

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 29, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District

ABSENT: Joan M. DuBois, Dranesville District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20 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 Kelso announced that tonight the Parks Committee received a presentation on the Needs Assessment Study process for developing standards for park and recreation facilities in the County. He noted that the report would soon be available to the Planning Commission and the Board of Supervisors.

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Commissioner de la Fe MOVED THAT THE DECISION ONLY ON RZ 2002-HM-041, RIDGE ROAD DEVELOPMENT, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 12, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2, MPW, LLC, BE DEFERRED TO A DATE CERTAIN OF JULY 24, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

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Commissioner Smyth noted that the Policy and Procedures Committee would meet on Wednesday, June 18, 2003, at 7:30 p.m., in the Board Conference Room, to discuss the Area Plans Review process.

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Chairman Murphy announced that the annual Celebrate Fairfax! festival would take place on June 6, 7, and 8, 2003, on the grounds of the Government Center.

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Commissioner Koch noted his intent to defer the public hearing on PCA 86-S-071-3/FDPA 86-S-071-4, TRINITY CENTRE THREE LLC AND TRINITY LAKE LLC, from June 11, 2003 to June 26, 2003.

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Chairman Murphy announced that a workshop would be held at the Planning Commission meeting on Wednesday, June 11, 2003, on a proposed Zoning Ordinance Amendment and Out-of-Turn Plan Amendment, S03-CW-1CP, concerning telecommunications facilities. He noted that the public hearing on these proposals was scheduled for June 18, 2003.

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Commissioner Harsel reminded Commissioners that a Housing Committee meeting was scheduled for Wednesday, June 11, 2003, at 7:30 p.m. in the Board Conference Room.

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RZ 2002-HM-044 - COLUMBIA REGENCY RETAIL
PCA 88-C-091-08 - COLUMBIA REGENCY RETAIL
PCA 88-C-039-08 - COLUMBIA REGENCY RETAIL
SEA 89-C-027-09 - COLUMBIA REGENCY RETAIL (Decisions Only)

(The public hearing on these applications was held on May 21, 2003. 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 2002-HM-044, PCA 88-C-039-08, and PCA 88-C-091-08, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 29, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

Commissioner de la Fe FURTHER MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 89-C-027-09, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 28, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS AS SHOWN ON THE SE PLAT AND MODIFIED BY THE DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Murphy abstaining; Commissioner Moon not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT
2. RZ 2002-MV-046/FDP 2002-MV-046 - PULTE HOME CORPORATION
3. PCA 84-P-002-3/FDPA-84-P-002-3 - PENDERBROOK COMMUNITY ASSN., INC.
4. SEA 97-V-033 - MOUNT VERNON COUNTRY CLUB

This order was accepted without objection.

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S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan concerning Sub-units L2, L3 and L4 of the Merrifield Suburban Center, approximately 18 ac. generally located southwest of the Arlington Blvd. and Williams Dr. intersection. Sub-unit L2, the Elks Lodge (parcel 49-3((1))101A) is planned for institutional use up to a .15 FAR and parcels 49-3((1))104B & 135 are planned for office use up to a .5 FAR and have an option for office use up to a .6 FAR with consolidation. Sub-unit L-3 (parcels 49-3((9))7A & 11A) is planned

for office use up to a .7 FAR. Sub-unit L-4 (parcels 49-3((9))1B, 2, 2A, 3, 4, 5, 6 & 6A) is planned for office use up to a .25 FAR with an option for park use. The Plan Amendment will consider adding a Plan option to transfer a portion of the planned intensity from the area south of Pennell St. to north of Pennell St.; a proposal under this option would include land south and north of Pennell St. and have an overall intensity not to exceed .7 FAR, with the portion south of Pennell St. having an intensity reduced to approximately .15 FAR.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Ms. Clara Quintero presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Amendment.

Commissioner Smyth announced that she would be deferring a decision on this matter, after the close of the public hearing, to June 26, 2003. She said the outcome of a partition suit involving one of the parcels subject to consolidation should be known at that time.

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

Mr. Gordon Hay, Director, Life with Cancer, Inova Fairfax Hospital, 3300 Gallows Road, Falls Church, explained that the Life with Cancer program provided education, information, and support for families and patients dealing with the effects of cancer. He said a new location was critically needed, and that no other suitable alternative sites were available. He recognized those persons in the audience who supported the proposed amendment. (A copy of his remarks is in the date file.)

Ms. Joyce Montgomery, 3812 Sandalwood Court, Fairfax, spoke in support for the proposed amendment. She said the Life with Cancer program provided a valuable service to persons whose lives had been affected by cancer, and that approval of the amendment would ensure that comprehensive services would continue to be available to members of the community.

Martin Walsh, Esquire, with Walsh, Colucci, Emrich, Lubeley, and Terpak, PC, expressed support for the proposed amendment. He said the proposed location for the program would provide an excellent transition from the Pine Ridge community to higher density commercial uses to the north.

Ms. Frances Wallingford, 3230 Wynford Drive, Fairfax, Pine Ridge Civic Association, also expressed support for the proposed amendment, but wanted assurance that the proposed language satisfied the condition that the entire area south of Pennell Street would be limited to .15 FAR.

There were no further speakers.

Commissioner Smyth commented that the value of the Life with Cancer program was indisputable and that the proposed location was excellent. She said, however, that

Comprehensive Plan text must facilitate the proposed use, and provide alternative language in the event complete consolidation could not be achieved.

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 Smyth for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S03-II-F1, PENNELL STREET, BE DEFERRED TO A DATE CERTAIN OF JUNE 26, 2003.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioners DuBois and Wilson absent from the meeting.

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RZ 2002-MV-046/FDP 2002-MV-046 - PULTE HOME CORPORATION - Appls. to rezone from R-1 and C-8 to PDH-12 to permit residential development at a density of 8.39 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Plaskett La., approx. 250 ft. E. of Silverbrook Rd. on approx. 4.88 ac. of land. Comp. Plan Rec: 8-12 du/ac and 16-20 du/ac. Tax Map 107-2 ((1)) 33; 107-4 ((1)) 3 and 4A. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Ina Stagg, Planner, with Walsh, Colucci, Lubeley, Emrich, and Terpak, PC, reaffirmed the affidavit dated April 14, 2003. There were no disclosures from Commission members.

Mr. Peter Braham, 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 the application.

In response to a question from Commissioner Byers, Mr. Braham said staff concluded that General Standard Number 3 had not been met because the shape of the property and the proposed densities made it very difficult to incorporate a tree save area while accommodating the topography of the site. Nevertheless, he said staff was recommending approval of the application.

Ms. Stagg stated that the land area within the proposed development completed the consolidation of three properties, two zoned residential and one zoned commercial, which remained after the Washington Homes application had been approved last year. She explained that the proposed density was well below the recommended ranges of 16-20 dwelling units per acre for the commercial portion of the property, and 8-12 dwelling units for the residential portion.

Ms. Stagg noted that throughout the process, the applicant had worked closely with the Federation of Lorton Communities, the Gunston Corner Homeowners Association, and the Mount Vernon Council. She said as a result of community input, the original layout of 63 dwellings fronting on Plaskett Lane had been revised to create more of a vista in the area with four major views of the neighborhood. She said the proposed development had the support of the Federation of Lorton Communities and the Mount Vernon Council, and she requested a favorable recommendation.

In response to a question from Commissioner Byers, Ms. Stagg said the applicant did not think a proffer prohibiting "popsicle" signs was necessary because the Zoning Ordinance addressed sign requirements.

Responding to another question from Commissioner Byers, Ms. Stagg said while the applicant was willing to contribute funds to the Park Authority, an amount had not yet been agreed upon.

In response to a question from Chairman Murphy, Stephen Coniglio, with Pulte Homes, said that the applicant complied with the law governing signs and would continue to do so, but pointed out that all developers did not, and that the law was not enforced. For those reasons, he said the applicant was not willing to agree to a proffer prohibiting signs.

Commissioner Hall commented that all Mason District cases required a "popsicle" proffer, and that she would be reluctant to support an application which did not have such a proffer.

Responding to a question from Commissioner Harsel, Ms. Stagg said that the road dedication was acquired pursuant to the subdivision of property left over from a 2232 Cox Communications application.

In response to a question from Commissioner Byers, Ms. Stagg said the applicant would be willing to contribute \$15,000-\$18,000 to the Park Authority in lieu of providing a bus shelter.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ AND FDP 2002-MV-046 BE DEFERRED TO A DATE CERTAIN OF 12 JUNE, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners DuBois and Wilson absent from the meeting.

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PCA 84-P-002-3/FDPA 84-P-002-3 - PENDERBROOK COMMUNITY ASSOCIATION, INC. - Appls. to modify the proffers and the final development plan for RZ 84-P-002 for existing residential development to permit expansion of the community recreation facility with no change in density. Located at the E. terminus of Penderbrook Dr. on approx. 8.75 ac. of land zoned PDH-8. Comp. Plan Rec: Fairfax Center Area at 5-8 du/ac. Tax Map 46-3 ((1)) 75 pt. and 77. PROVIDENCE DISTRICT. PUBLIC HEARING.

Edward O'Connell, Esquire, with Rees, Broome, and Diaz, PC, reaffirmed the affidavit dated May 14, 2003. There were no disclosures by Commission members.

Mr. Frances Burnszynski, 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 the application.

In response to a question from Commissioner Smyth, Mr. Burnszynski said that stormwater management issues had been satisfactorily addressed.

Mr. David Braun, President, Penderbrook Community Association, giving the applicant's presentation, said through outreach efforts with the community, it had been determined that additional recreational facilities were desired. He said swimming pool and deck space had been expanded, and now the Association would like to add an activities building which would include a state-of-the-art fitness center, expanded locker room facilities, and multipurpose meeting rooms. He requested favorable consideration.

Mr. Chris Haslam, 11837 Waples Mill Road, Oakton, said he was the closest property owner to the application property, and although he had supported development in Penderbrook in the past, he was opposed to an expansion of recreational facilities, due to concerns about the size of the improvements and noise, both of which would adversely affect the enjoyment of his home. He said the Community Association had not been responsive to his concerns about dying vegetation and trash dumped on its property. He requested that additional landscaping or a berm be required to deflect noise emanating from the recreational facilities.

In response to a question from Chairman Murphy, Mr. Haslam identified the location of his property and said the woodland between his property and the application property was littered with trash and concrete pieces.

Responding to a question from Commissioner Smyth, Mr. Haslam said trees along the border of his property and the golf course were diseased and dying and needed to be removed or replaced.

In response to a question from Commissioner de la Fe, Mr. Haslam said that he was not a member of the Penderbrook Community Association.

There were no further speakers; therefore, Chairman Murphy called upon Mr. Braun for a rebuttal statement.

Mr. Braun stated that the proposed development would not create any additional noise and there would be no increase in the number of people who used the facilities, which would be located a substantial distance from Mr. Haslam's property. He pointed out that the golf course, leased and managed by Arnold Palmer Golf Management LLC, was not part of the subject application.

Responding to a question from Commissioner Hall, Mr. Braun said the only trash he was aware of were concrete pieces which had been there for over 20 years.

In response to a question from Chairman Murphy, Mr. Braun said that the golf course was maintained by Arnold Palmer Golf Management LLC.

Responding to a question from Commissioner Harsel, Mr. Braun said the area where the concrete was located was an undeveloped lot adjacent to Mr. Haslam's property owned by the Penderbrook Community Association.

In response to a question from Commissioner Smyth, Mr. Braun said that no loudspeakers were used at the activity center and the pool, although the club house at the golf course might use one. Responding to another question from Commissioner Smyth, Mr. Braun said that the land bay subject to this application did not include the golf course.

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 Smyth for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 84-P-002-03, SUBJECT TO THE EXECUTED PROFFERS DATED MAY 9, 2003.

Commissioners Kelso and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Moon abstaining; Commissioners DuBois and Wilson absent from the meeting.

Commissioner Smyth MOVED TO APPROVE FDPA 84-P-002-03, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 84-P-002-03, AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 14, 2003.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Moon abstaining; Commissioners DuBois and Wilson absent from the meeting.

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SEA 97-V-033 - MOUNT VERNON COUNTRY CLUB - Appl. under Sects. 2-904 and 3-204 of the Zoning Ordinance to amend SE-97-V-033 previously approved for uses in a floodplain to permit the existing golf course and country club, building additions and site modifications. Located at 5111 Old Mill Rd. on approx. 127.73 ac. of land zoned R-2 and HD. Tax Map 110-1 ((1)) 3, 4, 13 and 13A. MT. VERNON DISTRICT. PUBLIC HEARING.

David Houston, Esquire, with Shaw Pittman LLP, reaffirmed the affidavit dated June 24, 2003.

Commissioner Kelso disclosed that he had provided architectural services to the country club within the past three years, and was currently the architect for the Epiphany Lutheran Church which had a neighboring interest in the application; therefore, he recused himself from the proceedings on this application.

Ms. Cathy Belgin, 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 approval of the application.

Mr. Houston stated that the Mount Vernon Country Club had been in operation for over 40 years and that more than half of its members lived in the Mount Vernon area. He said that only three percent of the permitted FAR on the 127 acre property was being used, and that the application did not involve any new uses or intensification of existing uses. He explained that the proposed improvements were necessary to correct runoff problems caused by upstream development, and noted that the applicant had been working with the County and the Corps of Engineers to stabilize the stream banks and to make other improvements to stop the erosion. He said safety improvements would also be made to the golf course, and that no construction would take place inside the floodplain. He said the applicant was requesting a continuation of the previously approved transitional screening modifications; a waiver of the trail requirement along the property line which screened adjacent residences; and a modification of the barrier requirement required by the Zoning Ordinance. Addressing the last request, he said the applicant wanted to install a black vinyl chain link fence, typical of other country clubs in the area, due to increased incidents of vandalism. He acknowledged that many of the neighbors were not in favor of this type of fence. In conclusion, he said the application was in conformance with the Comprehensive Plan and he requested favorable consideration.

In response to a question from Commissioner Byers, Mr. Houston said recent examples of vandalism and trespassing included driving a car and a golf cart on the green, breaking bathroom windows, throwing benches and ball washers into the pond, and painting graffiti on buildings.

Responding to another question from Commissioner Byers, Mr. Houston said that the applicant was no longer considering buying property at 9000 Patton Boulevard because staff had determined that there would be no allowable use for it.

In response to a question from Commissioner Byers, Mr. Michael Bond, representing the Mount Vernon Country Club Board of Directors, said that discussions concerning proposed changes at the club had been held with the Mount Vernon Council's Planning and Zoning Committee, as well as with representatives of every homeowners association within the immediate vicinity of the club.

Mr. Houston distributed photographs showing views of the golf course from various locations, the visual effect of the proposed fence, the existing buffering, examples of fences at other country clubs in the area, and an aerial photograph of the proposed placement of the fence. (A copy of these photographs is in the date file.) Mr. Houston noted that although the applicant's original proposal had been to install fencing around the entire perimeter of the property, a compromise had been reached with the neighbors whereby all areas would not be fenced. He said neighbors had also been given a choice concerning the type of fencing to be used.

Responding to a question from Chairman Murphy, Ms. Belgin said the Zoning Ordinance required that the country club be fenced on all sides of the property abutting residential uses, although this requirement had been waived in the past. She added that because this waiver had always been incorporated in the development in the past, approval was now needed to fence the property because it was not shown on the approved special exception plat. Mr. Houston questioned Ms. Belgin's assertion that SEA approval was needed to fence the property. In response to another question from Chairman Murphy, Ms. Belgin said that the required barrier could be a brick wall.

In response to a question from Commissioner Byers, Mr. Houston said discussions with neighbors had taken place concerning the height and type of fencing to be used, but that no agreement had been reached. Mr. Houston indicated that a fence was needed not only because of vandalism, but also to protect the club against trespassers. He said people jogged, walked dogs, and fished in the ponds on club property, and although they were not damaging the grounds, the club could be held liable if an errant golf ball injured one of them.

Chairman Murphy called the first listed speaker and said the previously stated rules for testimony before the Commission would apply.

Ms. Katie Ledoyen, 4905 Godfrey Avenue, Alexandria, expressed opposition to the installation of a fence on the club property across from her house because a natural barrier prevented trespassing. She said a fence would be aesthetically displeasing and would destroy her view.

Mr. Larry Ledoyen, 4905 Godfrey Avenue, Alexandria, said that a fence would be an eyesore and that there was absolutely no need for it in front of his property. He also said the country club had not given residents enough notice about their plans. He submitted a petition in opposition to the application, a copy of which is in the date file.

Mr. Andrew Felice, 4835 Stillwell Avenue, Alexandria, President, Woodlawn Manor Homeowners Association, said a fence would not prevent vandalism or trespassing because it

would not be continuous. In addition, he said a fence would obstruct views and have a negative impact on the property values of adjacent residences.

Ms. Queenie Cox, 2920 Douglas Street, Alexandria, Co-Chair, Mount Vernon Council of Citizens Association, expressed support for the application. (A copy of her remarks and the resolution passed by the Council are in the date file.)

In response to a question from Commissioner Byers, Ms. Cox said that the Council's Planning and Zoning Committee had not approved the resolution. She said although a number of friendly amendments had been proposed, none had been adopted, and that the resolution had been approved as written.

Responding to a question from Commissioner Harsel, Ms. Cox said that the Council's resolution required that the country club consult with residents of Woodlawn Manor and Mount Vernon Manor before installing a fence along their property lines.

Mr. John Taylor, 9000 Patton Boulevard, Alexandria, said he was an adjacent neighbor of the country club and had been a member of it for many years. He said the necessity for a fence to protect the club against trespassers and vandals had been discussed on numerous occasions in the past.

In response to a question from Commissioner Harsel, Mr. Taylor said that he was undecided whether or not a fence was necessary.

Mr. Al Fentress, 9119 McNair Drive, Alexandria, said the neighborhood and the club had been good neighbors for many years. He said he could see no critical need for a fence, especially along Godfrey Avenue, and that it would be very noticeable in the fall and winter. He suggested the club seek alternative measures to protect their property.

Responding to questions from Commissioners Koch and Byers, Mr. Fentress said that a fence should be erected around the entire club, or that an alternative, such as an alarm system, should be installed because a non-continuous fence would not solve the problem.

Chairman Murphy and Commissioner Koch agreed that a case had been made to install a fence around the entire perimeter of the club property.

Mr. Houston responded to a question from Commissioner Hall about the replacement of existing vegetation along the club's property line.

There were no further speakers; therefore, Chairman Murphy called upon Mr. Houston for a rebuttal statement.

Addressing the notification issue raised by Mr. Ledoyen, Mr. Houston said that a representative of the Woodlawn Manor Homeowners Association had attended a meeting of the Mount Vernon Council in March and had attended a tour of the property in April. Additionally, he said that

Mr. Bond had hand delivered letters to abutting residents of the golf course. He said it was believed that vandals had accessed the golf course property from points along Godfrey Avenue and Old Mill Road, and he reiterated instances of vandalism. He said a fence was needed to protect the property, and that a black vinyl chain link fence would be the least obtrusive.

Mr. Houston responded to questions from Commissioners Harsel and Hall about the location from which vandals most likely entered club property and the areas to be fenced.

In response to a question from Commissioner de la Fe, Mr. Houston said the original proposal had been to install a fence around the entire perimeter of the property, but in an effort to address concerns of neighbors, the applicant was now proposing to install a fence only on certain portions of the property. Commissioner de la Fe said he thought this solution defeated the purpose of protecting the club, and pointed out that the Zoning Ordinance required fencing all around it. Commissioner Byers added that initially the fence would have gaps, but it could become continuous if in the future the club found that vandalism continued.

Responding to a question from Commissioner Harsel, Mr. Bond identified the exact locations proposed for fencing.

In response to a question from Commissioner Byers, Mr. Houston said the applicant had every reason to believe that vandals had entered the club property from Godfrey Avenue.

There were no further comments or question from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE DECISION ONLY ON SEA 97-V-033 BE DEFERRED TO A DATE CERTAIN OF JUNE 12, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON SEA 97-V-033 TO A DATE CERTAIN SUBSEQUENT TO JUNE 12, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote; Commissioners DuBois and Wilson absent from the meeting.

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ADJOURNMENT

May 29, 2003

The meeting was adjourned at 11:20 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: Linda B. Rodeffer

Approved on: March 31, 2005

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