

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 13, 2002**

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

ABSENT: Suzanne F. Harsel, Braddock District
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Byers, to allow more time for the applicant to explore alternatives, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON 2232-V02-9, MILESTONE COMMUNICATIONS AND SPRINT PCS, TO A DATE CERTAIN OF 12 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Byers, to allow more time to resolve environmental issues, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON APR-02-IV-4MV TO A DATE CERTAIN OF 11 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Koch announced his intent to defer indefinitely the public hearing on 2232-Y02-17, Fairfax County Department of Public Works and Environmental Services, Facilities Management Division, currently scheduled for November 21, 2002.

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Commissioner Kelso reminded the Commission that the Parks Committee would meet on Thursday, November 14, 2002 at 7:30 p.m. in the Board Conference Room to receive a briefing from Park Authority consultants working on the Authority's needs assessment program.

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Commissioner Alcorn, to allow time for further review, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT FOR ATHLETIC FACILITIES IN THE R-C DISTRICT TO A DATE CERTAIN OF FEBRUARY 12, 2003.

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

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Commissioner Moon announced his intent to further defer, to December 5, 2002, the decision on a Public Facilities Manual Amendment (HDP pipes) presently scheduled for Thursday, November 14, 2002.

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PCA-74-2-112-3 - MCDONALD'S CORPORATION

SE-2001-SP-055 - MCDONALD'S CORPORATION (Decisions Only)

(The public hearing on these applications was held on November 7, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-74-2-112-3, SUBJECT TO THE PROFFERS FOUND IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-2001-SP-055, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 11, 2002, AS AMENDED WITH THE FOLLOWING:

THERE WOULD BE AN ADDITIONAL PHRASE AT THE END OF DEVELOPMENT CONDITION 7 WHICH WOULD READ: ". . . AND POLE LIGHTS WILL BE DIRECTED TOWARD THE GROUND."

AND THERE WILL BE ADDITIONAL SENTENCES TO DEVELOPMENT CONDITION 10 WHICH SHALL READ: "AN AMERICAN FLAG AND A MCDONALD'S FLAG ONLY SHALL BE FLOWN FROM GROUND FLAGPOLES. THE AMERICAN FLAG SHALL BE PROPERLY ILLUMINATED IF FLOWN AT NIGHT."

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE WESTERN PROPERTY BOUNDARY; A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT; AND A WAIVER OF THE ADDITIONAL STANDARD UNDER SECTION 9-505 REQUIRING THE FAST FOOD RESTAURANT TO BE AN INTEGRAL ELEMENT OF THE 30,000 SQUARE FOOT INDUSTRIAL COMPLEX.

Commissioner Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Kelso and Wilson abstaining; Commissioners Harsel and Smyth absent from the meeting.

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ORDER OF THE AGENDA

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

1. RZ-2002-SU-021 - ALD GROUP, INC.
2. SE-2002-MV-023 - K&L LLC, D/B/A BRENTWOOD ACADEMY
3. RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.
4. 2232-V02-5 - FAIRFAX COUNTY PARK AUTHORITY

This order was accepted without objection.

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RZ-2002-SU-021 - ALD GROUP, INC. - Appl. to rezone from R-1 and WS to R-8 and WS to permit residential development at a density of 6.85 dwelling units per acre (du/ac). Located at the N.E. quadrant of the intersection of Lee Hwy. and O'Day Dr. on approx. 2.48 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 54-3 ((2)) 40 and 41. SULLY DISTRICT. PUBLIC HEARING.

Mark Jenkins, Esquire, attorney for the applicant, reaffirmed the affidavit dated October 8, 2002.

Commissioner Moon recused himself from this case and left the auditorium.

Mr. Fran Burnszyski, 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 denial of the application for the following reasons:

- insufficient consolidation resulting in insufficient acreage; and
- insufficient transitional screening on the northern property boundary.

Mr. Burnszyski responded to questions from Commissioner Koch regarding staff's rationale for denial.

Mr. Jenkins explained that the applicant's proposal of 17 units on 2.48 acres for a density of 6.68 dwelling units per acre, was compatible with surrounding land uses. He stated that there was no additional land to be consolidated. He noted that the units would have 18-foot driveways and that additional visitor parking would be provided. He commented on the applicant's plans to address environmental and stormwater management issues and reiterated that the proposal was compatible with adjacent development.

In response to questions from Commissioner Koch, Mr. Jenkins confirmed the applicant's plans for recreation and a contribution to the Housing Fund. Commissioner Koch commented that this application was a good example of a public/private partnership.

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

Ms. Karolyn Young, President, Bryarton Homeowners Association, spoke in opposition. She maintained that the additional traffic from the proposed development would adversely affect Bryarton residents and suggested access from Lee Highway instead. (A copy of Ms. Young's statement is in the date file.)

Ms. Young responded to questions from Commissioners Murphy, Koch, Wilson and Alcorn regarding the current traffic situation and her position on this application.

Commissioner Koch noted that he had received a letter of support from Edgardo Fino, 6103 O'Day Drive, Centreville, an abutting property owner.

Mr. Marcus Mahoney, 6107 South Barros Court, Centreville, supported the application, especially the applicant's plans to provide improvements to the adjacent playground.

Ms. Carol Hawn, 6500 Harvest Mill Court, Centreville, representing the Fairfax County Community Action Advisory Board, also supported the application and commented on the playground improvements.

Ms. Lisa Bateman, 6107 South Barros Court, Centreville, also spoke in support. She commented on the great need for the playground improvements.

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

Mr. Jenkins explained the applicant's attempts to contact Bryarton residents. He added that access from Lee Highway was prohibited by the Virginia Department of Transportation.

In response to questions from Commissioner Koch, Mr. Jenkins reviewed the most recent changes to the proffers.

Mr. Burnszynski had no closing staff remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-SU-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE REVISED NOVEMBER 13, 2002.

Commissioner Wilson seconded the motion.

At Commissioner Hall's request, Mark Jenkins, Esquire, attorney for the applicant, verbally agreed that the phrase: ". . . for a total of \$30,000 if 17 townhouse units are approved . . ." would be deleted from the first sentence of Condition 8(B).

Chairman Murphy called for a vote and the motion carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE ROAD REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE ADDITIONAL TRAVEL LANE REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

Commissioner Hall seconded the motion which carried by a vote of 7-1-1 with Commissioner Alcorn opposed; Commissioner Byers abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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SE-2002-MV-023 - K&L LLC, D/B/A BRENTWOOD ACADEMY -
Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education and child care center. Located at 3725 Nalls Rd. on approx. 4.29 ac. zoned R-2. Tax Map 101-4 ((1)) 62. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. Jerry Pnevmatikatos, agent for the applicant, reaffirmed the affidavit dated October 29, 2002. There were no disclosures by Commission members.

Commissioner Byers 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 Byers for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-MV-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 30, 2002.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REQUEST TO MODIFY THE TRANSITIONAL SCREENING TO ALLOW THE EXISTING VEGETATION TO SATISFY THE REQUIREMENTS ALONG ALL LOT LINES.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A REQUEST FOR A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT INC. - Appl. to rezone from R-3 and HC to R-16 and HC to permit residential at a density of 14.6 dwelling units per acre (du/ac). Located between the W. side of Williams La. and the E. terminus of Hoffmans La. on approx. 4.39 ac. Comp. Plan Rec: Residential. Tax Map 61-2 ((1)) 107, 109, 110, 113B pt. and 61-4 ((1)) 115. MASON DISTRICT. PUBLIC HEARING.

Frank Stearns, Esquire, with Venable, Baetjer and Howard, reaffirmed the affidavit dated October 29, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application for the following reasons:

- inadequate buffering and open space; and
- inadequate provision of future access to Lot 108.

Mr. Stearns presented a brief history of the subject site. He spoke about the applicant's work with Supervisor Gross and the Baileys Crossroads Revitalization Committee. He stated that the applicant's proposal at the low end of the density range for this infill area included significant improvements and would be an appropriate transitional use. He pointed out that the Mason District Land Use Committee supported the application and listed the amenities to be provided, including open space in excess of Zoning Ordinance requirements, tree preservation, streetscaping, and a contribution of \$2,000 per unit for schools.

Commissioner Kelso, Commissioner Hall and Mr. Stearns discussed Lot 108 and access to it. Commissioner Hall noted that the parcel was owned by Ms. Thelma Newman who had no desire to sell her property. Mr. Stearns stated that Ms. Newman had not expressed any objections to the applicant's proposal.

Chairman Murphy called the first listed speaker.

Mr. Marco Johnson, 3495 Paul Street, Alexandria, representing the Sunset Manor Civic Association, spoke in opposition to the application. He agreed with staff's conclusions on pages 13 and 14 of the staff report. (A copy of Mr. Johnson's statement is in the date file.)

Mr. Fong Liou, 3493 Paul Street, Alexandria, said that more buffering was needed and that the stormwater management provisions of the Zoning Ordinance should not be waived.

Commissioner Hall and Mr. Liou discussed the topography of the area and the height of the proposed townhouses. Commissioner Hall announced her intention to defer decision on this application.

Mr. Michael Baldwin, 5811 Hoffmans Lane, Falls Church, Pastor of the Crossroads Baptist Church, spoke in support of the application. He said the applicant's proposal would bring much-needed improvements to the area.

Mr. Steve Danner, manager of the property at 3524 Williams Lane, Lot 107, and Ms. Jeannette Baldwin, 5811 Hoffmans Lane, Falls Church, also supported the application.

Mr. Junne Liou, 3493 Paul Street, Alexandria, spoke in opposition. He said the proposed townhouses were too high and would adversely affect his privacy.

Ms. Swagler responded to questions from Commissioner Hall regarding parking and building heights.

There were no further speakers; therefore Chairman Murphy called on Mr. Stearns for a rebuttal statement.

Mr. Stearns emphasized that this was infill development and that flexibility was needed to provide a quality project. He pointed out that the three requirements for development listed in the Comprehensive Plan had been met and maintained that the buffer proposed was adequate. He explained that the applicant was seeking waiver of on-site stormwater retention, but was in the process of obtaining access to an existing storm sewer system that was more than adequate to handle the additional capacity generated by the new development.

Mr. Stearns responded to questions from Commissioners Wilson, Byers, and Kelso regarding sidewalks, landscaping, maintenance of the landscaped area outside a proposed fence, and tree replacement. Commissioner Wilson suggested that the proffers should be amended to address landscaping maintenance.

In response to questions from Commissioner Hall, Mr. Johnson indicated his willingness to work with the applicant to resolve his concerns.

Commissioner Hall suggested that the proffer regarding temporary signs needed revision.

Commissioner Kelso suggested that Mr. Stearns obtain a statement from Mrs. Newman indicating that she had no objection to the application.

In response to a question from Commissioner Hall, Ms. Swagler clarified the Zoning Ordinance requirements for screening and barriers.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ-2002-MA-015 TO A DATE CERTAIN OF NOVEMBER 14, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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(The Commission went into recess at 10:30 p.m. and reconvened in the Board Auditorium at 10:45 p.m.)

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2232-V02-5 -FAIRFAX COUNTY PARK AUTHORITY - Appl. to develop property located at 7509 Fort Hunt Rd., for use as a public park with community park facilities. Tax Map 93-4((1))3. MOUNT VERNON DISTRICT. PUBLIC HEARING.

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

In response to questions from Commissioner Wilson, Mr. Joseph Sicenavage, Planning and Development Division, Park Authority, explained that the proposed overflow parking would be finished in grass pavers. He did not know if a dustless surface waiver was needed.

Commissioner Byers reminded his fellow Commissioners and the audience of the Planning Commission's role in 2232 matters, stressing that conditions could not be placed upon this type of application.

In response to questions from Commissioner Byers, Mr. Sicenavage confirmed that the conceptual development plan depicted in the staff report was flexible and the proposed tennis courts could probably be repositioned further away from existing residences.

In response to a question from Commissioner Kelso, Mr. Sicenavage stated that it would be two to three years before the park was fully developed.

Commissioner Byers announced his intention to defer decision on this application to allow time for review by the Mount Vernon Council.

Chairman Murphy called the first listed speaker.

Mr. Kenneth Siegfried, 1217 Belle Vista Drive, Alexandria, spoke in opposition. He cited the secondary entrance from Burtonwood Drive and the proximity of the tennis courts as his main objections. He added that development of the park would reduce his property value.

In response to a request from Commissioner Murphy, Mr. Siegfried submitted a copy of a letter from Mr. Jim Metcalf, a Certified Residential Real Estate Appraiser, regarding the adverse impact of the proposed park development. (A copy of the letter is in the date file.)

In response to questions from Commissioner Byers, Mr. Siegfried said the tennis courts appeared to be approximately 50 feet from his property line and that the area was wooded.

Mr. Neal Reynolds, 7413 Burtonwood Drive, Alexandria, was opposed to the current plans for development of the park, especially the secondary entrance from Burtonwood Drive. He presented exhibits illustrating his concerns about safety, copies of which are in the date file.

In response to questions from Commissioner Murphy, Mr. Sicenavage confirmed that prior to its acquisition by the Park Authority; the subject property had been planned for 33 residential lots with a single entrance from Burtonwood Drive.

Commissioner Murphy commented that Burtonwood Drive was obviously designed as a stub street with eventual opening to provide interparcel access to the subject property. Commissioner Wilson commented that all public facilities, for safety reasons, should have two entrances.

In response to questions from Commissioner Wilson, Mr. Sicenavage explained that the proposed facilities were clustered on the northern side of the property due to topography and environmentally sensitive land.

In response to questions from Commissioner Kelso, Mr. Sicenavage explained that the existing home had plumbing facilities and that the proposed recreational services would be located nearby to take advantage of the facilities.

Ms. Eleanor Quigley, 7600 Admiral Drive, Alexandria, representing the Wellington Heights Civic Association, supported the application.

Mr. Steve Merkle, 1212 Burtonwood Drive, Alexandria, also supported the application. He said he was not concerned about the Burtonwood Drive entrance to the park because the proposed interior barrier in the park would prevent traffic from using the park to cut through to Fort Hunt Drive. He supported any efforts to move the tennis courts further away from existing homes.

Mr. Sicenavage responded to questions from Commissioners Murphy and Kelso regarding the proposed parking area and facility rentals, respectively.

Mr. Myron Eckhart, 1211 Belle Vista Drive, Alexandria, objected to the price paid for the property by the Park Authority. He noted that there was a 24-inch gas transmission line traversing the entrance proposed on Burtonwood Drive and that this application should be postponed until the implications of the gas line could be thoroughly evaluated.

In response to questions from Commissioner Byers, Mr. Sicenavage said he was aware of the gas line and that all appropriate cautions would be taken during construction. He added that Washington Gas Light would have personnel on site.

Mr. Christopher Pagis, 1225 Morningside Lane, Alexandria, questioned how the barricades would be arranged to prevent cut-through traffic and how parking would be controlled.

Mr. Jim Trimble, 1112 Morningside Lane, Alexandria, commented on traffic problems on Fort Hunt Road.

In response to questions from Commissioner Murphy, Mr. Sicenavage explained that there was an older existing barrier on the north end of Villamay Drive. He added that the Virginia Department of Transportation would review the plans and decide where barricades were needed.

In response to questions from Commissioner Wilson, Mr. Sicenavage confirmed that an asphalt road would be required over the gas line. He added, however, that the gas line was 36 inches underground at that point and a road could be safely built over it. He reiterated that Washington Gas Light personnel would be on-site and all safety precautions would be taken.

There being no further speakers, comments or questions, Chairman Murphy called upon Mr. Sicenavage for a rebuttal statement. Mr. Sicenavage declined and Mr. Jillson had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT WE DEFER DECISION ONLY ON 2232-V02-5 TO A DATE CERTAIN OF 11 DECEMBER 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting adjourned at 11:35 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: September 9, 2004

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