

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 21, 2002**

PRESENT: John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilyong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason 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 Moon reminded Commissioners that the decision on the PFM Amendment concerning HDPE pipes would be held on Thursday, December 5, 2002 and requested that comments be forwarded to him by next week.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2002-MV-027, JAGDISH BERRY, BE DEFERRED TO A DATE CERTAIN OF JANUARY 15, 2003.

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

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON 2232-Y02-17, FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION, BE DEFERRED TO A DATE CERTAIN OF JANUARY 9, 2003.

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

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Commissioner Wilson, who was handling this case for Commissioner Kelso, MOVED THAT THE DECISION ONLY ON RZ-2002-LE-005, SUSAN CLAY, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 2002.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Alcorn and Hall absent from the meeting.

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RZ-2001-BR-022 - ROCKY GORGE HOMES, LLC (Decision Only)

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-BR-022, SUBJECT TO THE PROFFERS DATED NOVEMBER 21, 2002, AS AMENDED.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-BR-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2001-BR-022 IN ACCORDANCE WITH THE PROFFERS, AS AMENDED.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT AND BARRIER BE MODIFIED ALONG THE WESTERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LIMITATION ON THE LENGTH OF THE PRIVATE STREETS BE WAIVED.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123 BE WAIVED.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY ALLOW THE TRAIL REQUIREMENT ALONG 123 TO BE MODIFIED IN FAVOR OF THE EXISTING SEVEN-FOOT WIDE WALKWAY.

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

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A VARIANCE PURSUANT TO THE PROVISIONS OF PARAGRAPH 8, SECTION 16-401, TO ALLOW THE DECORATIVE FENCE ALONG 123 TO EXCEED FOUR FEET IN HEIGHT.

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

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FS-D02-24 - Sprint PCS - I-495 & George Washington Parkway

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-D02-24.

Commissioners de la Fe and Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ-2002-PR-016/FDP-2002-PR-016 - WEST GROUP PROPERTIES LLC  
PCA-88-D-005-5 - WEST\*GROUP PROPERTIES LLC, WEST\*MAC ASSOCIATES L.P.,  
GANNETT CO., INC., AND THE ASSOCIATION FOR  
MANUFACTURING TECHNOLOGY (Decision Only)

(The public hearing on this application was held on November 21, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-88-D-005-5, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE SET FORTH IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ-2002-PR-016 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED NOVEMBER 21, 2002.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-PR-016, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2002-PR-016 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE PROPOSED SINGLE FAMILY ATTACHED UNITS.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A VARIANCE OF THE PRM USE LIMITATIONS TO PERMIT THE SINGLE FAMILY ATTACHED UNITS AS SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED USES WITHIN THE DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH FOR A PRIVATE STREET REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 7-1-2 with Commissioner DuBois opposed; Commissioners Kelso and Moon abstaining; Commissioners Alcorn and Hall absent from the meeting.

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ZONING ORDINANCE AMENDMENT (COMMERCIAL REVITALIZATION DISTRICT IDENTIFICATION SIGNS) (Decision Only)

(The public hearing on this application was held on November 14, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING THE COMMERCIAL REVITALIZATION DISTRICT AREA IDENTIFICATION SIGN PROVISIONS BE APPROVED, AS SET FORTH IN THE STAFF REPORT DATED OCTOBER 7, 2002, WITH THE ADDITIONAL CHANGES SET FORTH IN THE STAFF HANDOUT DATED NOVEMBER 20, 2002, AND THE TWO ADDITIONAL CHANGES I MADE BY ADDING THE WORDS "SEPARATELY ERECTED" BEFORE THE WORD "BANNER" ON LINE 13 OF PAGE 1 OF THE STAFF TEXT DATED NOVEMBER 20, 2002, AND ADDING THE SAME WORDS BEFORE THE WORD "BANNER" ON PAGE 2, LINE 5 OF THE STAFF HANDOUT, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION BY THE BOARD OF SUPERVISORS.

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

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. PCA-C-448-26 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
FDPA C-448-27 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION
2. PCA-C-448-25 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
FDP-C-448-37 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION
3. SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE

This order was accepted without objection.

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PCA-C-448-26/FDPA C-448-27 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION - Appls. to amend the proffers and final development plan for RZ-C-448 to permit expansion of an existing community recreation center to an overall Floor Area Ratio (FAR) of 0.08. Located on the N. side of Kingstowne Village Pkwy., approx. 1,200 ft. W. of its intersection with Hayfield Rd. on approx. 5.59 ac. of land zoned PDH-4 and NR. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-3 ((1)) 63G. LEE DISTRICT. JOINT PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated October 24, 2002. There were no disclosures by Commission members.

Mr. 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.

Ms. Byrd noted that her presentation for PCA-C-448-26 and FDPA C-448-27 would also apply to PCA-C-448-25 and FDP-C-448-37 although they were being heard separately. She explained that the recreational demands since the early 1980s in Kingstowne had far surpassed expectations and the purpose of the applications was to address desperate needs for recreational facilities and to allow flexibility to meet changing needs without being subject to the public hearing process. She pointed out that the building known as the Thompson Center was located in the front of the subject property and that the rear portion would be developed with outdoor recreational facilities and a small building which would include space for the storage of maintenance materials and equipment. She said that the applications had the full support of the Lee District Land Use Committee and the community, and introduced Ms. Kathleen Snyder, President, Kingstowne Residential Owners Corporation. Ms. Snyder said that the Corporation desired to create a master plan for recreational facilities for the Kingstowne area which consisted of 5,000 residences in 48 separate neighborhoods. She said that places to meet and gather fostered a sense of community and the need for such places had far surpassed expectations.

Commissioner Kelso noted that he had received three letters from citizens expressing concerns about the proposed development. (Copies of these letters are in the date file.)

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

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-26, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED NOVEMBER 14, 2002.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-27, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-C-448-26.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY.

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

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PCA-C-448-25/FDP-C-448-37 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION - Appls. to amend the proffers and approve the final development plan for RZ-C-448 to permit expansion of an existing community recreation center. Located generally within the N.W. quadrant of the intersection of Kingstowne Village Pkwy. and Hayfield Rd. on approx. 6.07 ac. of land zoned PDH-4 and NR. Tax Map 91-3 ((11)) A and B. LEE DISTRICT. PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated October 24, 2002. There were no disclosures by Commission members.

Mr. 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.

Ms. Byrd again stated that her comments and those of Ms. Snyder concerning the previous applications also pertained to these applications. She said approval of them would allow an existing building to be expanded with the same type of recreational facilities as those at the Thompson Center.

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 and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-C-448-25, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED NOVEMBER 14, 2002.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-C-448-37, SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-25.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED MODIFICATION OF TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND EASTERN BOUNDARIES.

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

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SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain (residence). Located at 8021-A East Boulevard Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. MT. VERNON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, PC, reaffirmed the affidavit dated November 12, 2002. Commissioner Kelso disclosed that he shared office space with Dominion Surveyers, Inc., but that he did not feel this relationship presented a conflict of interest. No objections were expressed.

Ms. Mavis Stanfield, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff

recommended denial of the application because it was not in conformance with the Comprehensive Plan and the applicable Zoning Ordinance provisions. She noted that a new plat had been received today and it appeared that the footprint of the house had been moved into some of the existing disturbed area as requested, however, staff had not had an opportunity to fully review the plat.

Ms. Strobel stated that the applicants had owned the subject property, improved with a small residential structure, since 1994. She said they were seeking approval to construct a single family home on the existing lot where they intended to live. Due to the environmental sensitivity of the property, she said that the applicants had decided to construct a residence supported on steel pilings which would result in minimal displacement of soil. She noted that revised drawings had been distributed tonight and requested that the decision on the application be deferred to allow time for staff review, hopefully with an addendum to the staff report recommending approval. She said the revised plans had been carefully prepared in consideration of the environmental constraints of the property which consisted of marine clay soil and wetlands. Noting that most of staff's concerns centered around the Chesapeake Bay Preservation Ordinance, she explained that the Ordinance allowed an exception when a strict application of the resource protection area (RPA) criteria would result in the loss of a reasonable, buildable area on a lot established prior to the effective date of the Ordinance, but only if the proposed development did not exceed 10,000 square feet of land disturbance and did not create more than 5,000 square feet of impervious surface within the RPA. She said the applicants believed that this criteria has been met because the total area of disturbance to the RPA was 8,627 square feet, excluding the driveway. She acknowledged, however, that there was some disagreement with staff about whether or not the driveway should be excluded, but that the applicants were hopeful that this issue could be resolved. She said other issues raised by staff concerning the setback and the footprint of the new house had been addressed in the revised plat. She said the proposal was in keeping with the character of the area, addressed the environmental constraints of the property, and preserved existing vegetation. She requested favorable consideration.

Mr. Scott Crabtree, applicant, responded to a question from Commissioner Byers about the elevation dimensions of the house. Ms. Strobel said that she would distribute a revised plan showing the dimensions of the elevation. Responding to another question from Commissioner Byers, Mr. Crabtree said approximately 60 percent of the house would be glass, with another type of siding used where glass was not possible.

In response to a question from Commissioner DuBois, Ms. Leslie Johnson, ZED, DPZ, said that staff would consider including a condition addressing noise generated by the installation of the steel pilings.

Ms. Stanfield and Mr. Crabtree responded to questions from Commissioner Harsel about the amount of impervious surface on the property and the size and installation of the steel pilings.

Responding to a question from Commissioner Kelso, Mr. Crabtree said that the application had received favorable consideration by the Mount Vernon Planning and Zoning Committee of the Mount Vernon Council.

Ms. Valerie Tucker, Department of Public Works and Environmental Services, said that she had not had an opportunity to analyze the revised plan to determine if it met the criteria for an exception to the Chesapeake Bay Preservation Ordinance allowing the use within the RPA.

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

Mr. Hugh Conway, 814 Arcturus on the Potomac, Alexandria, expressed support for the proposed development which he described as being attractive and architecturally interesting and in keeping with the character of the surrounding neighborhood. He also said it would have a minimal adverse affect on the environment and would eliminate the existing septic field.

Ms. Priscilla Noah, 820 Arcturus on the Potomac, Alexandria, also expressed support for the application. She said if the house was moved 30 feet to the west as requested by staff, it would be overshadowed by the exceptionally large three-story brick mansion being constructed adjacent to the Crabtree property and would eliminate a substantial amount of the beautiful river view.

Mr. Edward Pagett, 1124 Chadwick Avenue, Alexandria, a realtor and neighbor of the Crabtrees, pointed out that the proposed development had the overwhelming support of the Mount Vernon Council Planning and Zoning Committee, which was unusual. He said the Chair of the Environmental and Recreation Committee stated that the Crabtrees' proposal was an example of good environmentally sensitive planning that should be adopted by the County staff.

Mr. David Reese, 824 Arcturus on the Potomac, Alexandria, a contiguous neighbor of the Crabtrees, noted that the proposal had the support of the entire neighborhood and the Mount Vernon Council. He said removal of the septic field would alleviate his concern about it polluting the Potomac River and only one tree would be lost. He recommended approval of the application and said the Crabtrees should be congratulated for their concern about the environment.

In response to a question from Commissioner de la Fe, Ms. Strobel said that the applicant's new home would be built on parcel 35 and the existing home on parcel 34 would remain.

Ms. Tucker responded to a question from Commissioner Byers about the amount of time she would need to review the revised plans.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Strobel for a rebuttal statement. Ms. Strobel declined. 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 Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE DECISION ONLY ON SE-2002-MV-028 BE DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting was adjourned at 10:50 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: Linda B. Rodeffer

Approved on: September 9, 2004

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