

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 12, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Linda Q. Smyth, Providence District

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The meeting was called to order at 8:15 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 Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

January 9, 2002	January 23, 2002
January 10, 2002	January 24, 2002
January 16, 2002	January 30, 2002
January 17, 2002	January 31, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

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SEA-97-V-033 - MOUNT VERNON COUNTRY CLUB (Decision Only)
(The public hearing on this application was held on May 29, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-97-V-033, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JUNE 11, 2003.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRAIL REQUIREMENT ALONG OLD MILL ROAD.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ALONG ALL BOUNDARIES IN FAVOR OF THAT SHOWN ON ATTACHMENT 1 AND DESCRIBED IN ATTACHMENT 2 OF THE DEVELOPMENT CONDITIONS.

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

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FS-L03-16 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS, 6354 Walker Lane

Commissioner Kelso RECOMMEND THAT THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF A "FEATURE SHOWN" FOR FS-L03-16, OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC, T-MOBILE, AND THAT IT IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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RZ-2002-MV-037 - NATIONAL CAPITAL LAND AND DEVELOPMENT, INC.
FDP-2002-MV-037 - NATIONAL CAPITAL LAND AND DEVELOPMENT, INC. (Decisions Only) (The public hearing on these applications was held on March 26, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-037, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 28, 2003.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-037, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING 2002-MV-037.

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

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RZ-2002-MV-046 - PULTE HOME CORPORATION
FDP-2002-MV-046 - PULTE HOME CORPORATION (Decisions Only)
(The public hearing on these applications was held on May 29, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-046, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO EXECUTION OF PROFFERS NOW DATED JUNE 12, 2003.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-046, SUBJECT TO THE BOARD'S APPROVAL OF REZONING 2002-MV-046, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, AND THE FINAL DEVELOPMENT PLAN CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

Commissioner Byers FURTHER MOVED THE PLANNING COMMISSION RECOMMEND THE REQUESTED WAIVER OF THE LIMITATION OF THE LENGTH OF PRIVATE

STREETS BE APPROVED AND THE MODIFICATION OF THE BARRIER AND TRANSITIONAL SCREENING YARD REQUIREMENTS ON THE PORTIONS OF THE EASTERN, SOUTHERN, AND NORTHERN BOUNDARIES BE APPROVED TO THAT SHOWN ON THE CDP/FDP.

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

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RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT (Decision Only)

(The public hearing on this application was held on May 1, 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-041, SUBJECT TO THE PROFFERS WHICH ARE NOW DATED JUNE 11, 2003.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISIONS PURSUANT TO SECTION 9-610 OF THE ZONING ORDINANCE.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE OPEN SPACE REQUIREMENT FOR CLUSTER SUBDIVISIONS TO ALLOW AN OPEN SPACE WIDTH OF LESS THAN 50 FEET AND LESS THAN AN ACRE, AS SHOWN ON THE GDP, PURSUANT TO PARAGRAPH 4 OF SECTION 3-309 OF THE ZONING ORDINANCE.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES BE DIRECTED TO APPROVE A

MODIFICATION OF THE MAXIMUM NUMBER OF PIPESTEM LOTS PERMITTED FROM 20 PERCENT TO 40 PERCENT AS SHOWN ON THE GDP.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Outdoor Lighting Standards) (Decision Only)
(The public hearing on this application was held on May 1, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE JUNE 11, 2003 VERSION OF THE PROPOSED ZONING ORDINANCE AMENDMENT ENTITLED "OUTDOOR LIGHTING STANDARDS," WITH THE CHANGES SET FORTH IN HANDOUT 1 DATED JUNE 12, 2003, AND SUBJECT TO TWO FOLLOW-UP MOTIONS ADDRESSING SERVICE STATION CANOPIES AND THE EFFECTIVE DATE.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Alcorn abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD ADOPT OPTION 1 OF THE TWO ALTERNATIVE PROVISIONS GOVERNING SERVICE STATIONS AND SERVICE STATION/MINI-MARTS CANOPY LIGHTING, AND VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS, AND RECREATIONAL SPORTS FACILITIES, AT A LIGHTING LEVEL OF 30 FOOTCANDLES, BUT WITH THE ABILITY TO APPROVE A DIFFERENT LIGHTING LEVEL, AS SET FORTH IN THE FIRST VERSION OF PARAGRAPH 1 OF SECTION 14-903, ON PAGE 6 OF THE JUNE 11, 2003, PROPOSED TEXT.

Commissioner de la Fe seconded the motion which carried by a vote of 6-0-2 with Commissioners Alcorn and DuBois abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE ZONING ORDINANCE AMENDMENT ON OUTDOOR LIGHTING STANDARDS, AS RECOMMENDED FOR APPROVAL TONIGHT, WITH AN EFFECTIVE DATE OF 90 DAYS FOLLOWING THE DATE OF BOARD APPROVAL, AS SET FORTH IN MY HANDOUT 2, ENTITLED "EFFECTIVE DATE AND GRANDFATHERING," DATED JUNE 12, 2003, AND THAT

THE BOARD ADOPT THE GRANDFATHERING PROVISION THAT IS ALSO SET FORTH IN MY HANDOUT 2. THIS DOES NOT INCLUDE THE GRANDFATHERING ORIGINALLY SUGGESTED BY STAFF FOR SPORT ILLUMINATION PLANS AND SERVICE STATION CANOPIES AND VEHICLE SALES AND SERVICE ESTABLISHMENTS.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Alcorn abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. PCA-C-448-28/FDPA-C-448-05-04 - KINGSTOWNE SHOPPING CENTER I, LP
SEA-94-L-004-2 - KINGSTOWNE SHOPPING CENTER I, LP
2. SEA-85-D-097-4 - THE POTOMAC SCHOOL

This order was accepted without objection.

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PCA-C-448-28/FDPA-C-448-5-4 - KINGSTOWNE SHOPPING CENTER I, L.P. - Appls. to amend the proffers and final development plan for RZ-C-448 previously approved for a shopping center to permit additional fast food restaurants and to permit an additional building at an overall Floor Area Ratio (FAR) of 0.18. Located in the N.W. quadrant of the intersection of Kingstowne Blvd. and South Van Dorn St. on approx. 23.25 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed use. Tax Map 91-2 ((1)) 32A. (Concurrent with SEA-94-L-004-2.) LEE DISTRICT.

SEA-94-L-004-2 - KINGSTOWNE SHOPPING CENTER I, L.P. - Appl. under Sect. 6-105 of the Zoning Ordinance to amend SE-94-L-004 previously approved for fast food restaurants to permit additional fast food restaurants within the shopping center. Located in the N.W. quadrant of the intersection of Kingstowne Blvd. and South Van Dorn St. on approx. 23.25 ac. of land zoned PDH-4. Tax Map 91-2 ((1)) 32A. (Concurrent with PCA-C-448-28 and FDPA-C-448-5-4.) LEE DISTRICT. JOINT PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire Woods LLP, reaffirmed the affidavit dated May 12, 2003. There were no disclosures by Commission members.

Ms. Lindsay Shulenberger, 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 applications.

Ms. Byrd stated that the Kingstowne Shopping Center, a community-serving retail center, was zoned PDH-4 because it was part of a planned community. She said most development of similar type was zoned C-6, and that the PDH-4 zoning put the center at a competitive disadvantage for certain types of restaurants. She said approval of the application would permit fast food uses comparable to a similar sized shopping center in the C-6 District, and would allow additional restaurants, such as Cusi's, Starbucks, and Panera Bread, to locate in the shopping center. She noted that no drive-through uses were being proposed and that a revised development condition addressed restricted hours of operation for all future tenants.

Commissioner Kelso noted that the application had been presented to the Lee District Land Use Committee and had received a favorable recommendation.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing comments, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-28, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 28, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-94-L-004-2, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, WITH THE FOLLOWING CHANGE TO DEVELOPMENT CONDITION NUMBER 13: "ALL FAST FOOD RESTAURANTS WHICH ARE NOT CURRENT TENANTS ON THE SITE WILL CLOSE NO LATER THAN 11:00 P.M., SEVEN DAYS A WEEK."

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PREVIOUSLY APPROVED WAIVERS OF THE BARRIER REQUIREMENTS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES BE REAFFIRMED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES IN FAVOR OF THOSE SHOWN ON THE FDP DATED JULY 28, 1998, WITH A REVISION DATE OF FEBRUARY 24, 1999.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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SEA-85-D-097-4 - THE POTOMAC SCHOOL - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE-85-D-097 previously approved for a private school of general education and nursery school to permit building additions, increase in enrollment, change in development conditions and site modifications. Located at 1301 Potomac School Rd. on approx. 82.95 ac. of land zoned R-1. Tax Map 31-1 ((1)) 5, 7, 8 and 12A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Gregory Riegler, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated May 8, 2003. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, 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. Riegler stated that it was necessary for the school to expand to maintain its academic competitiveness. He said the physical characteristics of the 83 acre property and carefully negotiated development conditions addressed the land use impact of the proposed expansion. He explained that the property provided ample buffering, and that the new development would be located in areas that were already cleared, developed, or planned for development under governing approvals, with no encroachment into buffered areas. He said because the new buildings would be identical in height to the existing structures, there would be no visual impact upon the surrounding area. He noted that a development condition required the applicant to reduce traffic prior to enrolling a single additional student, and that this reduction would remain

in force as enrollment increased. He explained that the reduction would be accomplished by mandatory busing requirements and a cap on the number of daily vehicle trips. He noted that the school had diligently tried to honor previous commitments, and that the application had the support of the McLean Citizens Association and the community.

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

Ms. Jan Perriello, 6292 Dunaway Court, McLean, representing the Evermay Community Association, expressed support for the application. She said the Potomac School and the Evermay community had been able to come up with mutually beneficial conditions.

Mr. Thomas Fritz, 6303 Long Meadow Road, McLean, a neighbor of the school and a member of the Board of Directors of the Evermay Community Association, also expressed support for the school expansion and the traffic reduction plan.

Mr. Ralph Matarazza, 1324 Potomac School Road, McLean, spoke in opposition to the application. He said that his main concern was the proposed parking lot which would be located within 65-70 feet of his home, and requested that it be relocated to the rear of the headmaster's residence. He said his position was more fully explained in his letter dated June 11, 2003, a copy of which is in the date file.

Mr. Matarazza responded to questions from Commissioners Harsel and DuBois about the proposed six foot brick wall along his property line as shown on the plat. Mr. Riegle identified the exact location of the proposed wall and said it would be shown more clearly on the plat before the case was heard by the Board.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, McLean Citizens Association, expressed support for the application pursuant to conditions contained in the Association's resolution, a copy of which is in the date file. She noted that one of these conditions requested that supplemental plantings include both deciduous and evergreen trees, not conifers, and asked that this change be shown on the plat before this case was heard by the Board of Supervisors.

Responding to a question from Commissioner Wilson, Ms. Whyte said the purpose of specifying evergreen trees instead of conifers was to ensure that broadleaf evergreen trees, such as magnolia and holly trees, would not be excluded.

Chairman Murphy recognized those persons in the audience who supported the application.

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

Mr. Riegle stated that he would make sure that evergreen trees and the exact location of the brick wall were shown on the plat.

In response to a question from Commissioner Alcorn, Mr. Charles Almquist, Site Analysis Section, Fairfax County Department of Transportation, stated that there were no outstanding transportation issues associated with this application.

There were no comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this application.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-D-097-4, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, WITH THE FOLLOWING REVISION ADDED TO CONDITION NUMBER 16, AFTER THE FOURTH PARAGRAPH: AN ADDITIONAL COMPLIANCE MEASURE, COMMENCING WITH THE 2004 REGULAR SCHOOL SESSION, THE SCHOOL SHOULD COMPLY WITH THE FOLLOWING REQUIREMENTS FOR VEHICLE TRIP PER DAY CEILINGS, MONDAY THROUGH FRIDAY, DURING BOTH THE REGULAR SCHOOL SESSION AND EACH SUMMER PROGRAM:

- 24 HOUR PERIOD - THERE SHOULD BE A MAXIMUM DAILY AVERAGE OF 2,080 VEHICLE TRIPS PER DAY IN ANY SEMESTER OR SUMMER MEASUREMENT PERIOD.
- FROM 7:00 A.M. TO 9:00 A.M. - THERE SHOULD BE A MAXIMUM DAILY AVERAGE OF 710 VEHICLE TRIPS PER DAY IN ANY SEMESTER OR SUMMER MEASUREMENT PERIOD.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL LOT LINES TO ALLOW THE EXISTING VEGETATION TO SERVE AS TRANSITIONAL SCREENING AS PREVIOUSLY APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, AS REVISED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN AND SOUTHERN SIDES OF THE SITE,

SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, AS REVISED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

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The meeting was adjourned at 10:02 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: May 4, 2005

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