

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 30, 2015**

Present: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
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
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

Absent: Kenneth A. Lawrence, Providence District
Julie Strandlie, Mason District

//

The meeting was called to order at 8:16 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

PA 2015-IV-T1 – COMPREHENSIVE PLAN AMENDMENT (NEWINGTON ROAD)

(Start Verbatim Transcript)

Commissioner Flanagan: The application, Plan Amendment PA 2015-IV-T1, regarding Newington Road in the Mount Vernon District is not ready for public hearing. And so I MOVE THE PUBLIC HEARING BE DEFERRED TO NOVEMBER 5, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to defer the public hearing on PA 2015-IV-T1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries and that's to a date of November 5th.

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

(End Verbatim Transcript)

//

ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. SEA 97-Y-002-02 – CHANTILLY ASSOCIATES, INC.
2. PA S13-CW-T1 – COMPREHENSIVE PLAN AMENDMENT (LELAND ROAD CONNECTOR)
3. PCA/FDPA 2006-SU-007-02 – PHD ASSOCIATES, LLC
4. SE 2015-LE-004 – FATMA RIAHI, FATMA’S PLAY HOUSE

This order was accepted without objection.

//

SEA 97-Y-002-02 - CHANTILLY ASSOCIATES, INC. – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SEA 97-Y-002 previously approved for a service station, quick service food store, and car wash to permit modification of development conditions. Located at 5000 Westone Plaza, Chantilly, 20151, on approx. 1.16 ac. of land zoned I-5, WS. Tax Map 44-3 ((6)) 21D. SULLY DISTRICT. PUBLIC HEARING.

Lynne Strobel, Applicants Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated August 4, 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.

Commissioner Litzenberger asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Litzenberger for action on this case.

(Start Verbatim Transcript)

//

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION APPROVE SEA 97-Y-002-02 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER –

Chairman Murphy: Do you need to get someone to come up and –

Commissioner Litzenberger: Oh.

Chairman Murphy: Ms. Strobel, please.

Commissioner Litzenberger: Does your applicant understand and agree to the development conditions?

Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C.: Yes, the applicant agrees, thank you.

Commissioner Flanagan: I second the motion.

Chairman Murphy: Did you finish it?

Commissioner Litzenberger: No.

Chairman Murphy: Okay, we are not in any hurry tonight, we just don't want to be here when it starts raining.

Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION APPROVE SEA 97-Y-002-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 15th, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 97-Y-002-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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

(End Verbatim Transcript)

//

PA S13-CW-T1 - COMPREHENSIVE PLAN AMENDMENT (LELAND ROAD CONNECTOR) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns an area located in Centreville, VA, between the western terminus of Leland Road, at Pickwick Road, and the Lee Highway/Braddock Road/Old Centreville Road intersection, Tax Map Grid 54-4, in the Sully Supervisor District. The area is planned to include an extension of Leland Road, from its current terminus at Pickwick Road, west, to the intersection of Braddock Road and Old Centreville Road. The amendment will consider the removal of this planned extension from the Comprehensive Plan. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT. PUBLIC HEARING.

Commissioner Litzenberger asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Litzenberger for action on this case.

(Start Verbatim Transcript)

//

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman, I'll summarize for the staff. This amendment would modify the Fairfax County Comprehensive Plan and the Fairfax County Transportation Plan Map by removing the Leland Road Extension. The Leland Road Extension has been shown on the Comprehensive Plan since 1990. Staff has indicated that the Leland Road Extension was added to the Plan to support the development of an active historic village surrounding the historic resources located within the Centreville Historic Overlay District; however, a subsequent expansion of the Centreville Historic District and update to the Comprehensive Plan have emphasized the need to preserve the known and unknown historic resources in this area. In light of these overarching preservation goals, Fairfax County Department of Transportation staff recommends the removal of the Leland Road Extension from the Fairfax County Comprehensive Plan and from the Fairfax County Transportation Plan Map. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S13-CW-T1, AS SHOWN ON THE STAFF REPORT DATED SEPTEMBER 2ND, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to represent to the Board – to – all those in favor of the motion to – to represent to – ask the Board of Supervisors to adopt S13-CW-T1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

//

PCA/FDPA 2006-SU-007-02 – PHD ASSOCIATES, LLC –
Appls. To amend the proffers, conceptual and final development plans for RZ 2006-SU-007 previously approved for residential mixed-use development to permit residential development and a public facility with an overall Floor Area Ratio (FAR) of 0.67, and a modification of the minimum privacy yard requirement for single family attached dwelling units. Located in the N.W. quadrant of the intersection of Air and Space Museum Pkwy. And Wall Rd., on approx. 18.49 ac. Of land zoned PRM and WS. Comp. Plan Rec: Mixed Use. Tax Map 24-4 ((1)) 6B4. SULLY DISTRICT.
PUBLIC HEARING.

Lynne Strobel, Applicants Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated September 2, 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.

Carmen Bishop, 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 applications PCA/FDPA 2006-SU-007-02.

In response to a question from Commissioner Litzenberger, Ms. Bishop said the proposed residential and public facility uses would result in a 56% reduction of daily trips from the previously approved office use.

Commissioner Sargeant asked Ms. Bishop how many Affordable Dwelling Units (ADUs) would be provided by the applicant. She said that 19 ADUs were required; however, the applicant had proposed to provide 16 larger family-sized units. However, if the modification was not approved

by the Affordable Dwelling Unit Advisory Board, the applicant would provide the 19 required units.

Commissioner Hedetniemi asked for clarification regarding Proffer Number 15, Community Association, wherein Ms. Bishop explained that the referenced community association would be a homeowners association. Commissioner Hedetniemi said that the proffer language should be clarified to say that since community and homeowners associations functioned differently.

During a discussion between Commissioner Flanagan, Ms. Bishop, and Kris Abrahamson, ZED, DPZ, regarding the proposed designs of the ADUs, the following items were explained to the Commission:

- There were three different types of architectural plans for the single family dwelling units. Additionally, the proposed ADUs would consist of a one car garage, with one space in the driveway;
- The applicant had worked with staff to provide ADUs that would address the need for larger family layouts; therefore, the applicant requested approval for fewer units while also providing a larger layout comprising of three bedrooms;
- The Affordable Dwelling Unit Advisory Board would make the determination regarding the proposed modification for fewer ADUs; and
- The applicant would be required to provide the interior layout design upon receipt of the building permit.

Ms. Strobel provided a brief background of the application, explaining that the site was 19 acres of a larger 67-acre parcel that had been rezoned in 2007 to the Planned Residential Mixed Use (PRM) District, which allowed a mixed use development. She said that on November 20, 2012, the Board of Supervisors (Board) approved PCA 2006-SU-007, to allow a reduction to the number of residential units approved, the addition of townhouses, and a reduction of retail square footage on approximately 37 acres. As a result of that approval, the applicant had implemented a \$16 million proffer package, which included the following improvements: Centreville Road, Wall Road, construction of the Air and Space Museum Parkway, and five sports fields known as Sully Highland Park. She stated that the subject application was for the remaining 19 acres which had been previously approved for three office buildings and the applicant is now requested to replace with 150 townhomes, along with a dedication of 5 acres of land to the county for use as a community facility. Ms. Strobel also noted additional benefits, such as a reduction in land use and traffic intensity, an increase in open space, positive impacts on stormwater management and the creation of enhanced connectivity with trails to Sully Highland Park. Additionally, she stated that the application was consistent with a Comprehensive Plan Amendment adopted by the Board on July 28, 2015, and in harmony with the existing ongoing development in the area. She also noted that the Western Fairfax County Citizen Association and Sully District Council supported the application.

Responding to questions from Commissioner Litzenberger, Ms. Strobel explained the following:

- The \$16 million improvements consisted of approximately \$10 million for transportation and \$6 million for Sully Highland Park;
- Working with staff, the applicant had identified a need for larger family sized ADUs; therefore, was proposing 16 three bedroom townhouse units in lieu of the required 19 multi-family units; and
- Between the original PCA approval in 2012, and currently with this request, the applicant had met with various groups in the Chantilly area to include the Sully District Council, West Fairfax County Citizens Association, Chantilly Highlands Community, and the Timber Ridge Home Owners Association.

Ms. Strobel, at Commissioner Hedetniemi's request, agreed to clarify Proffer Condition 15, Community Association, by changing the term "Community Association" to "Homeowners Association."

Commissioner Hedetniemi asked where the ADUs would be located, to which Ms. Strobel responded that they would be located in one area, rather than evenly distributed throughout the property, due to the design of the units and the layout of the site.

Commissioner Hart referenced Proffer Condition Number 12, Parking, and questioned the language regarding the number of spaces. Ms. Strobel explained that most of the units would have two car garages and visitor parking along the street. She said it was not the intent to remove all of the visitor parking spaces but to have language in the proffers to avert any issues upon submission of the site plan in case there were one or two fewer visitor parking spaces than shown on the CDPA/FDPA. She added that she would work with the applicant to clarify the language in the proffer to show they would provide the visitor spaces. Commissioner Hart responded that there was a need for additional visitor parking spaces besides the townhouse driveways and he did not want the applicant to have the flexibility to eliminate all of them, pointing out that the applicant should commit to a minimum number of visitor parking spaces.

Commissioner Hart and Ms. Strobel discussed the dimensions of the townhouse garages along with the width of the alley located off the driveways. Ms. Strobel explained the garages could accommodate two vehicles and trash cans. She said the alley area was 26 feet wide, 24 feet of which was paved, and said that the applicant had worked with staff to make sure there was enough room to make the appropriate turns in and out of the driveways.

A discussion ensued between Ms. Bishop and Commissioner Hart over the total number of visitor spaces for the entire development. Ms. Bishop explained there would be a total of 37 on-street visitor parking spaces on the back street of the development.

Commissioner Flanagan discussed with Ms. Strobel his concern over the layout and location of the ADUs; wherein, she explained the following:

- The ADUs would have three designated bedrooms and would not require the conversion of the dining room;
- The ADU Provisions referred to the disbursement of ADUs to the extent feasible and, because the larger proposed units would be addressing a need in the community, the applicant felt they would be within the scope of the provisions, even though the units would be located together; and
- While the ADUs would have one garage they were designed to be in harmony with the community and part of it.

Commissioner Sargeant asked about the Proffer Statements from 2006, Appendix 5 of the Staff Report, Paragraph III, Transportation, noting that the detailed references to improvements on McLearen Road and Centreville Road were not mentioned in the current draft proffers dated September 10, 2015. Ms. Strobel responded that since all the 2006 Transportation Proffers had been completed and accepted by the Virginia Department of Transportation it would not be necessary to repeat them in the current proffers.

Commissioner Sargeant noted his concern about the heavy traffic on Franklin Farm Road and asked about community input from residents on that road. Ms. Strobel said they had met with the area councils but not directly with the community.

Commissioner Sargeant asked if the visitor parking spaces could be dedicated for use only for the residences of this new development. Ms. Strobel said she would discuss with the applicant a way to address this situation, either through the Homeowners Association documentation or signage.

Commissioner Litzenberger noted Commissioner Sargeant's earlier comments regarding Franklin Farm Road and agreed that it was getting more use than what was originally intended due to the development of the Discovery Square area. He stated that the Sully District Council encompassed that area and the Vice President of Franklin Farm was also on the Land Use Committee; therefore, the residents along Franklin Farm Road had been represented.

Commissioner Migliaccio agreed with Commissioner Flanagan's concerns on the location of the ADUs in the development and their lack of integration within the community. Ms. Strobel reiterated that the applicant was trying to provide quality three bedroom townhouse units instead of the more traditional smaller multifamily units.

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

Mark Abbott, 13609 Pennsboro Drive, Chantilly, representing Chantilly Youth Association (CYA), spoke in support of the application, specifically the construction of additional gym and recreational facilities in the Sully District. He said CYA was one of the largest youth sports programs in Virginia with its membership comprising 10,000 families living in the Chantilly, Centreville, Fairfax, and Oakton areas. He added that CYA received from the County

approximately 75 percent of the gym space needed to run its basketball program due to the lack of facilities across the county. He noted the primary shortfall was in the full sized gym space because of their high school and adult basketball programs; therefore, they were required to rent space from private facilities, which caused their membership fees to rise. Mr. Abbott said CYA believed it was vital to keep high school aged kids engaged in extracurricular activities, adding that he would continue to work with Fairfax County to find ways to create the necessary facilities to ensure all kids have an opportunity to participate.

Commissioner Litzenberger asked Mr. Abbott if the adult groups would use the facilities that the applicant had proposed in the proffers. He said that CYA had numerous adult groups which used the Sully Highland Park facilities, and anticipated that they would also use the proposed facilities.

Chairman Murphy called for speakers from the audience.

Richard Shryock, 12484 Sweet Leaf Terrace, Fairfax, Chairman of the CYA Basketball Program, spoke in support of the application, reiterating the need for additional full sized facilities.

In response to a question from Commissioner Litzenberger, Mr. Shryock said CYA had a scholarship program for families with financial need.

Lee Cooper, 2711 Mustang Drive, Herndon, basketball coach at Westfield High School and CYA Basketball Board Member, also spoke in support of the application.

Chairman Murphy called for rebuttal from Ms. Strobel, who declined.

Commissioner de la Fe asked about the proffer regarding the five acre dedication of land, noting that it did not specify the type of public facility it would provide. Ms. Abrahamson said it would be up to the county's public facilities department to decide what type of facility would be provided; however, she stated that she would provide them with the testimony from tonight. Commissioner Hart pointed out that only the dedication of the five acres of land was before the Commission tonight.

Commissioner Litzenberger addressed the issue of the ADUs and noted that the applicant had worked extensively with staff and identified the need for family-oriented affordable dwelling units. In addition, he noted his agreement with staff that the location of the ADUs on the site was not ideal; however, they would be located in the community and within walking distance to many amenities.

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 Litzenberger for action on this case.

(Start Verbatim Transcript)

//

Chairman Murphy: The public hearing is closed; recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I again want to thank all the folks who came out to speak this evening. As far as the concerns about the ADU's, I know they spoke – the applicant spoke extensively with staff and they kind of came up with the need for family oriented affordable dwelling units. I agree with Mr. Migliaccio that, maybe, putting them all in one spot isn't perfect but, if you look at the overall community it's right smack dab in a very, walkable, enjoyable community. We have the facilities close by. They have shopping close by, so, I don't think they'll be isolated like as if they were in the Mount Vernon District so...

Chairman Murphy: Glad you brought that up, Earl.

Vice Chairman de la Fe: They will be at the Sully District. They will be at the Sully District, not at the...

Commissioner Flanagan: Downtown.

Commissioner Litzenberger: Therefore, Mr. Chairman I request the applicant confirm for the record their agreement to the proposed Final Development Plan Amendment conditions dated September 15th, 2015.

Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C: Yes, the applicant agrees.

Commissioner Litzenberger: Thank you, Ms. Strobel. Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-SU-007-02 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLANS, SUBJECT TO THE PROFFERS DATED SEPTEMBER 10TH, 2015.

Commissioners de la Fe and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. de la Fe and Ms. Hedetniemi. Is there a discussion of the motion?

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: Maybe this is a friendly amendment – that – I thought Ms. Strobel had indicated that she was going to look at a couple more issues before it got to the Board, like maybe, saving the visitor parking or a couple of other things that she said she would look at.

Chairman Murphy: Are those proffers?

Ms. Strobel: Those are proffers.

Chairman Murphy: Okay.

Ms. Strobel: We'll take a look at those proffers prior to going to the Board.

Commissioner Hart: With that understanding.

Chairman Murphy: Okay, without objection. All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2006-SU-007-02, say aye.

Commissioners: Aye.

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

Commissioner Litzenberger: Two more Mr. Chairman, I MOVE THE PLANNING COMMISSION APPROVE FDPA 2006-SU-007-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 15, 2015 AND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 2006-SU-007-02, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 2006-SU-0007-02 (sic), SUBJECT TO THE BOARD'S APPROVAL OF THE PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: The last thing Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS DATED SEPTEMBER 30TH, 2015, WHICH SHALL BE MADE PART OF THE RECORD IN THIS CASE.

Commissioner Hedetniemi: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

//

SE 2015-LE-004 - FATMA RIAHI, FATMA'S PLAY HOUSE – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6812 Ericka Ave., Alexandria, 22310, on approx. 1,560 sq. ft. of land zoned PDH-8 and NR. Tax Map 91-2 ((13)) 56. PROVIDENCE DISTRICT. PUBLIC HEARING.

Fatma Riahi, Applicant/Title Owner, reaffirmed the affidavit dated May 22, 2015.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this case.

(Start Verbatim Transcript)

//

Chairman Murphy: Without objection, public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. Can I please have the applicant come up to the podium again please? You have seen the new set of development conditions that are different than the staff report that are dated September 30th, 2015, in which there's two changes: one in Development Condition 5, going from two non-resident employees to one.

Fatma Riahi, Applicant: Yes.

Commissioner Migliaccio: You're in agreement with that?

Ms. Riahi: Yes.

Commissioner Migliaccio: And then the second change was Number 10, to include the number in ages of children that you care for the state license. You are in agreement with that?

Ms. Riahi: Yes, I agree.

Commissioner Migliaccio: You are in agreement with all the other development conditions?

Ms. Riahi: Yes, yes.

Commissioner Migliaccio: Okay, thank you Mr. Chairman. Thank you. This application has gone through the Lee District Land Use Committee and it was voted on, last – I guess this month – 18-0-2, you've received the letters in support and some in opposition. I would like to make certain that they all become part of the record, Mr. Chairman. The HOA that has jurisdiction over this townhouse is in support. The umbrella HOA also is in support. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2015-LE-004, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 30TH, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2015-LE-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

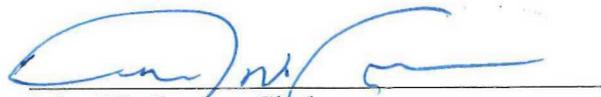
//

The meeting was adjourned at 9:26 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: Teresa M. Wang

Approved on: May 18, 2016



John W. Cooper, Clerk
Fairfax County Planning Commission