

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 4, 2007**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Nancy Hopkins, Dranesville District

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The meeting was called to order at 8:21 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 Hart announced that the Planning Commission's Environment Committee would meet on Thursday, November 1, 2007, at 7:30 p.m. to continue discussion on the results of the "green" building workshop and the proposed Policy Plan Amendment.

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Commissioner Hall noted that the Planning Commission's Policies and Procedures Committee would meet on Thursday, October 11, 2007, at 7:00 p.m. in the Board Conference Room, to discuss the proposed Guide to the 2008-2009 North County Area Plans Review Process.

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Chairman Murphy announced that the Planning Commission's Fort Belvoir/BRAC Committee would meet on Thursday, October 25, 2007, at 7:30 p.m. in the Board of Supervisors' conference room, to continue discussion on the proposed schedule for items to be considered in the Area Plans Review centered on specific locations around Fort Belvoir and the Engineer Proving Ground.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

JANUARY 11, 2006	JANUARY 12, 2006
JANUARY 18, 2006	JANUARY 19 2006
JANUARY 25, 2006	JANUARY 26, 2006

Commissioners Alcorn and de la Fe seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

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On behalf of Commissioner Hopkins, Commissioner Hart MOVED TO DEFER THE DECISION ONLY ON NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., 2232A-D05-14-1, TO A DATE CERTAIN OF OCTOBER 11, 2007, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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Commissioner Hall MOVED TO DEFER SE 2006-MA-021, THAKORIAL & BABUBHAI S. MISTRY ET UX, TO A DATE CERTAIN OF NOVEMBER 1, 2007.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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Commissioner Hall MOVED TO DEFER SEA 01-M-006-02, PUBLIC STORAGE, TO A DATE CERTAIN OF OCTOBER 11, 2007.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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FSA-H00-97-1 – SPRINT-NEXTEL, 13865 SUNRISE VALLEY ROAD

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE REPLACEMENT OF EXISTING ANTENNAS AND THE INSTALLATION OF AN ADDITIONAL EQUIPMENT CABINET AT 13865 SUNRISE VALLEY ROAD, PREVIOUSLY KNOWN AS HORSE PEN ROAD, WAS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND PRIOR APPROVALS GRANTED BY THE PLANNING

COMMISSION, AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* 15.2-2232 AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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ZONING ORDINANCE AMENDMENT (WORKFORCE HOUSING PROGRAM) (Decision Only) (The public hearing on this application was held on September 19, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FORWARD TO THE BOARD OF SUPERVISORS THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING WORKFORCE HOUSING WITH A RECOMMENDATION FOR ADOPTION AS ADVERTISED AND FURTHER SET FORTH IN THE MEMORANDUM TO THE PLANNING COMMISSION, DATED OCTOBER 4, 2007.

Commissioners Lawrence and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Hopkins absent from the meeting.

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RZ/FDP 2005-PR-041 & SEA 99-P-008 - MERRIFIELD MIXED USE, LLC (Decision Only) (The public hearing on these applications was held on September 11, 2007. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2005-PR-041, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 1, 2007, AS MAY BE AMENDED FOLLOWING TONIGHT’S DISCUSSION.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-PR-041, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3, 2007.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PRIVATE STREET LIMITATIONS OF SECTION 11-302 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND OFFICE SPACE, IN FAVOR OF THAT DEPICTED ON THE CDP/FDP.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH, EAST, AND INTERNAL TO THE SITE, IN FAVOR OF THE TREATMENTS DEPICTED ON THE CDP/FDP.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE FOUR FOOT PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT NORTH OF PARCEL G, WEST OF PARCELS C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVER TO LOCATE UNDERGROUND FACILITIES FOR ALL RESIDENTIAL DEVELOPMENT, SUBJECT TO WAIVER #0561-WPFM-002-1.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-1-4, with Commissioner Harsel opposed; Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY FRONTAGE.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO APPROVE A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS TO ALLOW FOR 75 DEGREE ANGLED PARKING SPACES WITHIN PARKING STRUCTURES.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO ALLOW RESIDENTIAL USE AS A SECONDARY USE CONSISTING OF UP TO 76 PERCENT OF THE PRINCIPAL USES IN THE PDC DISTRICT, PURSUANT TO SECTION 6-206 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 3 OF SECTION 18-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE, WHICH WOULD REQUIRE THE PROVISIONS OF FURTHER INTERPARCEL ACCESS IN ADDITION TO THAT INDICATED ON THE CDP/FDP.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF PARAGRAPH 4 OF SECTION 17-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISTING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE

HIGHWAY, AS INDICATED IN THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR TO THAT SHOWN ON THE CDP/FDP AND AS PROFFERED.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE MATERIALS FOR THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN IN THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN ON THE CDP/FDP.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF DPWES TO APPROVE A MODIFICATION OF THE PFM AND PARAGRAPH 12 OF SECTION 11-102 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN FOUR PERCENT OF THE STALL AREA, OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-1-4, with Commissioner Harsel opposed; Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 99-P-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 29, 2007.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 7-0-4, with Commissioners Flanagan, Hall, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE THE PFM ON-SITE STORMWATER DETENTION REQUIREMENTS, IN FAVOR OF PROVIDING STORMWATER MANAGEMENT OFF-SITE IN THE MERRIFIELD TOWN CENTER VAULT.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE WHERE THE PROPOSED PARKING LOT SUBJECT TO SEA 99-P-008 STRADDLES THE BOUNDARY LINE IMMEDIATELY ADJACENT TO THE PROPOSED MOVIE THEATER.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF PERIPHERAL PARKING LOT LANDSCAPING ALONG THE COMMON BOUNDARY OF BOTH THE SEA APPLICATION AND THE MERRIFIELD TOWN CENTER REZONING APPLICATION.

Commissioners Hart and Lusk seconded the motion which carried by a vote of 6-0-5, with Commissioners Flanagan, Hall, Harsel, Koch, and Sargeant abstaining; Commissioner Hopkins absent from the meeting.

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PCA 82-P-069-15, CDPA 82-P-069-3-1, FDPA 82-P-069-01-14, and FDPA 82-P-069-10-4-FAIR LAKES CENTER ASSOCIATES L.P. (Decision Only) (The public hearing on this application was held on October 3, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 82-P-069-15, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 2, 2007.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-3-1.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-1-14, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3RD, WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE

INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-10-4, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3RD, WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE PFM STANDARD 12-07-02.1B2 TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET AS SHOWN IN THE CDPA/FDPA AND DESCRIBED IN THE PROFFERS.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE LOADING REQUIREMENT IN FAVOR OF THE LOADING SPACES PROVIDED ON THE CDPA/FDPA.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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PCA 82-P-069-16, CDPA 82-P-069-07-01, FDPA 82-P-069-11-5, and FDPA 82-P-069-06-11-FAIR LAKES CENTER ASSOCIATES L.P. (Decision Only) (The public hearing on this application was held on October 3, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 82-P-069-16, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 28, 2007.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-7-1.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-11-5, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3RD, 2007 WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-6-11, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3RD, 2007, WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE USE OF CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PFM STANDARD 12-07-02.1B2 TO PERMIT REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET AS SHOWN ON THE CDPA/FDPA AS DESCRIBED IN THE PROFFERS.

Commissioner Koch seconded the motion which carried by a vote of 8-0-3 with Commissioners Flanagan, Harsel, and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF THE LOADING REQUIREMENT IN FAVOR OF THE LOADING SPACES PROVIDED ON THE CDPA/FDPA.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE SOUTH SIDE OF THE PROPERTY, ADJACENT TO I-66, IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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PCA 82-P-069-17, CDPA 82-P-069-03-03, and FDPA 82-P-069-08-05- FAIR LAKES CENTER ASSOCIATES L.P. (Decision Only) (The public hearing on this application was held on October 3, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 82-P-069-17, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 2, 2007.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-3-3.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-8-5, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3, 2007, WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE MODIFICATION OF THE PFM STANDARD 12-07-02.1B2 TO PERMIT REDUCTION OF THE MINIMUM PLANTING

WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET AS SHOWN ON THE CDPA/FDPA AND DESCRIBED IN THE PROFFERS.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR RESIDENTIAL USE TO PERMIT TWO LOADING SPACES AS DEPICTED ON THE CDPA/FDPA.

Commissioner Koch seconded the motion which carried by a vote of 8-0-3 with Commissioners Flanagan, Harsel, and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioners Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED RESIDENTIAL AND THE EXISTING NON-RESIDENTIAL USES.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE PDC STANDARDS TO PERMIT RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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PCA 82-P-069-19, CDPA 82-P-069-03-02, and FDPA 82-P-069-09-08- FAIR LAKES CENTER ASSOCIATES L.P. (Decision Only) (The public hearing on this application was held on October 3, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA 82-P-069-19, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 28, 2007.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-3-2.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-9-8, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 3RD, 2007, WITH THE FOLLOWING CHANGE: MODIFY DEVELOPMENT CONDITION 4 TO READ: "THE USE OF THE CELLAR SPACE SHALL BE LIMITED TO THE PRINCIPAL USE INDICATED ON THE FDPA AND ACCESSORY USES AS DEFINED BY ARTICLE 10 OF THE ZONING ORDINANCE. ANY USE OF THE CELLAR SPACE SHALL BE PARKED AS REQUIRED IN ARTICLE 11 OF THE ZONING ORDINANCE."

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE PFM STANDARD 12-07-02.1B2 TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING WIDTH REQUIREMENT FROM EIGHT FEET TO SIX FEET AS SHOWN ON THE CDPA/FDPA AS DESCRIBED IN THE PROFFERS.

Commissioner Koch seconded the motion which carried by a vote of 8-0-3 with Commissioners Flanagan, Harsel, and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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PCA 82-P-069-20, CDPA 82-P-069-01-1, and FDPA 82-P-069-01-15 - FAIR LAKES CENTER ASSOCIATES L.P. (Decision Only) (The public hearing on this application was held on October 3, 2007. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 82-P-069-20, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 2, 2007.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-1-1.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PDC

STANDARDS TO PERMIT RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR FDPA 82-P-069-1-15 TO A DATE CERTAIN OF OCTOBER 25, 2007, WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Flanagan and Lawrence abstaining; Commissioner Hopkins absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. RZ/FDP 2007-PR-001– DSF/LONG METRO II, LLC AND DSF/LONG METRO III, LLC
2. PCA 84-L-020-23/FDPA 84-L-020-02-13 – KINGSTOWNE M & N, LP

This order was accepted without objection.

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RZ/FDP 2007-PR-001– DSF/LONG METRO II, LLC AND DSF/LONG METRO III, LLC – Appls. to rezone from PRM, I-4, and I-5 to PRM to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.41. Located in the S.E. and S.W. quadrants of the intersection of Prosperity Ave. and Merrilee Dr. and the W. side of Gallows Rd. on approx. 14.27 ac. of land. Comp. Plan Rec: Mixed Use up to 1.8 FAR and 2.25 FAR. Tax Map 49-1 ((16)) 14, 15, and 16; 49-1 ((29)) All Parcels; 49-1 ((30)) All Parcels; and 49-2 ((1)) 18 and 19. PROVIDENCE DISTRICT. PUBLIC HEARING.

Elizabeth Baker, Land Use Coordinator, Walsh, Colucci, Lubeley, Emrich, and Walsh, PC, reaffirmed the affidavit, dated September 24, 2007. Commissioner Hart disclosed that the law firm of Hart and Horan, PC, had two pending cases with Walsh, Colucci, Lubeley, Emrich, and Walsh, PC, but there was no financial relationship and it would not affect his ability to participate in this case. Although not required by statute, he also disclosed that his law firm had

an attorney/client relationship with a property owner across the street from the application property, Merrifield Industrial Corporation. He said his client had no stake whatsoever in the proposal and that he had no business or financial relationship with anyone listed on the affidavit; therefore, this also would not affect his ability to participate in this case.

Tracy Strunk, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the file. She stated that staff recommended approval of the application.

In response to a question from Commissioner Lawrence, Ms. Strunk acknowledged that Merrilee Drive would be the main street of the suburban center and would serve as a connector to Gallows Road.

Ms. Baker noted that DSF/Long was a pioneer in developing residential construction in the Merrifield area. She said the current application would add residential and retail development, a new plaza area, and a new traffic light. She stated that the new phase would be transit-oriented with a proffered transportation demand management (TDM) program that planned to reduce residential vehicular travel by 40 percent. She noted that the applicant had opted to provide five percent affordable housing units (ADU) on all of the housing in Phase B as well as committing seven percent of its non-ADU housing to workforce housing. Ms. Baker added that the applicant had met with several neighboring community associations and with the Smart Growth Alliance which supported the proposal.

Answering Commissioner Flanagan's question about the TDM proffer, Ms. Baker explained that it was anticipated that the language would be changed to show that the applicant would participate in the Merrifield Shuttle service.

In response to a question from Commissioner de la Fe, Ms. Baker explained that once the applicant was no longer responsible for the TDM penalty, the homeowners would not be liable for future TDM management; however, they would have to continue to count and report the trips as defined in the proffers.

Commissioner Lawrence noted that the Merrifield Citizens Association supported the applications.

When Commissioner Hart asked what type of retail would be onsite, Ms. Baker described it as "community serving" retail consisting of restaurants, a specialty grocery store, and other services that would serve the community within the plazas.

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

Andrew Szente, 2655 Prosperity Avenue, Apartment 119 (Halstead I), Fairfax, stated that while he would gladly welcome new developments in the Merrifield area, he could not support the current applications, citing the applicant's ongoing failure to respond to numerous complaints regarding structural deficiencies in the existing building, Halstead I, which included flooding on

common stairwells, severe water damage, and structurally deficient wooden decks. He emphasized that the aforementioned issues were all results of poor construction rather than building settlement. He said that in the case of his own problem, in which his ceiling suffered severe water damage, the builder had sent someone to repair the damage, but only after he had threatened to speak to an attorney. He noted the initial problem that caused the damage had yet to be repaired. He added that these issues only affected Halstead I and not the adjoining property, Halstead II, and that so far, estimates for repairs had reached as high as \$80,000 and did not include individual units. As a final comment, Mr. Szente noted that the builder had created a conflict of interest by installing a management company and warranty company that were affiliated.

Responding to Chairman Murphy's questions, Mr. Szente said his building was less than two years old. He said that while he was not on the board of directors for the condominiums, he participated regularly at the meetings. He remarked that Kipcon was the engineering firm tasked with the warranty work on the buildings.

Commissioner Hart noted that he had a letter from Justin Good, Board President of Halstead I, in support of the applications. Mr. Szente requested that his letter be added to the record, a copy of which is in the date file.

Commissioner de la Fe commented that if Mr. Szente's condominium association was owner-controlled, now would be the time to find a new management company to get things done more quickly and efficiently.

Commissioner Hall emphasized to Mr. Szente that it was imperative that he find out who controlled the association in order to change the management and get better results for its members.

Deborah Miness, Washington Smart Growth Alliance, 4909 Cordell Avenue, 2nd Floor, Bethesda, MD, expressed support for the applications because it met "smart growth" criteria.

Commissioner Hall asked Ms. Miness if her association considered the structural aspect of an applications in their evaluation. Ms. Miness said they did not.

Jim Scott, Greater Merrifield Business Association, 2827 Maple Lane, Fairfax, spoke in support of the applications, specifically pointing out the workforce and affordable housing commitments.

Gerald Hopkins, 10317 Lynnhaven Place, Oakton, on behalf of AHOME (Affordable Housing Opportunity Means Everyone), expressed support for the applications and applauded both the workforce and affordable housing.

Commissioner Hall asked Mr. Hopkins if his association considered the structural aspect of an application in their evaluation. Mr. Hopkins said they did not, explaining that AHOME was an advocacy group that wanted developers to include affordable housing in their projects.

Denise Rogers, 8627 Dellway Lane, Vienna, did not support the application, saying that she felt the applicant had not taken community input into consideration. She said it was unclear how the applicant would attract retail that would compete successfully with both Merrifield Town Center and Dunn Loring Metro, especially since the current retail space at the Halstead I and II remained unoccupied. She further noted that the project would simply add to an already congested area with minimal green space. She concluded by making special note that an eight-lane-by-five-lane intersection would not be pedestrian-friendly.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Baker.

Ms. Baker addressed Mr. Szente's remarks, noting that the condominium owners' association had been in charge for well over a year, but clarified that the applicant was still responsible for the required warranty work. She said that each issue would be taken seriously, and assured the Commission that they would be resolved. In response to Ms. Roger's remarks regarding the unused retail space, Ms. Baker noted that there was a total of 4,900 square feet that was unused, and it was located in a low-visibility location which suffered from poor parking issues. She said the applicant had hired retail consultants to make the area a successful retail use.

Responding to Commissioner Alcorn's question, Ms. Baker explained the location would be great for restaurants, since there were not enough there currently. She noted the desire to steer away from chain restaurants and move toward something smaller and more unique. She said the area would have a small grocery store, drug store, coffee shop, small convenience store, and dry cleaner to serve as a magnet area for the residents. She explained that the customers would be able to access the area both by vehicle and on foot.

In response to questions from Commissioner Harsel, Ms. Baker said that it was believed that the approximate 5,000 square feet of retail would be successful, there would be dedicated parking spaces for "zip" vehicles, and the streets would be 40 feet wide.

Responding to a question from Commissioner Hall, Ms. Baker said the management and warranty companies would have to be contacted about Mr. Szente's issues.

In response to Commissioner Hart's concern, Ms. Baker reviewed the location of the parking areas.

Commissioner Hart noted that, although it was not the proper forum, the Planning Commission sometimes heard complaints similar to those expressed by Mr. Szente and encouraged the applicant to address the problems of current residents. Ms. Baker agreed and said the applicant was committed to honoring warranty obligations.

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

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Commissioner Lawrence MOVED TO DEFER THE DECISION ONLY ON RZ 2007-PR-001 AND FDP 2007-PR-001, DSF/LONG, TO A DATE CERTAIN OF OCTOBER 11, 2007, WITH THE RECORD TO REMAIN OPEN FOR ELECTRONIC AND OTHER FORMS OF COMMENT.

Commissioners Alcorn and Lusk seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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PCA 84-L-020-23/FDPA 84-L-020-02-13 – KINGSTOWNE M & N, LP – Appls. to amend the proffers, conceptual, and final development plans for RZ 84-L-020 previously approved for mixed-use development to permit two additional buildings, site modifications, and associated modifications to proffers to a portion of the Kingstowne Shopping Center with an overall Floor Area Ratio (FAR) of 1.03. Located in the N.E. and S.E. quadrants of the intersection of Kingstowne Blvd. and Kingstowne Village Pkwy. on approx. 43.37 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 91-2 ((1)) 26K, 32F, 36B, 36C, 36G, 36H, and 36I. LEE DISTRICT. PUBLIC HEARING

Antonio Calabrese, Esquire, Cooley, Godwin, Kronish LLP, reaffirmed the affidavit, dated September 24, 2007. Commissioner Hart disclosed that the law firm of Hart and Horan, PC, had hired the firm of Cooley, Godwin, Kronish LLP and Theodore Britt as a consultant in a litigation matter within the past 12 months. Therefore, he said he would recuse himself from participating in these cases.

St. Clair Williams, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the file. He stated that staff recommended approval of the applications.

Responding to a question from Commissioner Lusk, Mr. Williams explained that a transportation management demand (TDM) program would provide a 15 percent traffic reduction at the proposed site.

Mr. Calabrese stated that the proposed development had the support of the Kingstowne Residential Owners' Corporation and the Lee District Land Use Committee. He said approval of the applications would implement the development approved in 1985 and achieve the long-standing goal of the County to make Kingstowne a vibrant employment center. He explained that a number of road improvements would be made and the TDM program would reduce traffic by approximately 15 percent. He said the program would also contribute funds for fare cards, expand the existing van and shuttle system, and provide new bus shelters. He noted that the height of the buildings would increase from 176 feet to 200 feet. Mr. Calabrese said the applicant, Mr. Williams, and Commissioner Lusk had met with residents of a neighborhood to

the north, Brighton, to address their concerns. As a result, he said additional landscaping would be provided and a height analysis of all four of the buildings would be conducted as development proceeded and the results shared with the community. He pointed out that Kingstowne Town Center had been very successful and the proposed development would add the long-envisioned office component.

Responding to a question from Commissioner Sargeant, Mr. Calabrese said that the occupancy rate in the existing office space was between 95 and 100 per cent.

Commissioner Flanagan expressed concern that the development did not incorporate as many low impact development practices as possible as suggested by staff. Mr. Calabrese pointed out that there would be three major plaza areas, brick pavers would be used, and open space would be provided. In addition, he noted that the entire area would drain into Kingstowne Lake which functioned as a regional stormwater management best management practices (BMP) facility.

Commissioner Lusk referred to Proffer Number 16, which addressed the building height analysis, and requested that the proffer include a reference that the study results would be given to the Lee District Supervisor and the Lee District Planning Commissioner for review. Mr. Calabrese said he would revise the proffer to so specify.

Chairman Murphy then called for speakers and recited the rules for public testimony.

William Thompson, 6627 Thurlton Drive, Alexandria, a resident of the Brighton community, expressed the following concerns: lack of pedestrian access from his development to the shopping area; increased silting of the lake, resulting in increased maintenance costs; and the fact that the height of the building could cast a shadow across his home.

Commissioner Lusk noted that a meeting had been held yesterday with residents of the Brighton community and the applicant had agreed to provide additional landscaping between that community and the new development; conduct an analysis to see if the height of the buildings could be lowered; and provide a crosswalk if permission to do so were granted by the Virginia Department of Transportation (VDOT).

There were no further speakers; therefore, Chairman Murphy called upon Mr. Calabrese for rebuttal remarks.

Mr. Calabrese said the meeting with residents of the Brighton community had been very beneficial and that in addition to a crosswalk, a crossing signal would also be provided, if warranted by VDOT.

In response to a question by Commissioner Flanagan, Mr. Williams stated that staff was satisfied with the stormwater management plan.

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

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 84-L-020-23 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND ALSO REFERENCED IN THE COMMENTS MADE EARLIER.

Commissioners Hall and Sargeant seconded the motion which carried unanimously with Commissioners Hart, Harsel, and Lawrence not present for the votes; Commissioner Hopkins absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-02-13, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 84-L-020-23.

Commissioners Flanagan, Hall, and Sargeant seconded the motion which carried unanimously with Commissioners Hart, Harsel, and Lawrence not present for the votes; Commissioner Hopkins absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTH AND WEST OF THE SUBJECT PROPERTY.

Commissioners Flanagan and Hall seconded the motion which carried unanimously with Commissioners Hart, Harsel, and Lawrence not present for the votes; Commissioner Hopkins absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT AT ALL EDGES OF THE PDC DISTRICT, SUBJECT TO THIS APPLICATION.

Commissioners Flanagan and Hall seconded the motion which carried unanimously with Commissioners Hart, Harsel, and Lawrence not present for the votes; Commissioner Hopkins absent from the meeting.

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The meeting was adjourned at 10:47 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, VA 22035.

Minutes by: Jeanette Phillips

Approved on: April 30, 2009

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