

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 15, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
John B. Kelso, Lee District  
Ilryong Moon, Commissioner At-Large

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

**PCA 1999-HM-011 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA**  
**FDPA 1999-HM-011-1-2 - VAN METRE WOODLAND PARK APARTMENTS I, II, IIA**  
(Decision Only) (The public hearing on these applications was held on October 1, 2003.  
A complete verbatim transcript of the decisions made is in the date file.)

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1999-HM-011, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 3, 2003.

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

Commissioner de la Fe MOVED APPROVAL OF FDPA 1999-HM-011-1-2, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1999-HM-011 AND THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED SEPTEMBER 17, 2003.

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

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF THE EXISTING VEGETATION AND SUPPLEMENTAL LANDSCAPING SHOWN ON THE CDPA AND THE FDPA.

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

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE WAVIER OF THE 600-FOOT PRIVATE STREET LENGTH REQUIREMENT AND WAIVER OF THE LOADING SPACE REQUIREMENTS.

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

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FS-M03-37 - CINGULAR WIRELESS - 6560 Braddock Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-M03-37.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Commissioner Hall referred to application SEA 94-M-047, Saul Subsidiary I LP, scheduled for public hearing tonight. She explained that the public hearing date had been deferred numerous times at the request of the applicant and the application was still not ready. She therefore MOVED THAT WE DEFER IT INDEFINITELY.

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

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2232A-Y02-17-1 - FAIRFAX COUNTY PARK AUTHORITY - 4000 Stringfellow Road

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT MODIFICATIONS PROPOSED BY THE FAIRFAX COUNTY PARK AUTHORITY FOR

THE APPROVED ATHLETIC FIELD LIGHTS TO BE INSTALLED ON TWO EXISTING BALLFIELDS AT CHANTILLY REGIONAL LIBRARY LOCATED AT 4000 STRINGFELLOW ROAD, WHICH IS LAID OUT IN 2232A-Y02-17-1, ARE SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH THE PREVIOUSLY APPROVED APPLICATION 2232-Y02-17 BY THE PLANNING COMMISSION ON JANUARY 9, 2003, AND THAT WE FIND THAT IT IS A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioners Alcorn and de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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SE 2002-DR-036 - DALEVIEW NURSERY (Decision Only)  
(The public hearing on this application was held on October 8, 2003. A complete verbatim transcript of the decision made is in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF SE 2002-DR-036.

Commissioners Alcorn and Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2001-DR-013 AND SEA 97-D-038, TRUSTEES OF TEMPLE RODEF SHALOM, AND RZ 2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, (FROM NOVEMBER 6, 2003) TO A DATE TO BE DETERMINED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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PCA 84-P-035-4 - JCJ, LC  
FDPA 84-P-035-4 - JCJ, LC  
CSPA 84-P-035 - JCJ, LC (Decisions Only)  
(The public hearing on these applications was held on October 8, 2003. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 84-P-035-4, SUBJECT TO THE PROFFERS DATED SEPTEMBER 9, 2003; APPROVE THE CONCEPTUAL DEVELOPMENT; AND THAT THE BOARD APPROVE A VARIANCE, PURSUANT TO THE PROVISIONS OF SECTION 16-401 TO ALLOW TWO OF THE THREE INTERIM USES TO BE AUTOMOBILE-ORIENTED USES.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 84-P-035-4, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 84-P-035.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 84-P-035, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 15, 2003 AND THE BOARD'S APPROVAL OF PCA 84-P-035.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1, with Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Chairman Murphy announced that Gloria Watkins, Deputy Clerk to the Planning Commission, would be retiring on Friday, October 31, 2003, after more than 25 years of employment with Fairfax County, and that tonight was her last appearance at a Planning Commission meeting. He thanked Ms. Watkins for her service to the Commission and the citizens of Fairfax County and recognized several members of her family in the audience: her parents Ray and Pauline McRobie, daughter and son-in-law Tina and Vance Pettis, grandchildren Vicki and Bruce, and daughter and son-in-law Lisa and Darryl Curtis.

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Chairman Murphy noted that the Board of Supervisors had recently appointed a Pedestrian Task Force and requested the Planning Commission's participation. Without objection, he appointed Commissioner de la Fe to serve in that capacity.

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Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING SETS OF MINUTES:

APRIL 4, 2002	APRIL 25, 2002	MAY 15, 2002	MAY 30, 2002
APRIL 17, 2002	MAY 2, 2002	MAY 16, 2002	
APRIL 18, 2002	MAY 9, 2002	MAY 29, 2002	

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Kelso and Moon absent from the meeting.

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ORDER OF THE AGENDA

In Secretary Harsel’s absence, Chairman Murphy set the following order for the agenda:

1. SEA 01-M-052 - COMBINED PROPERTIES LP
2. PCA 89-D-060-3 - DULLES GREENE, LP  
FDPA 89-D-060-3 - DULLES GREENE, LP
3. RZ 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.  
FDP 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.
4. SEA 99-V-018 - ALEXANDRIA HOTEL ASSOCIATES, LC
5. SE 2003-MV-017 - PROVIDENT BANKSHARES CORP. T/A PROVIDENT BANK

This order was accepted without objection.

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SEA 01-M-052 - COMBINED PROPERTIES LP - Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 01-M-052 previously approved for a fast food restaurant and drive-in bank to permit increase in seating capacity for the fast food restaurant, change in development conditions and site modifications. Located in the N.E. quadrant of the intersection of Braddock Rd. and Backlick Rd. within the Bradlick Shopping Center on approx. 1.37 ac. of land zoned C-6. Tax Map 71-4 ((1)) 27 pt. MASON DISTRICT. PUBLIC HEARING.

Hillary Zahm, a planner with Cooley Godward, reaffirmed the affidavit dated October 8, 2003. There were no disclosures by Commission members.

Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Zahm said the applicant was requesting deletion of the limitation on drive-in bank hours to allow more flexibility and an increase of seating in the fast food restaurant. She added that the applicant had met with various citizens groups in the area and the immediate neighbors. She noted that all the citizen groups supported the application and that the development plan had been revised in response to requests from the immediate neighbors regarding consolidation of trash dumpsters, trash pickup hours, removal of an industrial storage bin and additional landscaping for screening purposes.

In response to questions from Commissioner Wilson, Ms. Zahm said the fast food restaurant had no plans or intentions to rent DVDs at the drive-in window.

Commissioner Hall pointed out that there were no outstanding issues in this application and that she would have requested waiver of the staff and applicant's presentations had it not been for her wish to allow the applicant an opportunity to explain on the record the changes that had been made to meet concerns expressed by the immediate neighbors.

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

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-M-052, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2003.

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

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PCA 89-D-060-3/FDPA 89-D-060-3 - DULLES GREENE, LP - Appls. to amend the proffers and final development plan for RZ 89-D-060 previously approved for residential development to permit increase in parking and site modifications with no increase in density. Located in the N.E. and N.W. quadrants of the intersection of Dulles Green Dr. and Rock Hill Rd. on approx. 39.62 ac. of land zoned PDH-20. Comp. Plan Rec: 16-20 du/ac. Tax Map 15-2 ((1)) 8A; 16-1 ((1)) 5B and 10. DRANESVILLE DISTRICT. PUBLIC HEARING.

Linda Broyhill, a planner with Reed Smith, reaffirmed the affidavit dated October 3, 2003. There were no disclosures by Commission members.

Commissioner DuBois asked Chairman Murphy to ascertain if there were any speakers in the audience for these applications. There were none, therefore Chairman Murphy waived the presentations by staff and the applicant, closed the public hearing, and recognized Commissioner DuBois for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 89-D-060-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 29, 2003.

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

Commissioner DuBois MOVED APPROVAL OF FDPA 89-D-060-3, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 89-D-060-3 AND THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED OCTOBER 15, 2003.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PROVIDE THE LANDSCAPING AND BARRIERS DEPICTED ON THE CDPA/FDPA.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE 600-FOOT LENGTH FOR PRIVATE STREETS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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RZ 2003-PR-002/FDP 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC. - Appls. to rezone from R-1 and HC to PDH-20 and HC to permit residential development at a density of 19.64 dwelling units per acre (du/ac) and a variance to allow a PDH District on less than 2.0 acres and approval of the conceptual and final development plans. Located on the S. side of Chain Bridge Rd., approx. 250 ft. E. of its intersection with Anderson Rd. on approx. 1.68 ac. of land. Comp. Plan Rec: 2-3 du/ac with option for 8-12 du/ac and 16-20 du/ac. Tax Map 30-3 ((2)) 261-269. PROVIDENCE DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods, reaffirmed the affidavit dated September 17, 2003. There were no disclosures by Commission members.

Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Riegle discussed the surrounding land uses, noting that the applicant had assembled all the parcels available in compliance with the Comprehensive Plan recommendation for consolidation. He spoke about the challenges of developing an infill parcel and the efforts that led the applicant to propose this multi-family development, with one single family home to provide a transition to the existing homes on Colonial Lane. He added that parking for the multi-family units would be underground, affording greater tree save opportunities. He said the brick facades, terraces and balconies on all four sides of the multi-family building demonstrated that there was no "back of the building." In conclusion, Mr. Riegle said the application had the support of staff and the community. He submitted a package containing ten letters from area residents in support of the application. (Copies of the letters are in the date file.)

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

Ms. Mary Holbeck, 1608 Colonial Lane, McLean, spoke in opposition. She maintained that the applicant had not met the Comprehensive Plan recommendations for consolidation and therefore should not be allowed the higher density. She questioned the applicant's claim that the proposed development was compatible with surrounding uses. She acknowledged that changes had been made to the development plan at her request, but insisted that the changes were not significant enough to warrant approval of the application. She expressed particular concern for the possible damage to trees on her property and requested that a brick wall be constructed along the joint property line. (A letter from Ms. Holbeck is in the date file.)

Ms. Holbeck responded to questions from Commissioners Hall, Wilson, and Smyth regarding the trees on her property and the applicant's proposed limits of clearing and grading.

In response to questions from Commissioner de la Fe, Mr. Braham said both the proposed single family detached home and Ms. Holbeck's home were approximately 20 feet from the property line, thereby creating a total distance between the two residences of about 40 feet. He added that the subject property was around 3,000 feet away from a proposed Metrorail station.

There were no more speakers, therefore Chairman Murphy called upon Mr. Riegler for a rebuttal statement.

Mr. Riegler clarified that the subject property was closer to 2,500 feet away from a future Metrorail station. He said Ms. Holbeck's testimony was troubling because the applicant had put great effort into the planning and design of the proposed development to make it compatible with the existing homes on Colonial Lane and had, in fact, made revisions to address her concerns. He added that a brick wall, as requested by Ms. Holbeck, would actually cause more damage because of the need for concrete footings at its base.

In response to a question from Commissioner DuBois, Mr. Riegler reiterated that the single family home was intended to serve as transition between the multi-family building and the homes on Colonial Lane.

In response to questions from Commissioner Wilson, Mr. Riegler said the multi-family units would be sold as condominiums and that the covenants and restrictions regulating those units would apply to the single family home as well. He added that the property would be subdivided and a new lot line established during the site planning process.

In response to questions from Commissioner Alcorn, Mr. Riegler said the applicant's proposal would not prevent adjacent parcels from developing in accordance with the Comprehensive Plan.

In response to questions from Commissioner Smyth, Mr. Braham explained that the applicant had originally proposed two detached homes, but had, in response to staff concerns, reduced that number to one to further enhance the transition effect and provide additional open space.

There were no further comments or questions from the Commission and Mr. Braham had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON RZ 2003-PR-002 AND FDP 2003-PR-002 TO A DATE CERTAIN OF OCTOBER 23, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Byers, Kelso and Moon absent from the meeting.

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Chairman Murphy announced that Commissioner Byers had asked him to handle the next two Mount Vernon District applications in his absence. Chairman Murphy therefore relinquished the Chair to Secretary Harsel.

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SEA 99-V-018 - ALEXANDRIA HOTEL ASSOCIATES, LC - Appl. under Sect. 9-622 of the Zoning Ordinance to amend SE 99-V-018 previously approved for an increase in building height for hotel use to permit a building addition and an increase in Floor Area Ratio (FAR). Located at 5821 Richmond Hwy. on approx. 5.28 ac. of land zoned C-8, HC and CRD. Tax Map 83-4 ((1)) 11A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated September 9, 2003. There were no disclosures by Commission members.

Commissioner Murphy asked Secretary Harsel to ascertain if there were any speakers in the audience for this application. There were none, therefore Secretary Harsel waived the presentations by staff and the applicant, closed the public hearing, and recognized Commissioner Murphy for action on the case. (A verbatim excerpt is in the date file.)

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In Commissioner Byers' absence, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 99-V-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 15, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

THAT THE SERVICE DRIVE REQUIREMENT BE WAIVED;

THAT THE PERIPHERAL PARKING LOT LANDSCAPING BE WAIVED;

THAT THE RICHMOND HIGHWAY STREETScape AND TRAIL REQUIREMENTS BE MODIFIED TO THAT SHOWN ON THE SEA PLAT; AND

THAT THE BARRIER REQUIREMENT ALONG A PORTION OF THE SOUTHERN PROPERTY LINE WHERE THE SITE ABUTS BELLE HAVEN COUNTRY CLUB BE MODIFIED IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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SE 2003-MV-017 - PROVIDENT BANKSHARES CORPORATION T/A PROVIDENT BANK - Appl. under Sect. 7-607 and 9-622 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and waivers/modifications/uses in a Commercial Revitalization District. Located in the N.E. quadrant of Richmond Hwy. and Arlington Dr. on approx. 1.05 ac. of land zoned C-6, HC and CRD. Tax Map 92-4 ((1)) 94A pt. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated September 23, 2003. There were no disclosures by Commission members.

Commissioner Murphy asked Secretary Harsel to ascertain if there were any speakers in the audience for this application. There were none, therefore Secretary Harsel waived the presentations by staff and the applicant, closed the public hearing, and recognized Commissioner Murphy for action on the case. (A verbatim excerpt is in the date file.)

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In Commissioner Byers' absence, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2003-MV-017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS:

APPROVE A WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT FOR THE ARLINGTON DRIVE FRONTAGE OF THE SITE, AND

APPROVE THE MODIFICATION OF THE RICHMOND  
HIGHWAY STREETScape REQUIREMENT TO THAT  
SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Byers, Kelso and Moon absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:45 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

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

Minutes by: Gloria L. Watkins

Approved on: April 19, 2006

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