

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 8, 2011**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
James R. Hart, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District

//

The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Chairman Murphy announced that on December 6, 2011, the Board of Supervisors had reappointed three Planning Commissioners for four-year terms: At-Large Commissioner James Hart, third full term; Sully District Commissioner John Litzenberger, Jr., second full term; and Lee District Commissioner James Migliaccio, first full term after completing former Commissioner Rodney Lusk's appointment. He also announced that Ellen "Nell" Hurley had been appointed for a four-year term to represent the Braddock District. Chairman Murphy noted that each member would be sworn in at the Commission meeting on Wednesday, January 18, 2012, by Clerk of the Circuit Court, John Frey.

//

On behalf of the Planning Commission, Chairman Murphy recognized Braddock District Commissioner Suzanne Harsel for her almost 30 years of service to her district and to Fairfax County. He noted that the Commission would honor her at a banquet to be scheduled in May 2012.

//

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, December 15, 2011, at 7:00 p.m., in the Board Conference Room, to continue discussions with staff on the revised strawman for changes to the Green Building Policy and all interested parties were welcome to attend.

//

Commissioner Alcorn announced that the Commission's Tysons Corner Committee would meet on Wednesday, December 14, 2011, at 7:00 p.m., in Conference Rooms 2/3 of the Government Center, to receive briefings on draft urban design guidelines for Tysons and updates on transportation planning studies. He noted that he would be absent and that Commissioner Lawrence would chair the meeting. He added that the meeting was open to the public.

//

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2009-MV-010, SPARROWEN, LLC, TO A DATE CERTAIN OF JANUARY 26, 2012.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY FOR PCA 2004-DR-023-03 AND SEA 00-D-006-04, TRINITY GROUP, LLC, TO A DATE CERTAIN OF DECEMBER 15, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hart and Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

ARCHITECTURAL REVIEW OF PORTIONS OF PHASE 1 OF TYSONS CORNER CENTER, MACERICH, (ASSOCIATED WITH RZ 2004-PR-044) (A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND ITSELF IN SUPPORT OF THE ARCHITECTURE PRESENTED IN THE PACKAGE DATED NOVEMBER 8, 2011, FOR THE MACERICH PHASE 1 OFFICE BUILDING, THE GARAGE F1 FACADE, AND THE LANDSCAPING ALONG ROUTE 123.

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

//

FSA-B02-16-1 – AT&T MOBILITY, 5637 Guinea Road

FSA-L08-105-1 – FIBERTOWER, 6320 August Drive

FSA-L97-12-2 – SPRINT, 7936 Telegraph Road

FSA-L09-155-1 – AT&T MOBILITY, Fleet Drive

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

FS-L11-11 – FIBERTOWER, 6601 Telegraph Road

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND THAT FS-L11-11, LOCATED AT 6601 TELEGRAPH ROAD, IS A “FEATURE SHOWN” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

FS-S11-32 – AT&T MOBILITY, 6199 Old Arrington Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S11-32.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

PCA 2008-PR-009/SEA 80-P-078-16 – INOVA HEALTH CARE SERVICES (Decisions Only)
(The public hearing on these applications was held on November 17, 2011. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2008-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 5, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 80-P-078-16, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 5, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

ORDER OF THE AGENDA

In Secretary Harsel's absence, Chairman Murphy established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES)
2. RZ 2011-PR-021/SE 2011-PR-007 – PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.
3. SEA 2007-SP-001 – COSTCO WAREHOUSE CORPORATION

This order was accepted without objection.

//

ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) – To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows, specifically Zoning Ordinance Sections 6-110, 6-209, 6-409, and 6-508 as follows: increase the minimum expenditure per dwelling unit for recreational facilities required in the PDH Planned Development Housing District (Par. 2

of Sect. 6-110), PDC Planned Development Commercial District (Par. 2 of Sect. 6-209), PRM Planned Residential Mixed Use District (Par. 2 of Sect. 6-409), and PTC Planned Tysons Corner Urban District (Par. 2 of Sect. 6-508) from \$1600 to \$1700.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Andrea Dorlester, Senior Park Planner, Park Planning Branch, Planning and Development Division, Fairfax County Park Authority, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Zoning Ordinance Amendment.

Chairman Murphy called for speakers but received no response. 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 Sargeant for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED PLANNED DEVELOPMENT DISTRICT RECREATIONAL FACILITIES ZONING ORDINANCE AMENDMENT BE ADOPTED AS ADVERTISED AND CONTAINED IN THE STAFF REPORT DATED NOVEMBER 1, 2011, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION.

Commissioners de la Fe and Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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

- REZONING APPLICATIONS TO THE PDH, PDC, PRM, OR PTC DISTRICTS CONTAINING DWELLING UNITS, INCLUDING PROFFERED CONDITION AMENDMENTS WHICH PROPOSE TO ADD DWELLING UNITS, THAT ARE ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE AMENDMENT AND APPROVED BY JULY 1, 2012, SHALL BE GRANDFATHERED AND NOT SUBJECT TO THIS AMENDMENT; AND
- PROFFERED CONDITION AMENDMENTS, WHICH PROPOSE TO ADD DWELLING UNITS, AND ARE ACCEPTED ON OR AFTER THE EFFECTIVE DATE OF THE AMENDMENT, SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS AMENDMENT FOR THE ADDITIONAL DENSITY.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

RZ 2011-PR-021 – PAGE ANNANDALE ROAD ASSOCIATES, L.L.C. – Appl. to rezone from C-5 and HC to C-8 and HC to permit vehicle sales, rental, and ancillary service establishment with an overall site Floor Area Ratio (FAR) of 0.35. Located in the N.E. quadrant of the intersection of Annandale Rd. and Arlington Blvd. on approx. 23,523 sq. ft. of land. Comp. Plan Rec: Retail and Other. Tax Map 50-4 ((1)) 25. (Concurrent with SE 2011-PR-007.) PROVIDENCE DISTRICT.

SE 2011-PR-007 – PAGE ANNANDALE ROAD ASSOCIATES, L.L.C. – Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to permit a vehicle sale, rental and ancillary service establishment in a Highway Corridor Overlay District. Located at 6627 Clearview Dr.; 2919, 2923, 2927, 2931, 2935 Annandale Rd. and 6660 Arlington Blvd., Falls Church, 22042, on approx. 3.88 ac. of land zoned C-8 and HC. Tax Map 50-4 ((1)) 25, 26, 27, 27A; 50-4 ((12)) 1, 1A, 2 and 3. (Concurrent with RZ 2011-PR-021.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavits dated October 18, 2011. Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had one pending case with Ms. Strobel's firm but indicated that there was no financial relationship and it would not affect his ability to participate in this public hearing.

Suzianne Zottl, 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 approval of the applications.

Answering a question from Commissioner Lawrence, Ms. Zottl said that staff was satisfied with the applicant's green building provisions.

Ms. Strobel provided a brief description of the subject property and said that several characteristics, including its limited size and significant grade changes, prohibited efficient vehicle delivery to the site despite numerous access points. She noted that the dealership was successfully operated and highly regarded within the local community. She said that the applications would allow for a more efficient operation, particularly now that the applicant owned the adjacent parcel. Ms. Strobel pointed out that the applications would provide a number of benefits, including:

- Consolidation of business by reducing the number of buildings from three to one;
- Less confusion for customers by reducing the number of access points to the site from seven to two; and
- More efficiency for delivery drivers by regrading the site to a safer, more level slope.

Ms. Strobel also pointed out that the applicant planned to plant a large number of trees and install two underground sand filters to help retain stormwater. She said the additional adjacent half-acre property would be developed as a park, thereby providing a focal point for the dealership. She described the screening to be provided along the northern property line and noted that a number of sustainable development techniques would be used during construction. Ms. Strobel added that residents from the nearby communities had been notified and that she and the applicant's representatives had met with individual property owners to discuss the proposal.

In response to a question from Commissioner Lawrence, Ms. Strobel confirmed that the development conditions dated December 8, 2011, included a point of contact for neighboring residents should they have any concerns during and after construction. (A copy of the conditions is in the date file.)

Replying to questions from Commissioner Flanagan, John Penney, with Penney Design Group LLC, explained that the new landscaping and retaining wall, in conjunction with the parapet wall on the parking garage roof, would ensure that residents along the north side of the property would not see vehicles parked on the roof. He explained that the garage would be an open-air structure, adding that the ramp would create an additional buffer. A brief discussion ensued among Ms. Strobel, Mr. Penney, and Commissioner Flanagan regarding the garage and its screening.

Responding to questions from Commissioner Hart, Mr. Penney described the grade differences between the subject property and the neighboring property to the north, in addition to the maintenance of the inter-parcel access road. Ms. Zottl confirmed that staff supported these provisions.

Referring to Development Condition Number 16, Green Building Practices, Commissioner Sargeant asked why there was no specific commitment to Leadership in Energy and Environmental Design (LEED). Mr. Penney explained the costs associated with LEED certification and said that it would have been prohibitive to the applicant; however, he noted that the applicant had committed to several green building techniques in this condition. When asked how the items in Development Condition Number 16F, Indoor Environmental Quality, could be certified by a LEED certification expert, Ms. Strobel said that she would discuss the feasibility of an annual report to ensure compliance.

Answering questions from Commissioner Flanagan, Mr. Penney said he would provide the cost of LEED certification to the Planning Commission's Environment Committee. Ms. Strobel added that such specification in the development conditions would be unnecessary.

Commissioner Hart stated that such monitoring was not a responsibility of the Environment Committee and suggested that, if necessary, it should be performed by either staff from the Department of Public Works and Environmental Services or the Zoning Administrator.

Commissioner Lawrence suggested that the development of a compliance form whereupon only deviations from the listed green building materials be reported. In the ensuing discussion with Mr. Penney, he said the new document could be added to that currently provided.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary.

Commissioner Lawrence pointed out that the proposed reduction of the buffer from 50 to 21 feet and provision of year-round screening for the garage would address citizen concerns.

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 these cases. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2011-PR-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 18, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2011-PR-007, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 6, 2011.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE, IN FAVOR OF THAT SHOWN ON GDP/SE PLAT AND AS CONDITIONED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE TREE PRESERVATION TARGET AREA REQUIREMENT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE LOADING SPACE MODIFICATION TO THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Alcorn.

//

SEA 2007-SP-001 – COSTCO WHOLESALE CORPORATION –
Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 2007-SP-001 previously-approved for a retail sales establishment-large to permit the option for a service station and associated modifications to site design and development conditions. Located at 4725 West Ox Rd., Fairfax, 22035, on approx. 16.06 ac. of land zoned C-8. Tax Map 56-1 ((1)) 5C. SPRINGFIELD DISTRICT.
PUBLIC HEARING.

David Gill, Esquire, with McGuireWoods LLP, reaffirmed the affidavit dated November 2, 2011. There were no disclosures by Commission members.

Brent Krasner, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Hart, Mr. Krasner explained how the proposed realignment and modifications to the access points from Costco Plaza Drive and West Ox Road would improve on-site vehicular circulation and minimize the potential for turning movement conflicts. Kristen Abrahamson, ZED, DPZ, added that stacking for the proposed gasoline service station would be accommodated by a large open area to the west of the pumps and vehicles exiting the facility would utilize the new central aisle way that would connect with the new

channelized access from Costco Plaza Drive, thereby minimizing any potential conflicts and improving internal circulation.

Mr. Gill acknowledged that the subject property housed one of Costco's busiest stores and noted that the application had been delayed while the applicant addressed numerous transportation issues. He explained that the applicant would construct dual southbound left-turn lanes from Costco Plaza Drive onto West Ox Road and a more centralized entrance to help improve internal circulation. He said access to the site would continue to be from six access points: three from West Ox Road, two from Costco Plaza Drive, and one from Piney Branch Road. Mr. Gill indicated that a northbound right-turn lane would be provided on West Ox Road at the site's right-turn in/right-turn out access nearest the gasoline service station. He said a majority of the existing parking spaces within the central parking area would be widened from nine to ten feet to allow for easier loading and maneuverability. He noted that the gasoline station would serve only Costco members and trip generation would be minimal since Costco customers tend to purchase gasoline as a combined trip to the warehouse. Mr. Gills stated that the applicant had worked closely with residents of the adjacent Windsor Mews townhouse community, noting that they supported the application. He reviewed the proposed landscaping, building façade, pedestrian, and hours of operation improvements. He added that the gasoline facility would also better serve customer demand.

Answering a question from Commissioner Murphy, Mr. Gill explained that the applicant planned to install appropriate on-site directional signage for the service station and a full-time attendant would be present to assist customers.

In reply to a question from Commissioner de la Fe, Mr. Gill stated that the applicant could only implement either Option A (previously-approved warehouse expansion) or Option B (gasoline service station).

Responding to a question from Commissioner Flanagan, Mr. Gill explained that the applicant would probably execute the gasoline facility option because it was more economically feasible than the warehouse expansion option and necessitated a reduction of three parking spaces from current conditions.

Replying to a question from Commissioner Migliaccio, Mr. Gill said Development Condition Numbers 25 and 26 helped guarantee that the trees planted in the parking lot islands would survive.

There being no listed speakers, Vice Chairman Alcorn called for speakers from the audience and recited the rules for public testimony.

Tim Bassett, 12105 Metcalf Circle, Fairfax, said he was not opposed to the gasoline station option. He expressed concern that the proposal did not sufficiently mitigate traffic flow within the site, traffic congestion at the nearby Piney Branch Road/Lee Highway intersection, and increased traffic in the area. He also expressed concern that the proposal would increase the occurrences of vehicles using the private driveways in his neighborhood to turn around.

In response to questions from Commissioner Murphy, Mr. Bassett stated that he had not attended the community meeting regarding the transportation issues. He noted that his neighborhood did not have a homeowners association. He said vehicles exiting his neighborhood often cannot make the green light at the intersection of Piney Branch Road and Lee Highway and cited other causes of traffic congestion within this area.

Commissioner Litzenberger said he concurred with Mr. Bassett's concerns regarding the traffic congestion around Costco.

Vice Chairman Alcorn suggested that Mr. Bassett consider establishing a community association for his neighborhood. Mr. Bassett agreed with this suggestion.

Commissioner Hart and Mr. Bassett briefly discussed the deficiencies of the intersection of Lee Highway and Piney Branch Road. Commissioner Hart commented that the traffic light timing at that intersection was inefficient and vehicles did not have sufficient space to make a left turn.

Bob Billak, 4710 Caronia Way, Fairfax, said he supported the application because it would provide a much needed gasoline station in the area, proper site layout, and adequate vehicular access and circulation.

There being no more speakers, Vice Chairman Alcorn called for a rebuttal statement from Mr. Gill.

Mr. Gill stated that the traffic impact study had determined that the proposal would not change the overall level of service at the intersection of Piney Branch Road and Lee Highway. He described how vehicles would typically access the property from the Fairfax County Parkway. He reiterated that a northbound right-turn lane would be provided on West Ox Road to provide easier access to the gasoline service station. He acknowledged that the turn from Lee Highway to Piney Branch Road was hazardous and noted that the applicant would support any efforts of the Virginia Department of Transportation or Fairfax County Department of Transportation to examine ways to alleviate this situation.

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

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2007-SP-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2011.

Commissioners de la Fe and Sargeant seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING TO THE EAST, IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS TO THE EAST, IN FAVOR OF THE BERM SHOWN ON THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

//

At the conclusion of this case, Chairman Murphy resumed the Chair and adjourned the meeting.

//

The meeting was adjourned at 10:05 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, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: June 28, 2012

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission