

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 14, 2000**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock 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

ABSENT: Walter L. Alcorn, Commissioner At-Large
John B. Kelso, Lee District
Laurie Frost Wilson, Commissioner At-Large

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

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COMMISSION MATTERS

Commissioner Harsel announced that she would move for approval of November and December 1999 minutes on Thursday, October 12, 2000 and January and February 2000 minutes on Thursday, October 19, 2000.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

September 8, 1999	October 6, 1999
September 9, 1999	October 7, 1999
September 15, 1999	October 13, 1999
September 22, 1999	October 14, 1999
September 23, 1999	October 20, 1999
September 29, 1999	October 21, 1999
September 30, 1999	October 27, 1999

Commissioner Byers seconded the motion which carried by a vote of 5-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Koch and Palatiello not present for the vote; Commissioners Alcorn, Kelso and Wilson absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-2000-PR-007 AND FDP-2000-PR-007, JCE, INC. , BE DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2000.

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

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Commissioner Palatiello announced his intent to defer the public hearing on SE-00-H-028, Catholic Diocese of Arlington, from October 12, 2000 to a date certain of November 9, 2000.

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Commissioner Palatiello reminded Commissioners that the Policy and Procedures Committee would meet on Thursday, September 21, 2000 at 7:30 p.m. in the Board Conference Room.

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Commissioner Hall announced that the Fairfax County Airports Advisory Committee was sponsoring two public forums to obtain citizen comments on airport operations at Dulles International and Reagan National Airports. She noted that the first forum would be held on Saturday, September 16, 2000 at 9:00 a.m. in the Board Auditorium and the second one on Saturday, September 23, 2000 at 9:00 a.m. at the Walt Whitman Middle School on 2500 Parker's Lane in Mount Vernon.

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In the absence of Commissioner Alcorn, Commissioner Harsel announced that the Residential Development and Infill Committee would meet on Wednesday, September 20, 2000 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy congratulated Donna McNealy on her well-deserved promotion to Assistant Director, Zoning Evaluation Division, Department of Planning and Zoning.

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Chairman Murphy, on behalf of the Planning Commission, expressed heartfelt condolences to Lynne Strobel, Esquire on the recent death of her father; to Timothy Sampson, Esquire, on the recent death of his mother; to the family of Ed Pritchard, Esquire; and to Supervisor Gerry Hyland, Mount Vernon District, whose wife, Carmen, had also recently passed away.

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FS-D00-25 - METRICOM, 9916 Georgetown Pike

Commissioner Downer MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, FS-D00-25, FOR THE EXISTING TOWER AT 9916 GEORGETOWN PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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Commissioner Downer MOVED THAT THE DECISION ONLY ON 2232-D00-12, BELL ATLANTIC MOBILE, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 14, 2000.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. ZONING AND SUBDIVISION ORDINANCE AMENDMENTS
2. S00-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT
3. 97-IV-2MV - AREA PLANS REVIEW
4. SE-00-D-019 - THE HOLLADAY CORPORATION
5. RZ-2000-PR-010 - WINCHESTER HOMES, INC.

This order was accepted without objection.

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ZONING AND SUBDIVISION ORDINANCE AMENDMENTS -

Appl. to amend Chapter 112 (Zoning Ord.) & Chapter 101 (Subdivision Ord.) of the Code of the County of Fairfax. The proposed amendments address issues related to written notice requirements & the required waiting periods after notice is given for preliminary subdivision plats, final subdivision plats, site plans, waivers & variances of Subdivision Ord.

requirements, off-site construction in existing utility easements, & construction in or near major underground utility easements. The proposed Subdivision Ord. amendments also clarify public improvement requirements for minor adjustment of property lines & update the names of County agencies. PUBLIC HEARING.

Mr. John Friedman, with the Department of Public Works and Environmental Services, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the proposed amendments be adopted.

Mr. Friedman responded to questions from Commissioner Byers about the circumstances under which a preliminary plat would be waived.

Commissioner Downer commented that she wholeheartedly supported the proposed amendments.

Mr. Friedman responded to questions from Commissioner Smyth about the 30-day notice requirement to local civic associations and district councils.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Moon for action on the proposed amendments.

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Commissioner Moon MOVED THAT THE DECISION ONLY ON THE PROPOSED ZONING AND SUBDIVISION ORDINANCE AMENDMENTS BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 21, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS ONLY.

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

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S00-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Virginia, Title 15.2, Chap. 22, concerning approx. 14 ac. bounded by Huntington Ave. on the S., the Metro guideway & Metroview Pkwy. on the W., the Huntington Community on the E., & Cameron Run on the N. The area is planned for office & public facilities use. The Plan Amendment will consider residential use including townhouses & high-rise multifamily. Recommendations relating to the

transportation network may also be modified. Tax Map 83-1((1))17D, 42, 49A, 53A and 53B. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Sandra Stallman, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Comprehensive Plan be amended as indicated on pages 7-10 of the staff report.

Ms. Stallman and Mr. Fred Selden, PD, DPZ, responded to questions from Commissioner Byers about the maximum level of development for office/retail/residential space recommended by staff for the Transit Development Area

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

Mr. Mac Rhoades, 5645 Fenwick Drive, Alexandria, President, Huntington Community Association, Inc., presented a history of the Huntington community which he said was conveniently located and provided affordable family housing. He said the Association supported the proposed Plan amendment.

Mr. Daniel K. Franklin, 6100 Bayliss Place, Alexandria, expressed support for the Plan amendment. He requested that the Civil War site be preserved if possible and that the timing of the traffic signals on North and South Kings Highway be reviewed.

Addressing Mr. Franklin's concerns, Commissioner Byers said that the Fairfax County Department of Transportation would take his suggestion concerning the traffic signals under advisement. Commissioner Byers also said that the next item on the agenda, Area Plans Review 97-IV-2MV, addressed the Civil War site.

There were no further speakers and no questions or comments from the Commission. Staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this item.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE S00-IV-MV1.

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

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97-IV-2MV - AREA PLANS REVIEW - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Virginia, Title 15.2, Chap. 22 concerning

approx. 58.5 acres located at the Huntington Metro Station & bounded by Huntington Ave. on the N., the Metro Station, N. Kings Hwy. & Huntington Club condominiums on the W., & the Huntington Community, Belle Haven & Montebello Condominiums on the E. The area is planned for public facilities, mixed use (office, retail, hotel & residential) & public park. The Plan Amendment will consider changes to 1) Plan figures to amend the general area of Mt. Eagle Park to coincide w/the Park Authority's Master Plan & to modify bldg. height limits; & 2) Plan text relating to conditions for low & middle income housing & parking structures. Tax Map 83-1((1))17; 83-1((7))1A & 2B; 83-3((1))88.
MT. VERNON DISTRICT.
PUBLIC HEARING.

Ms. Sandra Stallman, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended the nomination be approved with modifications as shown on page 1 of the staff report.

Mr. Neel Teague, Stout and Teague Company, 1400 16th Street, N.W., Washington, D. C. representing the nominator, expressed support for the nomination.

In response to a question from Commissioner Byers, Mr. Teague said that the Park Authority was well aware of the Civil War site in Mt. Eagle Park, and that it was not in any danger as a result of development.

Mr. Alan Harvey, 10918 DeSale Street, Vienna, said he owned property which abutted the Huntington Metro station. He said this property was the only means of access to the station for emergency vehicles and expressed concern about public safety in the event of an emergency.

Commissioner Downer noted that letters had been received from Mr. and Mrs. Lloyd Rutledge, 2424 Ross Street, Alexandria, and the Montebello Condominium Unit Owners Association, expressing concern about marine clay soil on the treed steep slopes around the Huntington Community. (These letters are in the date file.) Mr. Selden said this issue would best be addressed at the time rezoning of the property was requested.

There were no further speakers. The Commission had no other comments or questions and there were no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE APR ITEM 97-IV-2MV, WITH THE STAFF'S MODIFICATIONS.

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

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SE-00-D-019 - THE HOLLADAY CORPORATION - Appl. under Sect. 9-615 of the Zoning Ord. to permit a residential cluster subdivision on property located at 8401 & 8425 Lewinsville Rd. on approx. 10.76 ac. zoned R-1. Tax Map 29-1((1))51 & 51A.
DRANESVILLE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated February 29, 2000. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, 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.

Mr. Martin stated that because the applicant desired to subdivide the property into ten lots instead of the nine which could be developed by-right, approval was being requested for a cluster subdivision in the R-1 Zoning District. He said that land would be dedicated to the Park Authority for the preservation of the historic Alfred Odrick house on Lewinsville Road and for other conservation easements. He explained that the applicant had committed to construction of a trail along Lewinsville Road, significant tree preservation and an archeological study of the remains of the Odrick buildings. Mr. Martin noted that the proposed development had the support of the Lewinsville Coalition, the McLean Citizens Association and staff and requested favorable consideration.

Chairman Murphy called the first listed speaker.

Ms. Jane Edmondson, 7804 Ariel Way, McLean, the Lewinsville Coalition, expressed support for the proposed development. However, she expressed opposition to Development Condition Number 8 and requested that the proposed trail be less than eight feet wide so that it would be compatible with the sidewalk across the street. She also said they were not in support of Development Condition No. 12 because they were opposed to any widening of Lewinsville Road.

Commissioner Downer proposed a change to Development Condition Number 4 which would allow the 12 foot access road to be used for Park Authority purposes; to Number 6 providing for the removal of noxious or invasive weeds; to Number 7 allowing the Park Authority to put a fence or barrier around the foundation; and to Number 14 allowing the Park Authority access to a portion of Lot 2 for the purpose of studying the historic site. Commissioner Downer noted that she would be deferring a decision on this matter for one week and requested that Ms. Edmondson let her know the position of the Coalition on these changes before that time.

Ms. Angela Rodeheaver, Fairfax County Department of Transportation, responded to questions from Commissioner Downer about the need for road improvements to accommodate the proposed trail connections.

Ms. Sue Walden, 8465 Holly Leaf Drive, McLean, representing the McLean Estates Homeowners Association, said the Association supported the proposed development. (A copy of her remarks is in the date file.)

Ms. Walden responded to questions from Commissioner Downer concerning the Association's position on a left turn lane into the proposed development from Lewinsville Road

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

Mr. Martin stated that the applicant supported the Coalition's position with regard to Development Condition No. 12 and said he would meet with the Department of Transportation to address this issue.

In response to a question from Commissioner Hall, Mr. Martin said that sidewalks would be constructed on both sides of the street and that there would be no private streets in the development.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Downer for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-00-D-019 TO A DATE CERTAIN OF SEPTEMBER 21, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The Commission recessed at 9:55 p.m. and reconvened at 10:10 p.m.

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RZ-2000-PR-010 - WINCHESTER HOMES, INC. - Appl. to rezone from R-2 to R-12 to permit residential development at a density of 8.2 du/ac & a waiver of the 200 ft. setback requirement from the I-66 right-of-way on property located

on the E. & W. sides of Cyrandall Valley Rd., approx. 700 ft. S. of Blake La. & immediately N. of I-66 on approx. 6.34 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 48-3((18))8, 8A, 9, 10, 11, 22, 23 & 24; 48-3((31))4A & 5A & a portion of the public right-of-way for Cyrandall Valley Rd., Thistle La. & a walkway to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way to proceed under Sect. 15.2-2272 (2) of the Code of Virginia.)
PROVIDENCE DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated August 11, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

At Commissioner Smyth's request, Mr. Braham presented background information on the original application for R-8 zoning and explained how the density range had been calculated at that time. He said when the applicant took into consideration the possible widening of I-66, a new design had been developed and the density range recalculated, which resulted in no requirement for affordable dwelling units (ADUs). He noted that a contribution to the Housing Trust Fund had not been included in the proffers.

Mr. Braham and Commissioner Palatiello discussed the formula for determining the number of ADUs required and a contribution to the Housing Trust Fund.

In response to a question from Commissioner Byers, Mr. Braham said that in spite of the seven deficiencies noted in the staff report, a recommendation of approval had been made because the application met the two major tests for approval: the development criteria which determined the density range and the regulations for the zoning district for which the applicant was applying.

Responding to a question from Commissioner Downer, Mr. Braham said the applicant had proffered to provide landscaping in accordance with the new requirements for stormwater management landscaping.

In response to a question from Commissioner Palatiello, Mr. Braham explained that "waiver" rather than "modification" was the more appropriate word for the 200 foot setback. He added that if the waiver were approved, the setback would be about 80 feet.

Ms. Rodeheaver responded to questions from Commissioner Smyth about the future widening of Route 66 and its impact on the subject development.

Mr. McDermott stated that the proposed development, at a density of 8.2 dwelling units per acre, was at the low end of the allowable range of 8-12 units. He noted that no

ADUs were required using the new formula. He said the application was an assemblage of parcels that was part of a community which had been divided by the construction of I-66. He explained that the connection to Platten Drive had been eliminated because the need to accommodate a right-of-way reservation for I-66 shifted the stormwater management pond into that area. He noted that the proposed plan provided for significant tree preservation and landscaping with a focal point at the main entrance. He said the area reserved for the future widening of I-66 may or may not be needed and until it was the area would be used as open space. In conclusion, Mr. McDermott reiterated the fact that the proposed density was at the low end of the range. He noted that consolidation had occurred and that the excellent design would provide a community consistent with the intensity and types of uses surrounding it. He requested a recommendation of approval.

At Commissioner Harsel's request, Mr. McDermott identified the location of the stormwater management pond, the tree save area, the area reserved for the future widening of I-66, and the tot lot.

Mr. Braham responded to questions from Chairman Murphy about the requirement for buffering of the areas adjacent to the proposed development.

Commissioner Smyth and Mr. McDermott discussed preserving the trees located in the reservation area.

Mr. McDermott responded to questions from Commissioner Harsel about existing development located within the right-of-way which would be needed for the future widening of I-66. Mr. Braham also responded to questions from her about whether waivers of the 200 foot setback had been granted for the surrounding development.

Commissioner Smyth commented that the Virginia Department of Transportation had speculated that over 100 homes could be impacted by the I-66 widening project.

Chairman Murphy called the first listed speaker.

Mr. Michael Herd, 9940 Capperton Drive, Oakton, President, Blakelee Homeowners Association, recognized all the Blakelee residents in the audience. He said that the Association was opposed to the rezoning because of the lack of usable open space, the loss of trees and the waiver of the 200 setback requirement. He added that the proposed development was compatible with the Blakelee homes in density only and that the applicant had suggested that the new homes would not be attractive to families with children. Mr. Herd also expressed concern about the marketability of the homes located so close to I-66, especially if there was a downturn in the economy.

Mr. Frank Williams, 3008 Cyrandall Valley Road, Oakton, said his home of 43 years was part of the application property and had been moved to accommodate the construction of I-66. He expressed support for the application and said it was in conformance with the Comprehensive Plan. He requested that the seven homeowners whose property comprised the application property be treated fairly.

Ms. Donna Rosa, 9923 Capperton Drive, Oakton, expressed opposition to the proposed development and said her home had been identified as the Blakelee home which would be the most severely impacted. She cited concerns about traffic, buffering, the design of the houses, stormwater run-off and noise. (A copy of her remarks is in the date file.)

Ms. Rosa responded to questions from Commissioner Koch about her position.

Mr. Tim Rodman, 3004 Spice Court, Vienna, President, Cyrandall Valley Homeowners Association, expressed concern about stormwater management, inadequate lighting near the proposed dry pond, increased traffic, tree preservation, construction hours and the waiver of the 200 foot setback. (A copy of his remarks is in the date file.)

Mr. Ed Liskey, 9947 Capperton Drive, Oakton, expressed concern about the waiver of the 200 foot setback, the connection of Platten Drive, open space and tree preservation.

Mr. Robert Federico, 9923 Capperton Drive, Oakton, presented a petition signed by 25 residents of Blakelee who opposed the proposed development. He requested that Platten Drive be connected; that a 25 foot transitional screening be required; that the waiver of the 200 foot setback be denied; and that the main entrance be redesigned. (The petition and his remarks are in the date file.)

Ms. Carole Paulett, 10008 Thistle Lane, Oakton, expressed support for the subject application.

Ms. Nancy Griffith, address unknown, expressed opposition to the proposed development, citing traffic concerns.

Ms. Griffith responded to questions from Commissioner Smyth about her position.

There were no further speakers, therefore, Chairman Murphy called upon Mr. McDermott for a rebuttal statement.

Mr. McDermott stated that the typical buyers of the proposed homes would be empty-nesters or young professionals who had not yet started a family. He said that he did not mean to imply that the development would not be appealing to families. He explained that a study conducted by Wyle Laboratories had concluded that noise levels were within the acceptable range for all areas with the possible exception of the tot lot, which he said could be mitigated by fencing and berms. He said that the idea that these homes could have an adverse affect on the value of the Blakelee townhomes was unfounded. He noted that the proposed development would be a well-designed, attractive community with many amenities, was consistent with existing development and in conformance with the Comprehensive Plan.

Commissioner Koch requested that Mr. McDermott address the seven deficiencies listed in the staff report. In response, Mr. McDermott said that: (1) the tree preservation area had been expanded, but that Mrs. Paulett would be allowed to transplant the Colorado Blue Spruce; (2) the additional plant material in the screening yard had been enhanced; (3) a

traffic signal was being provided at the request of the Blakelee community which made a contribution to the Park Authority and Housing Trust Fund economically prohibitive; (4) the stormwater management facility would be landscaped as determined by the Urban Forester and the Department of Public Works and Environmental Services at the time of site plan; (5) the applicant would be willing to provide screening where the front entrances of Lot 27 overlooked the rear yards of adjacent lots, if a drainage swale between those units would not preclude plantings (addressed by Mr. Braham); (6) it would be impossible to connect the internal street to Platten Drive because of the 60 foot reservation area and the need to locate the stormwater pond in that area; and (7) a contribution would be made to the Housing Trust Fund if a traffic signal was not required.

Mr. McDermott and Mr. Gary Ehrlich, Senior Acoustical Engineer, Wyle Laboratories, responded to questions from Commissioner Smyth about the noise analyses conducted by Wyle Laboratories.

In response to a question from Commissioner Harsel, Mr. McDermott said that lower density and the 200 foot setback would make development of the property with single family attached units economically infeasible.

Commissioner Hall commented that she was concerned about the requested waiver of the 200 foot setback and the impact the widening of I-66 could have on the proposed development.

In response to a question from Commissioner Koch, Mr. McDermott said that if development of single family attached units was denied, it would be possible to develop the property with multi-family units.

Commissioner Downer commented that noise was a major issue today because of increased traffic throughout the County.

There were no further comments or questions from the Commission and staff had no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY RZ-2000-PR-010 AND THAT THE PLANNING COMMISSION DENY FDP-2000-PR-010.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioners Alcorn, Kelso and Wilson absent from the meeting.

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Mr. Braham noted that it was not necessary to deny the final development plan because denial of the rezoning had been recommended.

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The meeting was adjourned at 12:14 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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

Minutes by: Linda B. Rodeffer

Approved on: June 14, 2001

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