

**MINUTES OF
PLANNING COMMISSION MEETING
OCTOBER 19, 1994**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully 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: Peter F. Murphy, Jr., Springfield District

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The meeting was convened at 8:25 p.m. by Vice Chairman Patrick M. Hanlon.

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COMMISSION MATTERS

Commissioner Baldwin announced his intention to defer the decision only on the Zoning Ordinance Amendment regarding the Sully Historic Overlay District, presently scheduled for Thursday, October 20, 1994.

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Commissioner Palatiello, pending resolution of outstanding issues, MOVED TO DEFER THE PUBLIC HEARING ON FDP-86-C-054, BOARD OF SUPERVISORS, TO A DATE CERTAIN OF NOVEMBER 17, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer, Thomas, and Strickland not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Downer announced her intention to defer the public hearing, at the request of the applicant, on S94-III-UP2, Out-of-Turn Plan Amendment, presently scheduled for Thursday, November 10, 1994.

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Commissioner Hanlon announced his intention to defer the decision only on SEA-81-D-033-2, Shell Oil Company, presently scheduled for Thursday, October 20, 1994.

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"FEATURE SHOWN" - AMERICAN PERSONAL COMMUNICATIONS (METROCALL BUILDING)

Commissioner Byers referred to the memorandum from James Zook, Director, Office of Comprehensive Planning, regarding a "feature shown" determination for the American Personal Communications telecommunications facility on the Metrocall Building on Richmond Highway. He noted that the facility was in conformance with the Comprehensive Plan and **MOVED THAT THE PLANNING COMMISSION CONCUR WITH THAT DETERMINATION.**

Commissioner Sell seconded the motion which carried unanimously with Commissioners Hartwell and Koch not present for the vote; Commissioner Murphy absent from the meeting.

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94-II-1F - AREA PLANS REVIEW ITEM (Decision Only)

(The public hearing on this item was held on September 13, 1994. A complete verbatim transcript of the decision made this evening is in the date file.)

Commissioner Harsel **MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE APR ITEM AS CONTAINED ON PAGE 44 OF THE STAFF REPORT AND AMENDED AS FOLLOWS:**

AT THE FOURTH BULLET: "ACCESS IS PROVIDED TO MANOR PLACE OR BURKE STATION ROAD. IF ACCESS IS PROVIDED TO BURKE STATION ROAD, IT SHOULD BE AT THE NORTHERNMOST POINT OF PARCEL 4."

Commissioner Baldwin seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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94-II-5F - AREA PLANS REVIEW ITEM (Decision Only)

(The public hearing on this item was held on September 13, 1994. A complete verbatim transcript of the decision made this evening is in the date file.)

Commissioner Harsel **MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF ITEM 94-II-5F AS CONTAINED ON PAGE 58 OF THE STAFF REPORT AND AMENDED AS SUCH.**

Commissioners Baldwin and Thomas seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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94-II-7M - AREA PLANS REVIEW ITEM (Decision Only)

(The public hearing on this item was held on September 21, 1994. A complete verbatim transcript of the decision made this evening is in the date file.)

Commissioner Downer MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE LANGUAGE FOR APR ITEM 94-II-7M, FOUND ON PAGE 50 OF THE STAFF REPORT, WITH THE FOLLOWING AMENDMENT:

#5: "THE AREA BOUNDED BY DOLLEY MADISON BOULEVARD, BEVERLY ROAD, FLEETWOOD ROAD, AND ELM STREET, SUBAREAS 27 AND 28, SHOULD DEVELOP AS LOW RISE COMMERCIAL. FUTURE DEVELOPMENT SHOULD BE CAREFULLY SITED TO FACE TOWARD DOLLEY MADISON BOULEVARD WITH ACCESS FROM FLEETWOOD ROAD. THIS AREA IS INTENDED AS A TRANSITION FROM THE HIGHER DENSITY COMMERCIAL CORE ALONG ELM STREET TO THE RESIDENTIAL NEIGHBORHOOD BEYOND THE CBC BOUNDARY. AS AN OPTION, TOWNHOUSE STYLE RESIDENTIAL USE AT 1.2 TO 16 DWELLING UNITS PER ACRE MAY BE APPROPRIATE, CONTINGENT UPON SUBSTANTIAL AND LOGICAL PARCEL CONSOLIDATION, HIGH QUALITY DESIGN AND LANDSCAPING, PRESERVATION OF EXISTING SPECIMEN TREES ALONG THE PERIPHERY OF THE SITE AND ACCESS LIMITED TO FLEETWOOD ROAD. UPON COMPLETE CONSOLIDATION OF PARCELS 30-3((4)) (P) I THROUGH 7, 17 THROUGH 24, 1A, 24A, AND 30-2((4)) (H) 16 THROUGH 49, 32A, 33A, 8A, AND 9A, TOWNHOUSE STYLE RESIDENTIAL USE UP TO 17.5 DWELLING UNITS PER ACRE MAY BE APPROPRIATE, CONTINGENT UPON THE PREVIOUSLY LISTED CONDITIONS AND MODIFICATIONS TO PAGES 142, 1.43 OF THE AREA II VOLUME OF THE COMPREHENSIVE PLAN INDICATED ON THE ATTACHED CHARTS."

Commissioner Hartwell seconded the motion which carried by a vote of 7-0-3 with Commissioners Baldwin, Harsel, and Strickland abstaining; Commissioner Byers not present for the vote; Commissioner Murphy absent from the meeting.

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94-CW-2PARK - AREA PLANS REVIEW ITEM (Decision Only)

Commissioner Hanlon MOVED TO (FURTHER) DEFER THE DECISION ONLY ON THIS NOMINATION TO A DATE CERTAIN OF NOVEMBER 3, 1994.

Commissioner Thomas seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for the agenda items:

1. PCA-74-2-113-2 - McDonald's Corporation
DPA-74-2-113-2 - McDonald's Corporation
2. SE-94-Y-006 - KinderCare Learning Centers, Inc.
3. SE-93-D-053 - Shell Oil Company
4. RZ-94-Y-014 - Tetra Partnership
5. CSP-86-C-023 - Reston North Point Village L.P.

This order was accepted without objection.

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PCA-74-2-113-3 and DPA-74-2-113-6 - McDONALD'S CORPORATION - Appl. to amend the proffers and development plan for RZ-74-2-113 to permit a fast food restaurant with a drive through window with an overall FAR of 0.08 on property located on the N. side of Baron Cameron Ave., approx. 400 ft. E. of its intersection with Bennington Woods Rd. on approx. 1.15 ac. zoned PRC. Comp. Plan Rec: Town Center. Tax Map 17-1 ((7)) pt.4C4. HUNTER MILL DISTRICT. PUBLIC HEARING.

Martin D. Walsh, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated October 17, 1994. There were no disclosures by Commission members.

Ms. Diane Johnson-Quinn, 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 the application and that the applicant had submitted a revised set of proffers, all of which had staff support with the exception of proffer #16 indicating that the approval of a drive-through window would be re-evaluated by the Commission in two years to determine if the approval was still valid.

Mr. Walsh noted that the subject property had been planned for commercial use since 1975. He added that the proposed McDonald's would be architecturally compatible with surrounding uses and would be family-oriented, with an indoor playground for children. He spoke about access to the subject property. Mr. Walsh said that the application had the support of the Planning and Zoning Committee of the Reston Citizens Association. He stated that all outstanding issues raised by staff had been addressed; i.e., open space (26 percent), water quality, tree save (21 percent where only 10 percent is required), landscaping, trash storage, pick-up and removal, buffering, et cetera. He said that the applicant had, at the request of citizens, agreed to an additional Proffer #16 as outlined by Ms. Johnson-Quinn. Mr. Walsh pointed out that the hours of operation would be limited to 6:00 a.m. to 12:00 a.m.

Mr. Walsh responded to questions from Commissioners Strickland, Palatiello, Byers, and Sell regarding the citizens' concerns, the tree save area, the homeowners association, and the type of restaurant allowed by right, respectively.

In response to a question from Commissioner Hartwell, Mr. Palatiello noted that an application for a special exception by Mobil Corporation was located on an adjacent site. He added that that application had been deferred indefinitely, pending resolution of issues surrounding a car wash at the proposed service station.

Mr. Steve Peterson, transportation consultant for the applicant, discussed projected traffic volumes, capacity analysis of the nearby roads, and trip generation. He noted that studies had shown that a drive-through window merely functioned as an alternate means of service and did not necessarily increase the number of trips to a store. He addressed the possibility of cut-through traffic on Bennington Woods Road, stating that it was unlikely that drivers would use Bennington Woods Road to access the subject site because it was longer and had a lower speed limit than the more direct access via Reston Parkway. Mr. Peterson added that Reston Parkway was scheduled to be widened to four lanes for its entire length to the north from Baron Cameron Avenue. He maintained that that would further relieve any traffic congestion problems in the area.

Commissioner Baldwin, Mr. Peterson, Commissioners Downer and Palatiello discussed the traffic patterns in the area, especially as they related to the existing Wendy's Restaurant nearby.

In response to a question from Commissioner Thomas, Mr. Walsh explained that Mobil Corporation had proffered a right turn lane to be used for joint access to the subject property and the proposed service station. Commissioner Palatiello confirmed that it was his understanding that that proffer would stand regardless of the indefinite deferral of the service station application.

Vice Chairman Hanlon outlined the rules for public testimony and called the first listed speaker.

The following speakers were opposed to the applications. Their main objections were the increased traffic that a restaurant would generate, and the trees that would be lost as a result of the proposed development.

- Mr. John Bradley, 1668 Cedar Hollow Way, Reston
- Ms. Patti Fishel, 11900 Moss Point Lane, Reston
- Mr. Robert Stout, 1653 Cedar Hollow Way, Reston
- Ms. Chris Tirpak, 11908 Moss Point Lane, Reston
- Mr. George Kain, North Point Citizens Task Force, 11621 Quail Ridge Court, Reston
- Mr. Mike Greelis, 11813 Briar Mill Lane, Reston
- Mr. Tom Wiltshire, 11419 Night Star Way, Reston
- Ms. Sue Ann Straits, 11906 Moss Point Lane, Reston
- Ms. Sandra Shaw, 11902 Moss Point Lane, Reston

In rebuttal, Mr. Walsh noted that the proposed restaurant would be well buffered from the adjacent residential community. He commented that some of the approved uses for the subject property that could be built by right, such as drive-in banks and service stations, would have more adverse impacts than the applicant's proposal. Mr. Walsh said that the applications conformed to the recommendations in the Comprehensive Plan and the regulations in the Zoning Ordinance. He said that McDonald's representatives had attempted to meet with citizens in the area and resolve their concerns.

Mr. Walsh and Ms. Johnson-Quinn responded to questions from Commissioners Baldwin, Palatiello, Sell, Strickland, Harsel, and Downer regarding the previously approved list of uses allowed by right on the subject property.

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

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-74-2-113-3 AND DPA-74-2-113-6 BE DENIED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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SE-94-Y-006 - KINDERCARE LEARNING CENTERS, INC. - Appl. under Sec. 3-104 of the Zoning Ord. to permit a child care center and nursery school on property located at 4216 Stringfellow Rd. on

approx. 52,500 sq. ft. of land zoned R-1 & WS. Tax Map 45-1((1))
7A. SULLY DISTRICT. PUBLIC HEARING.

Frederick R. Taylor, Esquire, Bean, Kinney and Korman, reaffirmed the affidavit dated October 19, 1994. There were no disclosures by Commission members.

Ms. Diane Johnson-Quinn, 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 the application.

Mr. Taylor presented a brief history of the subject property. He then described the applicant's proposal and discussed the landscaping and traffic signalization to be provided. Mr. Taylor noted that all of the transportation issues had not been resolved and asked that a decision on this application be deferred for a couple of weeks to allow time for staff, the applicant, and citizens to continue to work on the outstanding issues.

Mr. Taylor and Ms. Johnson-Quinn responded to questions from Commissioners Strickland, Byers, and Hanlon regarding buffering, signalization, and Stringfellow Road.

Vice Chairman Hanlon called the first listed speaker.

Mr. George Tarquinio, 13540 Smallwood Lane, Chantilly, spoke on behalf of the Poplar Tree Woods Community Association. He was opposed to the application in its present form and suggested deferral pending further negotiations regarding outstanding transportation issues. (A copy of Mr. Tarquinio's statement is in the date file.)

Mr. Samson Ukaegbu, Office of Transportation, responded to questions from Commissioners Koch, Byers, and Baldwin regarding traffic counts, traffic patterns, and future traffic improvements in the area.

Mr. Gerald Lyall, 13603 Over Ridge Court, Chantilly, spoke on behalf of the Poplar Tree Homeowners Association. He suggested that the Commission not approve the applicant's proposal until significant transportation improvements were made to Stringfellow Road. (A copy of Mr. Lyall's statement is in the date file.)

In rebuttal, Mr. Taylor pointed out that the proposed facility would generate very few new trips on Stringfellow Road, which the majority of clients using the facility were people on that road anyway.

Mr. Taylor responded to questions from Commissioner Strickland regarding other day care centers in the area.

There being no closing staff comments or further questions from the Commission, Vice Chairman Hanlon closed the public hearing and recognized Commissioner Koch for action on these cases. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE DEFER (DECISION ONLY ON) SE-94-Y-006 UNTIL NOVEMBER 2, 1994, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT.

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

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SE-93-D-053 - SHELL OIL COMPANY - Appl. Under Sec. 4-804 and 9-610 of the Zoning Ord. to permit renovation of an existing service station and a waiver of the minimum lot size and lot width requirements on property located at 9829 Georgetown Pike on approx. 22,190 sq. ft. of land zoned C-8. Tax Map 13-1((1)) pt.23. DRANESVILLE DISTRICT. PUBLIC HEARING.

John McBride, Esquire, Hazel and Thomas, reaffirmed the affidavit dated May 23, 1994. There were no disclosures at this time by Commission members.

Ms. Diane Johnson-Quinn, 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 denial of the application pending consolidation of primary access and provision of interparcel access.

Vice Chairman Hanlon noted that the affidavit indicated that the applicant in this case listed Prudential Insurance Company as a leaser. He therefore stated that he would neither participate in nor vote on this application.

Mr. McBride explained that the renovations included addition of a canopy over the pump islands and expansion of the restrooms, both changes being made primarily to make the facilities more accessible to the handicapped. He noted that there would be no increase in the number of pump islands and no adverse traffic impact. He said that the conditions requested by staff did not relate directly to the changes being requested. Mr. McBride explained that the service drive that staff wanted closed was off of the applicant's property and therefore beyond its control. He added the applicant had met with citizens in the area, as well as Commissioner Downer, and that the citizens concerns had been met. He pointed out that an existing free-standing sign would be replaced with a monument sign, a mansard roof design would be used, parking would be increased, and an entrance to the service road from Walker Road would be closed. In conclusion, Mr. McBride reiterated that the citizens concerns had been met and that the applicant disagreed with staff concerning consolidation of access and provision of interparcel access.

Mr. McBride responded to questions from Commissioner Strickland regarding the applicant's differences with staff and the size of the proposed monument sign.

Vice Chairman Hanlon called for speakers for this case.

Ms. Sally Mann, Chairman of the Great Falls Citizens Association's Planning and Zoning Committee, 9416 Pamilco Lane, Great Falls, spoke in support of the application with the conditions outlined by Mr. Bride.

There being no further speakers, Vice Chairman Hanlon called upon Mr. McBride for a rebuttal statement.

Mr. McBride once again explained why the applicant disagreed with staff concerning access.

In her closing staff comments, Ms. Johnson-Quinn explained that the changes requested by staff had been prompted by comments from the Office of Transportation (OT) as well as the Virginia Department of Transportation (VDOT).

Commissioner Sell said he disagreed with the transportation analysis. He commented that it seemed as though OT and VDOT were trying to eliminate as many entrances as possible to as many service stations as possible and that that policy only made access more difficult for everyone.

Commissioner Downer noted that the issue of interparcel access was still outstanding.

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

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Commissioner Downer MOVED THAT (THE DECISION ONLY ON) SE-93-D-053 BE DEFERRED TO A DATE CERTAIN OF OCTOBER 27, 1994.

Commissioner Strickland seconded the motion which carried by a vote of 9-1-1 with Commissioner Sell opposed; Commissioner Hanlon abstaining; Commissioner Murphy absent from the meeting.

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RZ-94-Y-014 - TETRA PARTNERSHIPS - Appl. to rezone approx. 4.24 ac. located on the N. side of Old Clifton Rd., approx. 350 ft. E. of Braddock Rd. and 1,200 ft. W. of Clifton Rd. from R-1 & WS to R-3 & WS to permit cluster residential development at a density of 1.65 du/ac. and a waiver of the minimum district size and open space

requirements for a cluster subdivision. Comp. Plan Rec: 2-3 du/ac.
Tax Map 66-1((1)) 1. SULLY DISTRICT. PUBLIC HEARING.

Mr. Manning Mahaffee, III, Greenhorne and O'Mara, reaffirmed the affidavit dated October 5, 1994. 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 the application.

Mr. Mahaffee explained that the proposed development would be called Clifton Pines II, adjacent to Clifton Pines. He said that the density would be 1.42 dwelling units per acre, which was below the range recommended in the Comprehensive Plan, and that the environmental quality corridor (EQC) dividing the site would be preserved. Mr. Mahaffee noted that six lots were planned, with 1.98 acres of open space which also exceeded requirements.

Mr. Mahaffee responded to questions from Commissioner Baldwin concerning the EQC area and the lot sizes proposed.

Vice Chairman Hanlon called the first listed speaker for this case.

Mr. Robert Burkette, 5733 Old Clifton Road, Clifton, did not object to the proposed development; however, he expressed his concern for the provision of stormwater management.

Mr. Gerald Johnson, 5737 Old Clifton Road, Clifton, asked to be reassured that the applicant only intended to build six houses. He also expressed his concern about water problems and traffic in the area.

Mr. Johnson and Commissioner Koch discussed the planning and zoning history of the subject property.

There being no further speakers, Vice Chairman Hanlon called upon Mr. Mahaffee for a rebuttal statement.

Mr. Mahaffee reiterated that only six houses would be built. He added that stormwater management measures were clearly outlined in the proffer statement and that development of the subject property should improve drainage problems in the area. Mr. Mahaffee explained the transportation improvements to be provided.

Mr. Mahaffee responded to questions from Commissioner Baldwin regarding access.

Ms. Kirst had no closing staff comments.

A gentleman from the audience asked to be recognized to speak. Vice Chairman Hanlon explained that the time for public testimony had passed; however, Commissioner Koch exercised his prerogative to allow the gentleman to address the Commission.

Mr. Michael Ricciardi, 5704 Old Clifton Road, Clifton, noted that a new church, to be located on Old Clifton Road with 70 parking spaces, had recently been approved by the Board of Zoning Appeals. He said this would exacerbate the traffic situation and wanted to know if the applicant could be asked to explain how this would impact the proposed residential development.

Commissioner Koch commented that that question could be more appropriately addressed by staff.

Ms. Kirst explained that the church referred to by Mr. Ricciardi would be located south of the subject property and should not have any adverse traffic impact on the proposed residential development since cars would be approaching the church from a different direction. She added that this was especially true since Old Clifton Road was due to be turned into a cul-de-sac.

In response to a question from Vice Chairman Hanlon, Ms. Kirst said she did not know exactly when the cul-de-sac would be constructed.

In response to an inquiry from Commissioner Harsel, Ms. Kirst pointed out the location of the proposed church.

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

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-94-Y-014, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED SEPTEMBER 16, 1994 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Thomas seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE MINIMUM DISTRICT SIZE.

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

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE MINIMUM OF ONE ACRE OF OPEN SPACE LOCATED OUTSIDE OF THE FLOODPLAIN.

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

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CSP-86-C-023 - RESTON NORTH POINT VILLAGE L. P. - Appl.
under Sec. 12-210 of the Zoning Ord. for approval of a Comprehensive Sign Program for the commercial development approved in RZ-86-C-023 on property located in the N.W. quadrant of the intersection of Lake Newport Rd. and Reston Pkwy. on approx. 3.09 ac. zoned PRC. Tax Map 11-4((12)) 1A, 1B, 1C, 1D. HUNTER MILL DISTRICT. PUBLIC HEARING.

Benjamin F. Tompkins, Esquire, Hazel and Thomas, reaffirmed the affidavit dated June 23, 1994. There were no disclosures by Commission members.

Commissioner Palatiello asked Vice Chairman Hanlon to ascertain whether there were any speakers in the audience for this application. There being no response to the Chairman's call, the staff report presentation and the applicant's presentation were waived. Vice Chairman Hanlon then closed the public hearing and recognized Commissioner Palatiello for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CSP-86-C-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 19, 1994.

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

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The meeting was adjourned at 12:45 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

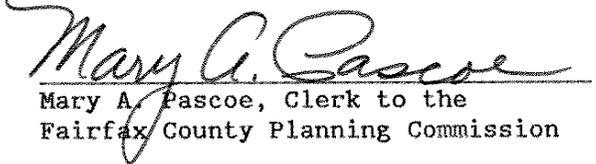
CLOSING

October 19, 1994

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: April 18, 1996


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