

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 23, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Hall announced her intent to further defer the decision on PCA-76-M-112-2, Seven Oaks II HOA, from May 24, 2001 to May 30, 2001.

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Commissioner Smyth, to allow more time for the applicant to locate an alternate site, **MOVED TO FURTHER DEFER THE DECISION ONLY ON 2232-P00-13, BELL ATLANTIC, TO A DATE CERTAIN OF JULY 26, 2001.**

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel, Moon, and Murphy not present for the vote.

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Commissioner Smyth, to allow time for review of recently submitted proffers, **MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT, TO A DATE CERTAIN OF MAY 24, 2001.**

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Moon and Murphy not present for the vote.

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Commissioner Smyth, to allow more time to review recent changes to the Plan language, MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON S98-CW-2CP, OUT-OF-TURN PLAN AMENDMENT FOR MERRIFIELD, TO A DATE CERTAIN OF MAY 24, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy not present for the vote.

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ZONING ORDINANCE AMENDMENT (Groups 3 and 6) (Decision Only)

(The public hearing on this item was held on May 10, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS OPTION B UNDER THE PROPOSED AMENDMENT FOR GROUP 3 INSTITUTIONAL AND GROUP 6 OUTDOOR RECREATIONAL SPECIAL PERMIT USES, AS DESCRIBED IN THE STAFF REPORT DATED MARCH 19, 2001.

Commissioner Koch seconded the motion.

Commissioner Smyth suggested an amendment THAT THE KENNELS AND ANIMAL SHELTERS, ALONG WITH VETERINARY HOSPITALS ANCILLARY TO KENNELS ONLY, BE MOVED FROM THE PROPOSED AMENDMENT OPTION B TO PROPOSED AMENDMENT OPTION A FOR SPECIAL EXCEPTION CONSIDERATION.

Commissioners Alcorn and Koch accepted this and the motion, as amended, carried by a vote of 9-1-2 with Commissioner Hall opposed; Commissioners Byers and Murphy abstaining.

Commissioner Alcorn then MOVED THAT THE EFFECTIVE DATE OF THAT AMENDMENT BE 90 DAYS FOLLOWING ADOPTION BY THE BOARD OF SUPERVISORS.

Commissioner Wilson seconded the motion which carried by a vote of 9-1-2 with Commissioner Palatiello opposed, Commissioners Moon and Murphy abstaining.

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Commissioner Harsel, at the request of the applicant, MOVED TO DEFER THE PUBLIC HEARING ON RZ-2000-BR-061, BOURJ LIMITED, TO A DATE CERTAIN OF MAY 30, 2001.

Commissioner Wilson seconded the motion which carried unanimously.

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FSA-H98-14-1 - VERIZON WIRELESS, 2455 Fox Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT IN APPLICATION FSA-H98-14-1, THAT THE PROPOSED TELECOMMUNICATIONS FACILITY AT 2455 FOX MILL ROAD, BE CONSIDERED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote.

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Commissioner Murphy, citing unresolved issues, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON SE-98-S-024, KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF JUNE 13, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously.

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Following Chairman Murphy's introduction, the Commission viewed the first of three short videos to be cablecast on Channel 16 as part of a program to inform the public of the land use process in Fairfax, particularly the upcoming Area Plans Review. He noted that tonight's video included appearances by Commissioners Alcorn and Smyth.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. PUBLIC FACILITIES MANUAL AMENDMENTS

2. RZ/FDP-2000-PR-056 - FAIRFAX RIDGE LIMITED PARTNERSHIP
PCA-90-P-040 - FAIRFAX RIDGE LIMITED PARTNERSHIP
SE-00-P-050 - FAIRFAX RIDGE LIMITED PARTNERSHIP
3. PCA-87-C-060-8 - BATMAN/MCNAIR ASSOCIATES, LP
4. RZ-2001-DR-001 - EDGEMOORE/STUART ROAD LLC

This order was accepted without objection.

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PUBLIC FACILITIES MANUAL AMENDMENTS - To amend the PFM to include misc. items related to providing a minimum scale soil map & soil type for each lot; deleting the requirement to provide a construction schedule; & specifying the type of access door required for underground chambers. Additionally, the proposed amendments will organize the pavement design requirements; clarify the pavement design requirements when the value of the California Bearing Ratio is less than four; & increase the minimum required distance that a house sanitary sewer lateral must extend beyond the property line including marking the end of the lateral. PUBLIC HEARING.

Ms. Jan Leavitt, Code Analysis Division, Department of Public Works and Environmental Services, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined in the staff report.

Ms. Leavitt responded to questions from Commissioners Palatiello, Kelso, and Wilson regarding the proposed changes.

Chairman Murphy called for speakers from the audience, but received no response. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Wilson for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND FOR APPROVAL BY THE BOARD OF SUPERVISORS THE PROPOSED AMENDMENTS TO SECTIONS 2, 6, 7, AND 10 OF THE PUBLIC FACILITIES MANUAL, RELATING TO SOILS INFORMATION, CONSTRUCTION SCHEDULES, UNDERGROUND CHAMBERS, PAVEMENT DESIGN, AND SANITARY SEWER LATERALS, AS SET FORTH IN THE STAFF REPORT DATED MARCH 19, 2001, WITH THE MODIFICATION THAT THE MINIMUM DISTANCES FOR THE SEWER LINE LATERALS IN THE TEXT FOR THE AMENDMENT TO SECTION 10 OF THE PUBLIC FACILITIES MANUAL ARE

INCLUDED IN THE TEXT OF THE AMENDMENT, NOT JUST A REFERENCE SOLELY TO THE PLATES, AND AS RECOMMENDED BY THE ENGINEERING STANDARDS REVIEW COMMITTEE.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Harsel not present for the vote.

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RZ/FDP 2000-PR-056 - FAIRFAX RIDGE LP - Appls. to rezone from C-3 & HC to PDH-20 & HC to permit residential development at a density of 20.0 du/ac & approval of the conceptual & final development plans on property generally located on the W. side of Waples Mill Rd., immediately S. of I-66 & N. of Lee Jackson Hwy. on approx. 23.98 ac. Comp. Plan Rec: Fairfax Center Area: 20-25 du/ac at overlay level. Tax Map 46-4((1)) 36 & 37; 56-2((1))15F, 16, 18A & 22. (Concurrent w/PCA-90-P-040 & SE-00-P-050.) PROVIDENCE DISTRICT.

PCA-90-P-040 - FAIRFAX RIDGE LP - Appl. to delete land area from the proffers for RZ-90-P-040 in order to include in the land area for RZ-2000-PR-056 to permit multi-family residential use & office parking at a density of 20.0 du/ac on property located on the W. side of Waples Mill Rd., immediately S. of I-66 & N. of Lee Jackson Hwy. on approx. 23.98 ac. zoned C-3 & HC. Comp. Plan Rec: Fairfax Center Area: 20-25 du/ac at overlay level. Tax Map 46-4((1))36 & 37; 56-2((1))15F, 16, 18A & 22. (Concurrent w/RZ/FDP-2000-PR-056 & SE-00-P-050.) PROVIDENCE DISTRICT.

SE-00-P-050 - FAIRFAX RIDGE LP - Appl. under Sect. 9-609 of the Zoning Ordinance to permit parking in an R District on property generally located in the N.W. quadrant of the intersection of Waples Mill Rd. & Fairfax Ridge Rd. on approx. 3.18 ac. of land zoned PDH-20 & HC. Providence District. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP-2000-PR-056 and PCA-90-P-040.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated May 1, 2001. There were no disclosures by Commission members.

Ms. Amy Parker, 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 application.

In response to questions from Commissioner Harsel, Ms. Parker confirmed that the noise attenuation barrier proposed by the applicant could be up to 32 feet in height from ground level.

Ms. Baker explained that these applications represented implementation of the Comprehensive Plan recommendations approved during the last Area Plans Review (APR) cycle which included an option for multi-family residential for up to 25 dwelling units per acre (du/ac). She added that the applicant proposed only 17 du/ac and had fulfilled all of the additional recommendations suggested in the Plan for quality living environment, preservation of the environmental quality corridor, and noise attenuation. Ms. Baker listed the benefits provided by these applications:

- ✓ 53 percent open space;
- ✓ a regional stormwater pond;
- ✓ transportation improvements at the intersection of Waples Mill Road and Route 50;
- ✓ dedication of right-of-way for future improvements to I-66;
- ✓ a contribution to the Housing Trust Fund; and
- ✓ a contribution to Waples Mill Elementary School.

Ms. Baker maintained that the proposed multi-family development provided residential opportunities in close proximity to employment centers, thereby furthering a Comprehensive Plan goal. She added that the proposal would generate less traffic than would be expected under the current C-3 zoning. She pointed out that the new development would not be within the 200-foot setback from I-66. Ms. Baker noted that the new proffers submitted tonight contained only minor changes, including editorial revisions suggested by staff and an increase in the school contribution from \$5,000 to \$10,000.

In response to questions from Commissioner Byers, Ms. Baker explained that the residence closest to I-66 would be approximately 260 feet away, well within the 200-foot setback, and that the setback waiver request had been withdrawn. She added that the multi-family residential use was more in keeping with current market conditions than an office use.

Ms. Baker responded to questions from Commissioner Kelso regarding the school contribution and from Commissioner Smyth concerning the transportation impact.

In response to questions from Commissioner Wilson, Ms. Baker said that the applicant would agree to an additional proffer restricting the use of temporary signs prohibited by the Zoning Ordinance during the marketing of the new residential units.

Chairman Murphy called the only listed speaker and outlined the rules for public testimony.

Mr. Dan Zavadil, 5719 Wood Creek Lane, Centreville, representing the National Rifle Association (NRA) and the approximately 800 employees working at 11250 Waples Mill Road,

spoke in opposition to the application. His main objection was traffic and suggested that the traffic figures in the staff report did not accurately represent the current situation. He said that the C-3 zoning on the subject property was relied upon by the NRA in 1993 when its property was developed and insisted that there was no justifiable reason to change the zoning or to allow multi-family residential.

In response to questions from Chairman Murphy, Mr. Zavadil stated that he had not been employed by the NRA when the Comprehensive Plan was amended in 1994 to allow the residential option. Chairman Murphy said he did not remember any NRA representative testifying at the APR public hearing.

In response to questions from Commissioner Alcorn, Mr. Zavadil acknowledged that the NRA building did not have a transportation demand program and that work hours were not staggered. Commissioner Alcorn suggested that these things might alleviate peak hour traffic congestion.

Mr. Zavadil, Commissioners Byers, Wilson, Harsel, Smyth and Alcorn, and Mr. Chuck Almquist, Department of Transportation, discussed the traffic situation in the area and the Comprehensive Plan recommendations for the subject property.

There being no more speakers and no further comments or questions from the Commission, Chairman Murphy called upon Ms. Baker for a rebuttal statement.

Ms. Baker reiterated that the applicant's proposal for multi-family residential would generate less traffic than development under the current C-3 zoning. She noted that the proffers were intended to mitigate the impact of the development, not solve existing traffic problems.

Ms. Parker had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION PCA-90-P-040 BE APPROVED.

Commissioner Alcorn seconded the motion which carried by a vote of 11-1 with Commissioner Kelso opposed.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION RZ-2000-PR-056 BE APPROVED,

RZ/FDP-2000-PR-056 - FAIRFAX RIDGE LP
PCA-90-P-040 - FAIRFAX RIDGE LP
SE-00-P-050 - FAIRFAX RIDGE LP

May 23, 2001

SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 23, 2001, WITH ONE AMENDMENT. PROFFER 1C SHOULD BEGIN: "PURSUANT TO PARAGRAPH 5 OF SECTION 16-402 . . . "

At Commissioner Wilson's suggestion, Commissioner Smyth agreed that the standard proffer regarding temporary signs should be added to the proffer statement prior to the Board of Supervisors' hearing, to which the applicant's representative, Ms. Elizabeth Baker, agreed.

Commissioner Alcorn seconded the motion which carried by a vote of 11-1 with Commissioner Kelso opposed.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-00-P-050 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 23, 2001 AND FURTHER SUBJECT TO THE BOARD'S APPROVAL OF PCA-90-P-040 AND RZ-2000-PR-056.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-056, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 23, 2001 AND FURTHER SUBJECT TO THE BOARD'S APPROVAL OF PCA-90-P-040 AND RZ-2000-PR-056.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF BARRIER REQUIREMENTS ALONG THE RIGHT-OF-WAY OF I-66 AS DEPICTED ON THE CDP/FDP BE APPROVED.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT WAIVERS OF THE MULTI-FAMILY LOADING SPACE REQUIREMENTS AND THE SERVICE DRIVE REQUIREMENTS FOR PRIMARY HIGHWAYS BE APPROVED.

RZ/FDP-2000-PR-056 - FAIRFAX RIDGE LP
PCA-90-P-040 - FAIRFAX RIDGE LP
SE-00-P-050 - FAIRFAX RIDGE LP

May 23, 2001

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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PCA-87-C-060-8 - BATMAN/MCNAIR ASSOCIATES, LP - Appl. to amend the proffers for RZ 87-C-060 concerning the Housing Trust Fund contribution/Affordable Dwelling Units (ADUs) in order to modify the proffers for affordable housing. Located generally on the N. side of Coppermine Rd., approx. 300 ft. E. of its intersection with Centreville Rd. on approx. 3.12 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed use. Hunter Mill District. Tax Map 16-3((1)) 38D. HUNTER MILL DISTRICT. PUBLIC HEARING.

Ms. Inda Stagg, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated March 5, 2001. There were no disclosures by Commission members.

Mr. William Mayland, 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, pending receipt from the applicant of a new bond or a rider to the existing bond to adequately secure the Housing Trust Fund (HTF) contribution.

In response to questions from Commissioner Palatiello, Mr. Mayland confirmed that failure to provide an adequate bond would nullify staff's recommendation for approval.

In response to questions from Commissioner Alcorn, Ms. Barbara Byron, Director, ZED, DPZ, explained that the applicant had worked directly with Housing and Community Development (HCD) and secured their concurrence with his proposal to provide additional affordable dwelling units (ADUs), above the number required by the ADU Ordinance, in lieu of part of the necessary cash contribution.

In response to questions from Commissioner Byers, Mr. Mayland reiterated that staff could not recommend approval of this application without an adequate bond for the HTF contribution. He said it was his understanding that the Commission's decision tonight would be deferred, allowing additional time for the applicant to provide the required bond.

Mr. Bahman Batmanghelidj, representing the applicant, explained that additional units were preferable to cash contributions and he had understood that a proffered condition amendment (PCA) application had previously been submitted to allow that substitution. He added, however, that the person he charged with that responsibility had not followed through and the PCA had not been submitted, thereby necessitating this application before the Commission tonight. He stated

that McNair Farms would contain 88 ADUs, 22 of which would be assisted living units for elderly and/or handicapped persons. Mr. Batmanghelidj reiterated that the purpose of cash contributions was to provide ADUs and that providing the units themselves should be an acceptable substitute. He added that the McNair Homeowners Association supported this application.

Ms. Stagg explained that the applicant and the County had been in negotiations for months to potentially reduce the HTF contribution from \$500,000 in order to compensate for the additional ADUs provided. She stated that a value was placed on the additional units, leaving a balance of \$185,500, and that this application was requesting that the overall ADU requirement for McNair Farms be reduced because of the additional units.

Mr. Mayland and Ms. Byron responded to questions from Commissioner Moon regarding the original ADU proffers for McNair Farms and why the proffered funds had not been collected.

Ms. Stagg responded to questions from Commissioner Alcorn regarding the value of the ADUs.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA-87-C-060-8 TO A DATE CERTAIN OF MAY 31, 2001, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENTS.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2001-DR-001 - EDGEMOORE/STUART ROAD LLC - Appl. to rezone from R-1 to R-3 to permit cluster residential development at a density of 2.42 du/ac on property located on the W. side of Fairfax County Parkway, at the N. terminus of Stuart Rd. on approx. 11.19 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 11-1((1))8. DRANESVILLE DISTRICT. PUBLIC HEARING.

H. Kendrick Sanders, Esquire, reaffirmed the affidavit dated April 6, 2001. There were no disclosures by Commission members.

Mr. William Mayland, 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.

Ms. Kristen Abrahamson, Branch Chief, ZED, DPZ, responded to questions from Commissioner Harsel regarding the applicant's park contributions and Mr. Mayland responded to questions regarding adjacent developments.

Mr. Sanders explained that this application had been reviewed by the citizens in Stuart Ridge and Union Mill, Commissioner DuBois and County staff, resulting in approximately 11 versions of the proffer statement. He noted that the proposed density was below the upper end of the range recommended in the Comprehensive Plan and the average lot size was slightly higher than those in the adjoining subdivision. He said this cluster proposal provided the following amenities:

- ✓ an easement for a stormwater management facility;
- ✓ 30 percent open space, including tree preservation;
- ✓ buffering for the bordering homes;
- ✓ a proffer prohibiting temporary signs for marketing; and
- ✓ protection from any blasting required during construction.

Commissioner Wilson complimented Mr. Sanders on the applicant's legend identifying trees to be saved and thanked him for the sidewalks and sign proffer proposed.

In response to questions from Commissioner Harsel, Mr. Sanders explained that the stormwater easement on Parcel B was owned by the Virginia Department of Transportation, but that the applicant retained ownership of the land.

Chairman Murphy called the only listed speaker.

Mr. Craig Kennedy, 12026 Rosiers Branch Drive, Herndon, representing both the Union Mill and Stuart Ridge HOAs, thanked the applicant, Commissioner DuBois and County staff for keeping citizens informed and allowing them to participate in the planning process for this application. He said it was critical that the proffers be strictly enforced, especially those regarding blasting, the use of roads during the construction process, and the park contribution. He noted that the issues of fencing and utility easements were still under discussion and would be determined during the site plan review process.

There being no further speakers, Chairman Murphy called upon Mr. Sanders for a rebuttal statement.

Mr. Sanders thanked Mr. Kennedy for his comments and confirmed that the type and size of fencing on the application property was still being considered.

Mr. Sanders responded to questions from Commissioner Kelso regarding the possibility of a school contribution. Chairman Murphy noted that the Board of Supervisors was in the process of considering a way to address the impact on schools created by new residential developments.

Mr. Sanders responded to questions from Commissioner Wilson regarding fences and the stormwater easement area.

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

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-PR-001, SUBJECT TO EXECUTION OF PROFFERS DATED MAY 22, 2001, AS AMENDED, WITH THE ADDITION TO PROFFER 14 TO READ: "FURTHERMORE, THE APPLICANT SHALL DIRECT ITS AGENTS AND EMPLOYEES INVOLVED IN MARKETING AND/OR HOME SALES FOR THE PROPERTY TO ADHERE TO THIS PROFFER."

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 11:00 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: July 25, 2002

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