson Road, Fairfax Station, explained that the Park Authority had approached them requesting use of their vacant lot for overflow parking, but it had gotten out of control and it seemed that they were taken for granted. She pointed out the dangerous condition of the road due to the increased, speeding traffic.

Mr. Ray Duff, President of the West Springfield Crew Boosters, 7112 Hadlow Court, Springfield, noted that there were various limitations to their rowing and regatta schedules. He stated that the use of school buses for this club-supported sport was paid by parents and cost several thousand dollars per year. He also pointed out that a number of the different crew organizations used carpooling to reduce by half the total number of cars going down to the Occoquan on a daily basis. He noted that he and others repeatedly stressed to their rowers the importance of driving safely and lawfully and behaving respectfully in others' neighborhoods.

Mr. Donald Adams, 10010 Hampton Road, Fairfax Station, stated that speeding and heavy traffic made Hampton Road a busy, dangerous road during rowing season. He requested that passes be allotted to all those attending a regatta and that all participants and spectators be bused in.

Mr. Robert Kubal, an officer with the West Potomac Crew Boosters Organization, 2005 Bedford Lane, Alexandria, strongly believed that the park was for the use of all citizens. He professed that the Regional Park Authority had always willingly worked with residents to address the impacts of the park's use. He stated that the lot was completely compatible with nature and that it would help facilitate the park's use with less impact on the neighborhood. Mr. Kubal listed the measures taken which would lessen the impact on the residents such as busing, alternate sites, additional parking sites, carpooling, seasoned passes, and increasing fees.

Mr. Roger Eisinger, 8930 Harrivan Lane, Fairfax Station, pointed out that there was a danger of queued cars creating a hazard along Hampton Road as they lined up to enter the parking lot. He believed that a better, safer location for the overflow parking lot could be found. Mr. Eisinger thought that the possibility of busing spectators and visitors into the park should be explored.

Mr. Haig Pakhchian, 10208 Van Thompson Road, Fairfax, Station, pointed out that after a rain the lot would be muddy and that he believed sooner or later the lot should be graveled or paved. As he was very familiar with the site, he stated that he believed no more than 100 cars could be feasibly parked there. Mr. Pakhchian commented that one had to be a member to use the park; that it was not for everyone's use.

At Commissioner Hartwell's request, Mr. Brown addressed Mr. Pakhchanian's statement concerning the restricted use of the park. He explained that the Sandy Run Regional Park had been built for rowing and related activities. He clarified that it was open to the public and definitely set up for rowing related activities. He noted that fishing boats would not be allowed there; that there were other parks to fill that need.

Mr. Jay Tennent, President of the Occoquan Boat Club, 9527 Blackburn Drive, Burke, noted that, since 1983, they had sponsored only one regatta per year and over the years it became apparent that an overflow parking lot was necessary so in 1991 they limited their regatta to 400 entries. He explained the logistics involved between Fountainhead and Sandy Run Parks to accommodate regatta days, the parking considerations and the shuttling of both rowers and spectators.

There being no further speakers, Vice Chairman Hanlon called upon Mr. Brown for rebuttal.

Mr. Brown maintained that the Park Authority would continue to meet with the neighbors, pointing out that the Park Authority's May 15th letter, which would be part of the application, was the result of addressing many of their concerns. He reiterated that the use of the overflow lot would not increase attendance at the regattas, but would reduce confusion. Mr. Brown guaranteed the points in their May 15th letter and assured that the lot would only be utilized several times a year.

Vice Chairman Hanlon asked Mr. Jillson and Ms. Harwood if either had closing staff comments to which they declined. Vice Chairman Hanlon then closed the public hearing and recognized Commissioner Murphy for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON 456-S95-4 TO A DATE CERTAIN OF JUNE 1, 1995 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Hartwell seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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The meeting was adjourned at 11:50 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of the meeting, reference may be made to the audio and video recordings which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

SIGNATURES

May 24, 1995

Minutes by: Paula A. McFarland

Approved on: January 16, 1997

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission