

**MINUTES OF
PLANNING COMMISSION MEETING
JULY 1, 1993**

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

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER PCA-88-D-010, PIERRE L. NYS AND JOHN W. LEONARD, TO A DATE OF JULY 21, 1993.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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Commissioner Downer MOVED THAT SE-93-D-009, RANDOLPH WILLIAMS, INC., BE DEFERRED TO JULY 21, 1993.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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On behalf of Commissioner Palatiello, Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER RZ-92-H-015 AND FDP-92-H-015, RALPH D. ROCKS AND JEAN W. ROCKS, TO A DATE CERTAIN OF JULY 29, 1993.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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Also on behalf of Commissioner Palatiello, Chairman Murphy referred to application PCA-C-698, Ralph D. Rocks, Jean W. Rocks, and G.W.H. Virginia Corporation, and MOVED THAT THAT APPLICATION ALSO BE DEFERRED TO A DATE CERTAIN OF JULY 29, 1993.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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Commissioner Harsel noted that the Commission had received a new package of Planning Commission Minutes in their packets this evening. She announced her intention to seek approval of these minutes on Thursday, July 29, 1993.

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Commissioner Harsel stated that a motion for deferral of an application had been made on June 17, 1993 and the Commissioner who seconded the motion could not be identified by staff on either the audio or video tapes. She requested that the Commissioners, when seconding or voting on motions, please be sure their microphones are turned on.

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Chairman Murphy announced that there would be no Planning Commission meetings next week, July 7 or 8, 1993.

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Commissioner Palatiello announced that there would be a meeting of the Underground Utilities Committee on Wednesday, July 7, 1993 at 7:00 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA ITEMS

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

1. Zoning Ordinance Amendments (Special Exceptions and Limitations on Rehearing)

2. PCA-C-131-5 - Rainbow Day Care Center, Inc.
FDPA-C-131-5 - Rainbow Day Care Center, Inc.
3. RZ-93-M-001 - Marcbart, Inc.
RZ-93-M-003 - Diehl Homes, Inc. and Ralph H. Stowe

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (Special Exceptions and Limitations on Rehearing) - On the matter of an amendment to Chap. 112, the Zoning Ord. of the 1976 Code of the County of Fairfax, as follows: Amend Articles 9, 18, & 19 to revise the limitations on rehearing for withdrawn applications & to require the Planning Commission to hold public hearings on all special exception applications. PUBLIC HEARING.

Ms. Leslie Johnson, Zoning Administration Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined on pages 3 through 6 of the staff report.

In response to questions from Commissioner Baldwin, Ms. Johnson explained that the proposed changes to the time limits made the regulations regarding rehearings less restrictive than before. She added that the County Attorney's Office had suggested the changes so that the Zoning Ordinance would be consistent with the *Code of Virginia*.

Chairman Murphy called for speakers for this case, but received no response. Ms. Johnson had no closing staff comments. Chairman Murphy then closed the public hearing and recognized Commissioner Thomas for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED AMENDMENT TO ARTICLES 9, 18, AND 19 AS SET FORTH IN THE STAFF REPORT DATED JUNE 8, 1993.

Commissioners Koch and Strickland seconded the motion which carried by a vote of 8-0-2 with Commissioners Baldwin and Murphy abstaining; Commissioner Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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PCA-C-131-5 and FDPA-C-131-5 RAINBOW DAY CARE CENTER, INC. - Appl. to amend the proffers & the final develop. plan for RZ-C-131 to permit a child care center w/an overall FAR of 0.10

on property located on the S.W. side of Braddock Rd. approx. 1,500 ft.
N.W. of its intersection w/Newton Patent Dr. on approx. 1.15 ac.
zoned PDH-12 & WS. Comp. Plan Rec: Residential at 2-3 du/ac. Tax
Map 54-1((1)) 26B. SULLY DISTRICT. PUBLIC HEARING.

Mr. James Jackson, agent for the applicant, reaffirmed the affidavit dated April 6, 1993. There were no disclosures by Commission members.

Mr. Greg Chase, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Jackson concurred with the conclusions and recommendations in the staff report. He offered to answer any questions.

In response to a question from Commissioner Koch, Mr. Jackson agreed to an additional proffer regarding replacement of trees lost during the construction process.

Chairman Murphy called for speakers for this case, but received no response. He noted that no rebuttal was necessary. Mr. Chase had no closing staff comments. Chairman Murphy then closed the public hearing and recognized Commissioner Koch for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-C-131-5 BE APPROVED, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED JUNE 28, 1993.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Hartwell and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Koch also MOVED THAT FDPA-C-131-5 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY I, 1993.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Hartwell and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Koch lastly MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THAT SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Hartwell and Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

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RZ-93-M-001 - MARCBART, INC. - Appl. to rezone approx. 25.24 ac. located in the N.W. quadrant of the intersection of Leesburg Pike and Columbia Pike from R-3, R-5, R-8, PDC, C-5, HC and SC to C-6, HC and SC to permit retail use with an overall Floor Area Ratio (FAR) of 0.28 and approval of a waiver of certain sign regulations. Comp. Plan Rec: Hotel use and Residential use at 4-5 du/ac. with an option for retail use. Tax Map 61-2((1)) 34, 35, 36, 37, 38, 39, 40, pt.41, 42, 43, 44, 44A, 45, 46, 72A and portions of Moray Lane and Payne St. (Concurrent with RZ-93-M-003.) MASON DISTRICT.

RZ-93-M-003 - DIEHL HOMES, INC. & RALPH H. STOWE - Appl. to rezone approx. 3.18 ac. located on the W. side of Spring Lane approx. 600 ft. N. of Columbia Pike from R-5 and HC to R-12 and HC to permit residential development at a density of 10.7 dwelling units per acre (du/ac.) and a waiver of the minimum district size. Comp. Plan Rec: 4-5 du/ac. with an option for 8-12 du/ac. Tax Map 61-2((1)) 63. (Concurrent with R2-93-M-001.) MASON DISTRICT. JOINT PUBLIC HEARING.

Antonio Calabrese, Esquire, McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated June 8, 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 noted that staff recommended approval of both applications.

In response to a question from Commissioner Baldwin, Ms. Kirst said she was not sure whether other townhouse developments in the area had attached garages.

Commissioner Harsel expressed her concern for the scarcity of screening between the proposed townhouses and the proposed shopping center. In response to her questions, Ms. Kirst stated that the trees on the shopping center site would be approximately six to seven feet in height. She added that there would be a row of evergreens on the townhouse site and that the rear privacy yards of the townhouses would be fenced. In reply to a further question from Commissioner Harsel, Ms. Kirst stated that there was no pedestrian connection planned between the two sites.

Mr. Calabrese said he would separate his presentation into two parts: 1) the proposed shopping center; and 2) the proposed townhouse development. He spoke about the Baileys Crossroads revitalization efforts. He distributed copies (see copy in date file) of a booklet which included a

list of meetings that had taken place; revitalization awards received by the applicants; letters of support from the community and an economic impact statement. Mr. Calabrese noted that the applicants had already accommodated many requests made by citizens in the area. He spoke about the traffic study prepared for the applicants by Barton-Aschman Associates, Incorporated (see copy in date file). Mr. Calabrese pointed out that the proposed shopping center was not the maximum allowed; that the project would have a floor area ratio (FAR) of .28 while .40 was allowed in the C-6 District. He added that 17.5 percent of the subject property would be open space; that the applicants had proffered more than \$1 million in transportation improvements; and that considerable parcel consolidation had taken place to bring about this current proposal.

Commissioner Strickland and Mr. Calabrese discussed the transportation improvements to be provided. Commissioner Strickland maintained that the applicants' were not proffering any improvements that did not directly benefit their own project.

Mr. Calabrese and Commissioner Strickland discussed the trips per day projected and the transition yards planned for the proposed development. Mr. Calabrese explained why the applicants were asking for waivers of the transition yards in some places.

In reply to questions from Commissioner Downer, Mr. Calabrese stated that the larger of the two buildings proposed in the shopping center would be approximately 100,000 square feet in size and was located in the rear. He added that a customer arriving at the building by bus would have to walk about 800 feet from the highway to reach the stores located there. He noted that there was an excellent internal pedestrian circulation system planned.

Mr. Calabrese responded to questions from Commissioner Baldwin concerning figures in the traffic study, particularly the Institute of Traffic Engineers (ITE) average daily traffic volumes. Mr. Calabrese pointed out that the figures represented totals for a large portion of Route 7, not just immediately in front of the subject property. He also noted that the figures were averages over the length of the road and could not be attributed to any one particular development.

In response to questions from Commissioner Baldwin, Mr. Robert Moore, Office of Transportation, confirmed that the figures shown in the report were averages over an approximately three-mile stretch of Route 7 between Baileys Crossroads and Seven Corners. He added that no conclusions could be drawn from the statistics; however, the statistics demonstrated that there were no significant changes over the length of that road segment during the time period shown in the report.

Mr. Calabrese continued his presentation, moving onto the portion concerning townhouses. He noted that the townhouse project had the support of Rosedale Apartment residents and the Baileys Crossroads Revitalization Corporation (BCRC). He spoke about surrounding land uses and commented that the proposed project would be an appropriate transitional use and in accord with the Comprehensive Plan. He noted that the proffers included provisions for downward directed lighting, return of architectural renderings to the BCRC, fully fenced yards, a landscape plan, and a \$10,000 contribution to Spring Lane Park.

In response to a question from Commissioner Baldwin, Mr. Calabrese said that the nearby townhouses did not have garages, but that the applicants' proposal included garages for approximately half of the units.

Commissioner Strickland and Mr. Calabrese reviewed the proffers concerning monetary contributions for community purposes. Mr. Calabrese reiterated that \$10,000 would be provided, through RZ-93-M-003, for Spring Lane Park. He added that an additional \$38,000 would be donated, through RZ-93-M-001, for a chain link fence along the property line nearest Glen Forest Elementary School, as well as contributions to J.E.B. Stuart High School. Mr. Calabrese noted that \$10,000 would be donated to the Baileys Crossroads revitalization effort and that extensive streetscaping would be provided along the front of Route 7. Commissioner Strickland noted that the streetscaping would be located directly in front of the proposed development and would mostly benefit that development. He maintained that the majority of the contributions were mainly for the benefit of the proposed projects and not for the community as a whole.

Commissioner Murphy commented that anything done to improve the area of Columbia Pike and Route 7 was an asset to the community, which was the goal of the revitalization effort. He then listed the rules for public testimony and called the first speaker.

Mr. Stuart Finley, 3428 Mansfield Road, Falls Church, spoke on behalf of the Baileys Crossroads Revitalization Corporation (BCRC). He said that the BCRC supported both of the applicants' proposals. (A copy of Mr. Finley's position statement is in the date file.)

Commissioner Strickland and Mr. Finley discussed other rezoning applications in the Mason District and the number and frequency of meetings held by the BCRC. Commissioner Strickland and Mr. Finley also discussed the definition of "revitalization."

In response to a question from Commissioner Hartwell, Mr. Finley said that the BCRC considered these project to be vital to the Baileys revitalization effort.

Commissioner Sell commended the BCRC for its hard work in the Baileys area. Chairman Murphy concurred and further complimented Mr. Finley on his presentation. Commissioner Strickland also concurred and said he hoped to see Mr. Finley more frequently in the future to speak on other land use matters in the Mason District.

In response to a question from Commissioner Baldwin, Mr. Finley, as a member of the Community Appearance Alliance (CAA), said he thought the CAA would also support the proposed development.

In reply to a question from Commissioner Byers, Mr. Finley stated that he doubted that residential development of the subject property was feasible.

Mr. William Hettinger, 5915 Merritt Place, Falls Church, spoke on behalf of the Mason District Planning, Land Use and Transportation Committee. He said that the Committee, by a narrow vote, opposed the applicants' proposals. (A copy of Mr. Hettinger's statement is in the date file.)

Mr. Roy Lounsbury, 3121 Vinewood Place, Falls Church, said that he also was a member of the Mason District Planning, Land Use and Transportation Committee. He listed the reasons why some of the members of the Committee supported the applications, among them being:

- 1) the applicants had achieved considerable parcel consolidation;
- 2) the proposed retail use would be a proper use for the property;
- 3) the proposed development would be aesthetically pleasing; and
- 4) the traffic impact would be minimal.

Mr. Lounsbury said, however, that further changes to the applications were needed, specifically additional open space.

Ms. Sandra Phelps, 3913 Melvern Place, Alexandria, said that she also was a member of the Mason District Planning, Land Use and Transportation Committee. She commented on the applicants' refusal to accommodate citizens' requests. (A copy of Ms. Phelps' statement is in the date file.)

In response to a question from Commissioner Palatiello, Ms. Phelps explained how a telephone poll of Committee members, referred to in a letter from State Delegate Robert Hull (see copy in date file), was taken.

Commissioner Byers and Ms. Phelps further discussed the issue of how votes were taken by the Committee and what it voted on.

In response to a question from Commissioner Downer, Ms. Phelps confirmed that the applicants had cited financial reasons for declining to meet citizen demands.

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The Commission went into recess at 10:25 p.m. and reconvened in the Board Auditorium at 10:40 p.m.

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Dr. Sam Corl, 3442 Blair Road, Falls Church, spoke in opposition. He commented on the adverse impact on traffic and the quality of life.

Ms. Susan Flinner, 6102 Brook Drive, Falls Church, spoke on behalf of the Friends of Maury Lane. She said that Maury Lane had historical significance and should be preserved. (A copy of Ms. Flinner's statement is in the date file.)

Mr. Dean Fleming, 3306 Spring Lane, Falls Church, represented the Carlyn Square Homeowners Association. He spoke in opposition to the applications. (A copy of Mr. Fleming's statement is in the date file.)

Commissioner Strickland interrupted Mr. Fleming to comment on the proposed parking arrangement. Mr. Fleming then continued his presentation.

Mr. Ken Young, 3316 Spring Lane, Falls Church, spoke in opposition. His main concern was the traffic impact. (A copy of Mr. Young's statement is in the date file.)

Mr. Joseph Satriano, 3315 Kaywood Drive, Falls Church, spoke on behalf of the Glen Forest Community Association. He supported the applicants' proposals and quoted from a letter dated June 29, 1993, addressed to Supervisor Christina Trapnell (see copy in date file). He said that the proposed project would enhance the revitalization effort in Baileys Crossroads.

Ms. Irene Shuman, 5861 Glen Forest Drive, Falls Church, was opposed to the proposed shopping center. She submitted a petition containing 94 names of individuals who supported her position. (Ms. Shuman did not submit a copy of the petition.)

Commissioner Strickland commended Ms. Shuman for her work in the community and her presentation tonight.

In response to questions from Commissioner Byers, Ms. Shuman said that Glen Forest contained 102 homes and that her petition represented approximately 70 of those homes.

In reply to Commissioner Byers' inquiry regarding Mr. Satriano's testimony in favor of the applications, Ms. Shuman said that Mr. Satriano represented the Board of Directors of the Association, not the entire Glen Forest neighborhood.

Mr. Satriano responded from the audience that that was not a true statement.

Ms. Bess Carter, 3512 Washington Drive, Falls Church, spoke in opposition. She commented on the lack of information available to many citizens.

Commissioner Strickland apologized that the Courtland Park neighborhood did not receive notice of community meetings. He said that the situation had been corrected and that Ms. Carter could be assured that she would be informed of future meetings.

Ms. Florence Taylor 3501 Gordon Street, Falls Church, was opposed to the proposed shopping center. She commented about the need for pedestrian access.

Commissioner Strickland pointed out that the Courtland Park neighborhood was located on the south side of Leesburg Pike (Route 7).

Ms. Susan Hilz, 3511 Washington Drive, Falls Church, spoke in opposition. (A copy of her statement is in the date file.)

The next seven speakers, listed below, also spoke in opposition:

1. Egon Week, 3433 Pine Tree Terrace, Falls Church
2. Steve Gregg, 3504 Washington Drive, Falls Church
3. Arnold Isaacs, 3300 Patrick Henry Drive, Falls Church
4. Roy Meyers, 3327 Pensa Drive, Falls Church
5. Charles Lawson, 5828 Glen Forest Drive, Falls Church
6. Susan Wilson, 5828, Glen Forest Drive, Falls Church
7. Mary Moore, 3317 Garland Drive, Falls Church

The next listed speaker, Mr. William Brill, Director of the Fairfax-Brewster School, was not present to speak. However, Ms. Noel Brinton read a statement of opposition into the record on his behalf.

Ms. Ellen Flamish, 5904 Boston Drive, Falls Church, was opposed to the applications.

Ms. Nancy Brown, 5101 Redwing Drive, Alexandria, also spoke in opposition. (A copy of her statement is in the date file.)

Commissioner Sell recognized Ms. Brown for her work as a former member of the Fairfax County Park Authority and thanked her for coming this evening.

Commissioner Strickland concurred and commended Ms. Brown for her efforts in the Comprehensive Plan revision process recently completed.

Mr. Arthur Severson, 3317 Kaywood Drive, Falls Church, disagreed with previous speakers who commented on traffic problems. He said that the proposed shopping center would aid the Baileys Crossroads revitalization effort.

The next four speakers, listed below, spoke in opposition:

1. John Guillory, 3411 Green Tree Drive, Falls Church
2. Cheryl Wyckoff, 3403 Nevius Street, Falls Church
3. Noel Brinton, 3405 Nevius Street, Falls Church
4. Bob Mace, 6109 Brook Drive, Falls Church

Ms. Wyckoff, Ms. Brinton, and Mr. Mace submitted statements for the record, copies of which may be found in the date file.

Michael McHugh, Esquire, Hazel and Thomas, 9324 West Street, Manassas, spoke on behalf of the owners of the Baileys Crossroads Shopping Center. He supported the applicant's plans for the entrance to the new shopping center, with the installation of a traffic signal at that point.

In response to questions from Commissioner Strickland, Mr. McHugh said that the proposed shopping center project was the first step in the revitalization of the whole Baileys Crossroads area. He added that the tenants of the Baileys Crossroads Shopping Center had been notified of the applicants' proposals.

Barnes Lawson, Jr., Esquire, Lawson and Frank, 4141 North Henderson Road, Arlington, represented one of the previous landowners of the subject property. He said that his client had sold a portion of the subject property to the applicants and had found them to be men of integrity and quality. Mr. Lawson said that the applicants had consolidated a significant number of parcels and that if this project were not approved, then he didn't think that such extensive consolidation would take place again.

In response to a question from Commissioner Strickland, Mr. Lawson said it was his belief that it would be very difficult for another applicant to obtain the consolidation achieved by the applicant and submit a different proposal for the subject property.

In reply to a question from Commissioner Byers, Mr. Lawson said the sales contract was conditioned on consolidation as well as approval of the rezoning.

Richard Waterval, Esquire, 6400 Seven Corners Plaza, Falls Church, explained that he was an attorney and a real estate developer in the Baileys Crossroads area. He added that while he had no financial interest in the development of the subject property, he supported the applicants' proposals. He said it was a good project which would aid the Baileys revitalization effort.

In response to a question from Commissioner Strickland, Mr. Waterval confirmed that he did have financial interest in other properties in the Baileys Crossroads area.

Commissioner Murphy commented that he wasn't quite sure what any financial interests had to do with the land use implications of the applications before the Commission tonight.

Mr. Barry Caron, 3433 Washington Drive, Falls Church, spoke in support of the applicants' proposals. He said that the projects met the revitalization criteria and would enhance the Baileys Crossroads area.

Mr. Barry Clark, owner of a restaurant at 5838 Columbia Pike, Falls Church, also supported the application. He said it would be good for businesses in the area.

Mr. George Marer, 3434 Payne Street, Falls Church, spoke in support of the applicants' proposals.

Mr. Rick Wyckoff, 3403 Nevius Street, Falls Church, submitted a letter of opposition signed by six residents of the Ravenwood Community. (See copy in date file.)

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

Mr. Calabrese spoke about the enormous effort involved in achieving significant consolidation. He thanked Fairfax County staff for their efforts. He assured the Commission that all applicable regulations regarding stormwater management would be followed. He added that the applicants did not support relocation of the traffic signal as suggested by staff. He offered to answer any questions the Commissioners might have.

There being no further questions or closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Strickland for motions on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Strickland MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DENY RZ-93-M-001, BUT IF APPROVED, IT WOULD BE SUBJECT TO THE PROFFERS DATED JUNE 4, 1993.

Commissioner Baldwin seconded the motion which failed by a vote of 4-5-1 with Commissioners Baldwin, Downer, Sell, and Strickland in favor; Commissioners Koch, Hartwell, Murphy, Palatiello, and Thomas opposed; Commissioner Byers abstaining; Commissioner Harsel not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-93-M-001, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JUNE 4, 1993, AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hartwell seconded this motion which failed by a vote of 5-5 with Commissioners Hartwell, Koch, Murphy, Palatiello, and Thomas in favor; Commissioners Byers, Baldwin, Downer, Sell, and Strickland opposed; Commissioner Harsel not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Baldwin then MOVED THAT THE APPLICATION BE DEFERRED TO A DATE CERTAIN OF JULY 15, 1993.

Commissioner Sell seconded the motion which carried by a vote of 7-3 with Commissioners Hartwell, Murphy, and Palatiello opposed; Commissioner Harsel not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Murphy then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING FROM JULY 12, 1993 TO AUGUST 2, 1993.

Commissioner Strickland seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Hanlon absent from the meeting.

RZ-93-M-001 - MARCBART, INC.
RZ-93-M-003 - DIEHL HOMES, INC. AND RALPH H. STOWE

July 1, 1993

Commissioner Strickland lastly MOVED THAT RZ-93-M-003 BE DEFERRED UNTIL JULY 21, 1993 FOR DECISION ONLY WITH THE RECORD REMAINING OPEN.

Commissioner Baldwin seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Hanlon absent from the meeting.

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The meeting was adjourned at 1:42 a.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: November 18, 1993

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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