

**MINUTES
PLANNING COMMISSION MEETING
MARCH 30, 1994**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Henry E. Strickland, Mason District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Patrick M. Hanlon, Providence District

//

The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

In order to allow time to resolve several issues, Commissioner Byers MOVED THAT THE PUBLIC HEARING ON AR-85-V-002, MARTIN B. SR., AND VIVIAN J. JARVIS, BE DEFERRED TO A DATE CERTAIN OF MAY 11, 1994.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Hanlon absent from the meeting.

//

In order to resolve transportation issues, Commissioner Koch MOVED TO DEFER THE PUBLIC HEARING ON RZ-93-Y-040, RICHARD C. WALSH, D. V. M., TO MAY 11, 1994.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Hanlon absent from the meeting.

//

Commissioner Koch also MOVED TO DEFER THE PUBLIC HEARING ON 456-Y93-17, FAIRFAX COUNTY WATER AUTHORITY, TO MAY 11, 1994.

Commissioner Thomas seconded the motion which passed unanimously with Commissioner Hanlon absent from the meeting.

//

Commissioner Byers announced that the next Policy and Procedures Committee meeting would be on Wednesday, April 6, 1994, at 7:45 p.m. in the Board Conference Room.

//

Commissioner Sell MOVED THAT THE PLANNING COMMISSION (CONCUR WITH THE FINDING REGARDING) THE "FEATURE SHOWN" FOR LEE DISTRICT, TAX MAP 924-((1)) 59, SOUTH MEADOWS DEVELOPMENT, PCA-79-L-056-1.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Hanlon absent from the meeting.

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT DEM APPROVE THE SITE PLAN #6554-SP-02-2, POHICK ELEMENTARY SCHOOL, AS PREPARED, EXCEPT THAT THE WORD "PROPOSED" BE DELETED FROM THE NOTE THAT SAYS: "PROPOSED TRAFFIC CONTROL GATES BE CHANGED"

Commissioner Baldwin seconded the motion which passed by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hanlon absent from the meeting.

//

Secretary Harsel MOVED FOR APPROVAL OF THE FOLLOWING SETS OF MINUTES:

MAY 9, 1989	OCTOBER 24, 1989
JUNE 1, 1989	NOVEMBER 8, 1989

Commissioner Thomas seconded the motion which passed by a vote of 7-0-4 with Commissioners Baldwin, Downer, Hartwell, Palatiello abstaining; Commissioner Hanlon absent from the meeting.

Secretary Harsel also MOVED FOR APPROVAL OF THE FOLLOWING SETS OF MINUTES:

SEPTEMBER 13, 1989	NOVEMBER 15, 1989	OCTOBER 4, 1989
DECEMBER 6, 1989	NOVEMBER 1, 1989	

Commissioner Strickland seconded the motion which passed by a vote of 7-0-4 with Commissioners Baldwin, Downer, Hartwell, Palatiello abstaining; Commissioner Hanlon absent from the meeting.

//

ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. AR-86-C-001 - Harry M., Jr., & Rebecca A. Middleton
2. SEA-82-C-122-4 - Mobil Oil Corporation
3. RZ-92-H-027 - Batman/McNair Associates
FDP-92-H-027 - Batman/McNair Associates
PCA-85-C-008-2 - WNB Corporation
RZ-94-H-001 - WNB Corporation
FDP-94-H-001 - WNB Corporation

This order was accepted without objection.

//

AR-86-C-001 - HARRY M. JR. & REBECCA A. MIDDLETON - To permit renewal of a previously approved A & F District auth. by Chap. 115, County Code, effective June 30, 1983. The purpose is to preserve significant A & F lands in the County on property located on the S.W. side of West Ox Rd., opposite its intersection with Monroe St. & S. of the terminus of Running Pump Ln. on approx. 92.35 ac. zoned R-1. Tax Map 25-3((1)) 13. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Harry M. Middleton, Jr., reaffirmed the affidavit dated December 6, 1993. There were no disclosures by Commission members.

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She stated that staff concurred with the Agricultural and Forestal District Advisory Committee which recommended that the Middleton Farms Agricultural and Forestal District be renewed.

Mr. Middleton gave a brief explanation of the working farm's history. He requested that the Commission recommend its continuation.

Chairman Murphy called for speakers from the audience and outlined the Planning Commission's rules for speakers.

Mr. Roy C. Hanna, III, (spelling of his name and his address is unknown) said that he was a neighbor of the Middletons and spoke favorably about the farm and its use. He noted that the area did not have the roadways to accommodate any traffic increase if the property were to be sold and redeveloped into residential dwellings. Mr. Hanna requested that the A&F District be renewed.

Mr. Gary Presler, 13376 Point Rider Lane, Herndon, pointed out what good neighbors the Middletons were and how aesthetically pleasing the property was. He requested that the farm's use be continued.

Commissioner Palatiello noted three letters for the record, Mr. Ronald Floor, Mary and Cheryl Sloan, and Mr. C. J. Huang, which supported the Middleton's property for renewal as an Agricultural and Forestal District. These letters are contained in the date file.

There being no further questions or comments from the Commission, or closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

//

Following remarks, Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPENDIX F-20 OF CHAPTER 115 OF THE FAIRFAX COUNTY CODE, BE AMENDED TO RENEW THE MIDDLETON FARM'S LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS CONTAINED IN APPENDIX 1.

Commissioners Byers and Thomas seconded the motion which passed unanimously with Commissioner Hanlon absent from the meeting.

//

SEA-82-C-122-4 - MOBIL OIL CORPORATION - Appl. under Sec. 6-304 of the Zoning Ord. to amend SE-82-C-122 for a service station to permit the addition of a quick-service food store on property located @ 11190 South Lakes Dr. on approx. 32,624 sq. ft. of land zoned PRC. Tax Map 27-1((9)) 5A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Ms. Marie B. Travesky, with Travesky & Associates, LTD, reaffirmed the affidavit filed July 7, 1993. There were no disclosures by the Commission members.

Ms. Diane Johnson-Quinn, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. She noted that the applicant had submitted a revised plat dated March 15, 1994, and had requested the inclusion of Condition #9 which regulated the quick-service food mart's hours of operation; both of which were distributed tonight. Ms. Johnson stated that staff recommended approval.

Ms. Travesky reiterated the changes the applicant had requested noting that the additional landscaping, screening and on-site trash receptacle were the result of meetings with citizens and shopping center management and representatives. She pointed out that Mobil would initiate a one-way circulation plan on the site to facilitate efficient traffic flow. Ms. Travesky requested the Commission's favorable approval of the application.

Commissioner Palatiello suggested language for a development condition stipulating the traffic circulation which was acceptable to Ms. Travesky.

Chairman Murphy called the first speaker.

Ms. Anne Magruder, representing Massachusetts Mutual Life insurance Company, the owners of the shopping center, and Rappaport Management Companies, voiced concern over the possible loss of parking spaces. She stated that they had been assured that an additional trash receptacle would be placed on the site. Ms. Magruder stated that it was critical that the traffic pattern be one-way as traffic currently stacked at the entrance of the station.

Commissioner Palatiello referenced a letter from Mr. Thomas Vier, Sr., who opposed the application, and a letter in support of the application from Mr. Ivan Cole which were entered into the record; both letters may be found in the date file.

Chairman Murphy called upon Ms. Travesky for a rebuttal statement but she declined. There being no further questions or comments and no closing staff comments, Chairman Murphy closed the public hearing and turned to Commissioner Palatiello for a motion on this case. (Verbatim excerpts are in the date file.)

//

Following summation remarks, Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-82-C-122-4, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 28, 1994, WITH THE ADDITION OF THE FOLLOWING DEVELOPMENT CONDITION:

"ONE-WAY TRAFFIC CIRCULATION WILL BE INSTITUTED ON THE MOBIL SITE. A YIELD SIGN WILL BE PLACED AT THE EXIT FROM THE STATION."

Commissioner Sell seconded the motion which passed by a vote of 8-2-1 with Commissioners Byers and Hartwell opposed; Commissioner Harsel abstaining; Commissioner Hanlon absent from the meeting.

//

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES - Appl. to rezone approx. 17.57 ac. located on the W. side of Centreville Rd., N. & S. of its intersection with Coppermine Rd. & N. of Frying Pan Rd. from 1-4 to PDH-12 & 1-4 to permit resident. develop. @ a density of 8.70 du/ac. & approval of the CDP on the PDH-12 portion & off. develop. @ an overall FAR of 0.38 on the 1-4 portion. Comp. Plan Rec: Mixed use. Tax Map 25-1((1)) pt.3A & a portion of Old Centreville Rd. right-of-way to be

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

abandoned/vacated. (Concurrent with FDP-92-H-027, RZ-94-H-041, FDP-94-H-001, & PCA-85-C-008-2.) HUNTER MILL DISTRICT.

FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES – Appl. to approve the FDP for RZ-92-H-027 to permit resident. develop. on property located on the W. side of Centreville Rd., N. & S. of its intersection with Coppermine Rd. & N. of Frying Pan Rd. on approx. 16.56 ac. zoned PDH-12. Tax Map 25-1((1)) pt.3A & a portion of Old Centreville Rd. right-of-way to be abandoned/vacated. (Concurrent with RZ-92-H-027, RZ-94-H-001, FDP-94-H-001, & PCA-85-C-008-2.) HUNTER MILL DISTRICT.

PCA-85-C-008-2 - WNB CORPORATION - Appl. to amend the proffers for RZ-85-C-008 to permit deletion of land area for previously approved 1-5 uses w/an overall FAR of 0.70 on property located S. of Coppermine Rd., W. of Centreville Rd. & on the N. & S. sides of Horse Pen Rd. on approx. 75.98 ac. zoned 1-5 & AN. Comp. Plan Rec: Mixed use. Tax Map 15-4((1)) 21A & 22A. (Concurrent with RZ-92-H-027, FDP-92-H-027, RZ-94-H-001, & FDP-94-H-001.) HUNTER MILL DISTRICT.

RZ-94-H-001 - WNB CORPORATION - Appl. to rezone approx. 38.06 ac. located S. of Coppermine Rd., W. of Old Centreville Rd., & E. of Horse Pen Rd. from 1-5 to PDH-12 to permit resident. develop. @ a density of 13.70 du/ac. including bonus density for affordable dus & approval of the CDP. Comp. Plan Rec: Mixed use. Tax Maps 15-4((1)) pt.22A; 16--3((1)) 9 & a portion of Old Centreville Rd. right-of-way to be abandoned/vacated. (Concurrent with FDP-94-H-001, RZ-92-H-027, FDP-92-H-027, & PCA-85-C-008-2.) HUNTER MILL DISTRICT.

FDP-94-H-001 - WNB CORPORATION - Appl. to approve the FDP for RZ-94-H-041 to permit resident. develop, on property located S. of Coppermine Rd., W. of Old Centreville Rd. & E. of Horse Pen Rd. on approx. 38.06 ac. zoned PDH-12. Tax Maps 15-4((1)) pt.22A; 16-3((1)) 9 & a portion of Old Centreville Rd. right-of-way to be abandoned/vacated. (Concurrent with RZ-94-H-001, RZ-92-H-027, FDP-92-H-027, & PCA-85-C-008-2.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Mr. Paul Kraucunas, representing the Batman Corporation, reaffirmed the affidavit dated February 22, 1994.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing WNB Corporation, reaffirmed the affidavit dated March 3, 1994.

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

There were no disclosures by Commission members.

Mr. Kevin Guinaw, Zoning Evaluation Division (ZED), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He called attention to proffers dated March 16, 1994, for RZ-94-H-001 and PCA-85-C-008-2 which were distributed tonight noting that there were only minor changes and new development conditions which contained one minor proffer clarification regarding private streets for both of the rezoning applications. Mr. Guinaw stated that staff was in support of these applications.

Mr. Guinaw responded to questions from Commissioner Baldwin regarding the application of Route 28 Task District's rules (a.k.a. Dulles Suburban Center Plan) to the area and Commissioner Byers over his concerns about airport noise impacting residents due to the development's close proximity to Dulles Airport.

Ms. Elizabeth Baker explained that WNB Corporation was an entity of First Union Bank, the title owner of the RZ-94-H-001 property. She concurred with staff that other than administratively separating the WNB cases from the Batman/McNair applications, there were very few changes. Ms. Baker pointed out that the proposed rezoning was in conformance with the Comprehensive Plan and that they believed the development plan would provide an attractive and livable residential community to benefit the area. She called attention to the proffer stipulating that potential home buyers be informed of possible airplane noise and the fact that noise attenuation material had been placed in the roofs to mitigate noise. She suggested two changes to staff's conditions, one regarding the preservation of wooded areas in wetlands, and the other to management responsibilities for after-hour swimming pool activities.

Ms. Baker responded to Commissioner Strickland's question regarding the maintenance and operation of the recreation facilities shared between the Batman/McNair development and WNB development adding that an agreement was ongoing with the Batman Corporation which would identify and assign responsibilities.

In response to Commissioner Strickland's question, Mr. Guinaw affirmed staff's confidence that the commitments for each applicant were accounted for in the proffers and were integrated and in accord with one another. At the request of Commissioner Palatiello, he pointed out the changes in the proffers noting that all were minor. Mr. Guinaw stated that staff would consider refinement of the language regarding the wetlands development condition as requested by Ms. Baker.

Comments followed from Commissioner Byers and Chairman Murphy regarding the issue of swim parties requiring the approval of the Zoning Administrator.

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

Ms. Kristen Abrahamson, ZED, OCP, clarified that the condition regulating pool party approval by the County was standard on special permit applications before the Board of Zoning Appeals and that it had been imposed on special exceptions and on FDP plans where citizens have voiced concern over the use close to their homes.

In response to Chairman Murphy's question concerning Condition #18, Community Operation, Ms. Baker explained the intent of the language. She concurred with Chairman Murphy's suggestion that the language should be rephrased so as not to be confusing or ambiguous.

Chairman Murphy called upon Mr. Kraucunas for his presentation.

Mr. Kraucunas pointed out that the applications would reduce the amount of traffic in the area because it offered an alternative to the traffic that would have been generated from industrial properties. He noted that ADUs (affordable dwelling units) would be provided in the McNair West development. It was their intention, he stated, to apply for a waiver for certain sidewalks because the provision for sidewalks in several areas was inappropriate. He stated that all residents in Presidents Park and McNair Farms West could utilize the swimming pool facility.

Referring to one of Mr. Kraucunas' statements, Commissioner Palatiello commented that the residents in McNair Farms needed to be advised that they could create their own homeowner associations within McNair Farms.

Chairman Murphy called the only listed speaker, Mr. Parker.

Mr. Paul Parker, General Manager, representing the Summerfield Suites Hotel, voiced concern about the applications because they had expected to be surrounded by a business park not residential development. He pointed out the considerable expense consistently expended for advertisement of their hotel because of its isolated location and the difficulty in finding it. He reiterated the fact that single family homes would adversely affect their business. Mr. Parker requested that the Commission consider their concerns.

Mr. Batman Batmanghelidj, Batman Corporation, noted that the Summerfield Suites Hotel presently had over 70% occupancy and that the surrounding acreage had been zoned for an office park which should bring into the area at least 40,000 people.

There being no further questions or comments from the Commission, Chairman Murphy called upon Ms. Baker and Mr. Kraucunas for a rebuttal statement but each declined to make a rebuttal statement. As Mr. Guinaw had no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for a motion on these applications. (Verbatim excerpts are in the date file.)

//

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

Following summation remarks, Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-94-H-001 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 1994, AND THE DEVELOPMENT CONDITIONS DATED MARCH 30, 1994, AND SUBJECT TO THE APPROVAL BY THE BOARD OF RZ-92-H-027. THIS RECOMMENDATION FOR APPROVAL IS CONTINGENT UPON THE APPLICANT'S PAYMENT OF FUNDS ACCORDING TO THE BOARD'S POLICY AND FORMULA REGARDING THE REZONING OF COMMERCIALY AND INDUSTRIALLY ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT, WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO REZONING OF THE PROPERTY.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello next MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVE THE BARRIER REQUIREMENT ALONG THE NORTHERN AND SOUTHERN BOUNDARIES IN FAVOR OF THE LANDSCAPING SHOWN ON THE CDP/FDP, AND SUBJECT TO THE PROFFERS; AND MODIFY THE MAXIMUM LENGTH LIMITATION FOR PRIVATE STREETS AS SHOWN ON THE CDP/FDP AND SUBJECT TO THE PROFFERS.

Commissioner Thomas seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-94-H-001, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-94-H-001 AND THE CONCEPTUAL DEVELOPMENT PLAN, EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 1994, AND THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2B OF THE STAFF REPORT DATED MARCH 16, 1994, WITH THE EXCEPTION OF CONDITION #2 RELATED TO POOLS.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-85-C-008-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 16, 1994.

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello next MOVED (THAT) THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-92-H-027 AND THE CONCEPTUAL DEVELOPMENT PLAN FOR THE PDH-12 PORTION OF THE SITE, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 16, 1994, CONTAINED IN APPENDIX IA AND THE DEVELOPMENT CONDITIONS DATED MARCH 30, 1994, AND SUBJECT TO THE APPROVAL BY THE BOARD OF RZ-94-H-001. THIS RECOMMENDATION FOR APPROVAL IS CONTINGENT UPON THE APPLICANT'S PAYMENT OF FUNDS ACCORDING TO THE BOARD'S POLICY AND FORMULA REGARDING THE REZONING OF COMMERCIALY AND INDUSTRIALLY ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT, WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO REZONING OF THE PROPERTY.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello further MOVED THAT THE LANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE TRANSITIONAL SCREENING AND WAIVE THE BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY IN FAVOR OF THE LANDSCAPING SHOWN ON THE CDP/FDP AND SUBJECT TO THE PROFFERS, AND MODIFY THE MAXIMUM LENGTH LIMITATION FOR PRIVATE STREETS IN FAVOR OF THE CDP/FDP AND SUBJECT TO THE PROFFERS,

Commissioner Hartwell seconded the motion which passed unanimously with commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Palatiello then MOVED THAT THE PLANNING COMMISSION APPROVE FDP-92-H-027, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-92-H-027 AND THE CONCEPTUAL DEVELOPMENT PLAN, EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 16, 1994, AND THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2B OF THE STAFF REPORT DATED MARCH 16, 1994,

Commissioner Thomas seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

RZ-92-H-027 - BATMAN/MCNAIR ASSOCIATES
FDP-92-H-027 - BATMAN/MCNAIR ASSOCIATES
PCA-85-C-008-2 - WNB CORPORATION
RZ-94-H-001 - WNB CORPORATION
FDP-94-H-001 - WNB CORPORATION

March 30, 1994

Commissioner Palatiello lastly MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-92-H-027 FOR THE I-4 PORTION OF THE SITE, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1B OF THE STAFF REPORT AND DATED JANUARY 29, 1993.

Commissioner Hartwell seconded the motion which passed unanimously with Commissioner Sell not present for the vote; Commissioner Hanlon absent from the meeting.

//

The meeting was adjourned at 10:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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

Minutes by: Paula A. McFarland

Approved on: July 28, 1994


Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission