

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, FEBRUARY 4, 2010**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Sully District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:21 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

In Commissioner Alcorn's absence, Commissioner Lawrence announced that the Tysons Corner Committee would meet with members of the Tysons Corner Task Force and County staff on Wednesday, February 10, 2010, at 7:00 p.m., in Conference Rooms 4/5 of the Government Center.

He added that the Committee was also scheduled to meet on Thursday, February 11, 2010, at 7:00 p.m., in Conference Rooms 2/3 of the Government Center to receive additional public comments on the draft Tysons Plan.

**(Note: Both meetings were subsequently cancelled due to inclement weather and rescheduled.)**

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION RATIFY THE 2010 COMMITTEE APPOINTMENTS OF THE PLANNING COMMISSION, AS STATED IN HIS MEMORANDUM DATED FEBRUARY 4, 2010.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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Commissioner de la Fe MOVED TO DEFER THE PUBLIC HEARING FOR PRC 86-C-121-02 AND CPA 86-C-121-12, RAJ DEVELOPMENT, LLC, TO A DATE CERTAIN OF APRIL 22, 2010.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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Commissioner Litzenberger MOVED TO DEFER THE PUBLIC HEARING FOR SEA 93-Y-059, EXXON MOBIL CORPORATION, TO A DATE CERTAIN OF MARCH 3, 2010.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-Y09-179 – CLEARWIRE, 13224 Franklin Farm Road  
FS-Y09-31 – CRICKET COMMUNICATIONS, within the easement adjacent to Green Post Court

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON FS-Y09-179, WHICH IS THE ADDITION OF A SIX-INCH DISH ANTENNA TO AN EXISTING CELL PHONE TOWER LOCATED AT 13224 FRANKLIN FARM ROAD.

ALSO, COMMISSIONER LITZENBERGER MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON FS-Y09-31, WHICH IS THE ADDITION OF SIX ANTENNAS ON TOP OF A 130-FOOT DOMINION RESOURCES POWER LINE TOWER, LOCATED ADJACENT TO GREEN POST COURT IN CENTREVILLE.

Commissioner Flanagan seconded the motions which carried unanimously with Commissioner Sargeant not present for the votes; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-H09-194 – CLEARWIRE, 1577 Spring Hill Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION PROPOSED BY CLEARWIRE, LOCATED AT 1577 SPRING HILL ROAD, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-H09-182 – CLEARWIRE, 1300 Lake Fairfax Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE TELECOMMUNICATION FACILITY COLLOCATION PROPOSED BY CLEARWIRE, LOCATED AT 1300 LAKE FAIRFAX DRIVE, IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232 AS AMENDED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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SE 2008-HM-010 – GEORGE B. & CAROLYN L.E. SAGATOV (Decision Only)

(The public hearing on this application was held on January 28, 2010. A verbatim transcript of the decision made is in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2008-HM-010, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED FEBRUARY 4, 2010.

Commissioners Litzenberger and Lusk seconded the motion which carried by a vote of 6-0-1 with Commissioner Lawrence abstaining; Commissioner Hart recused himself; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-P09-171 – T-MOBILE NORTHEAST LLC, 3457 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION PROPOSED BY T-MOBILE NORTHEAST, LOCATED AT 3457 GALLOWS ROAD, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232 AS AMENDED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-P09-176 – CLEARWIRE, 3457 Gallows Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY COLLOCATION PROPOSED BY CLEARWIRE, LOCATED AT 3457 GALLOWS ROAD, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232 AS AMENDED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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SPA 83-P-057-05 – CHURCH FOR ALL NATIONS (Decision Only) (The public hearing on this application was held on December 2, 2009. A verbatim transcript of the decision made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT, IN THE EVENT THE BOARD CHOOSES TO APPROVE SPA 83-P-057-5, DEVELOPMENT CONDITIONS ALONG THE LINES OF THOSE ATTACHED TO THE STAFF MEMORANDUM SENT FEBRUARY 3rd TO THE PROVIDENCE DISTRICT PLANNING COMMISSIONER BE IMPOSED, INCLUDING ESPECIALLY THOSE ON STORMWATER MANAGEMENT AND PARKING. THE PLANNING COMMISSION NOTES THAT THERE MAY BE SOME FURTHER EDITS TO THE PROPOSED DEVELOPMENT CONDITIONS BEFORE THE CASE IS HEARD, BUT THAT THE CONDITIONS IN THEIR PRESENT FORM DO ADDRESS THE SIGNIFICANT AREAS OF CONCERN RAISED AT THE ADMINISTRATIVE REVIEW OF THE CASE.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-1 with Commissioner de la Fe abstaining; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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FS-D09-202 – CLEARWIRE, 7700 Leesburg Pike

Chairman Murphy MOVED CONSENT AGENDA ITEM FS-D09-202, CLEARWIRE.

Without objection, the motion carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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SE 2009-MA-015 – ANA L. CORNEJO (Decision Only) (The public hearing on this application was held on December 10, 2009. A verbatim transcript of the decision made is in the date file.)

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2009-MA-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 5, 2010.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE THE MINIMUM PAVEMENT WIDTH FOR PIPESTEM DRIVEWAYS AS SHOWN IN PFM PLATE 11-7.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE PFM SECTION 2-0103.2.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

On behalf of Commissioner Hall, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SIDEWALK AND TRAIL REQUIREMENT ALONG BACKLICK ROAD, IN FAVOR OF COUNTY PROJECT NUMBER 4YP201-PB025.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-1 with Commissioner Flanagan abstaining; Commissioner Sargeant not present for the vote; Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the order of the agenda as follows:

1. PCA 79-P-038-02 – NEVZAT & HACER KANSU
2. S09-CW-2CP – COMPREHENSIVE PLAN AMENDMENT – 2009 HERITAGE RESOURCES PLAN UPDATE
3. SE 2009-DR-008 – OAKCREST SCHOOL

This order was accepted without objection.

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PCA 79-P-038-02 – NEVZAT KANSU & HACER K. KANSU – Appl. to amend RZ 79-P-038 previously approved for industrial development to permit modifications to the approved proffers and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.45. Located on the W. side of Juniper St. approx. 700 ft. N. of Lee Hwy. on approx. 20,066 sq. ft. of land zoned I-5. Comp. Plan Rec: Retail, Industrial, Warehouse. Tax Map 49-2 ((5)) 5. PROVIDENCE DISTRICT. PUBLIC HEARING.

Alice Haase, Esquire, Holland & Knight LLP, reaffirmed the affidavit dated January 21, 2010. There were no disclosures by the Commissioners.

Commissioner Lawrence asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 79-P-038-02, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JANUARY 28, 2010.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE OPEN SPACE REQUIREMENT TO TEN PERCENT FOR THE INTERIM DEVELOPMENT PLAN.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 10-FOOT SETBACK FOR OFF-STREET PARKING TO PERMIT A 7-FOOT SETBACK FROM JUNIPER STREET AND A 4.5-FOOT SETBACK FROM ANY FUTURE CONNECTOR ROAD.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO WAIVE THE TREE INVENTORY AND POOR CONDITION ANALYSIS, AS OUTLINED IN PFM SECTION 12.0502.1A.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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S09-CW-2CP – 2009 HERITAGE RESOURCES PLAN UPDATE

– To consider proposed amendments to The Comprehensive Plan for Fairfax County, Virginia, to update the Inventory of Historic Sites tables and maps that appear in the Area Plans, and revise the language in the Heritage Resources sections of the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site. Significant proposed revisions include: 1) updating the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district, with a range from zero to four sites being added

in any given district as recommended for inclusion by the History Commission because the site meets the criteria for listing in the Inventory; and 2) revising the language in the Heritage Resources sections of the Dulles Suburban Center and Fairfax Center special planning areas to reflect the objectives and polices stipulated in the Heritage Resources section of the Policy Plan for identification, recordation, and protection and preservation where feasible. Fifteen sites are proposed to be added to the Inventory.  
COUNTYWIDE. PUBLIC HEARING.

Laurie Turkawski, 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 adoption of the proposed amendments.

In response to a question from Commissioner Hart, Ms. Turkawski noted that recommendations from the public were welcome and that the nomination form would be available online.

Answering a question from Commissioner Sargeant, Linda Blank, PD, DPZ, said that while the Tinner Hill Heritage Foundation, in Falls Church, had not been recognized in the Inventory, she said it would be considered.

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

Debbie Robison, Chairman, Fairfax County History Commission, 14801 Hunting Path Place, Centreville, spoke in favor and expressed gratitude to the Fairfax County staff for their extensive work in preparing the Plan Amendment.

Jody Bennett, 1459 Hunter View Farms, Vienna, thanked the History Commission and others who assisted the Hunter Mill Defense League in placing historic markers along Hunter Mill Road.

There were no further speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hart for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S09-CW-2CP, AS SET FORTH IN THE STAFF REPORT DATED JANUARY 14, 2010.

Commissioners de la Fe and Flanagan seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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SE 2009-DR-008 – OAKCREST SCHOOL – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Road approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Road on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. DRANESVILLE DISTRICT. PUBLIC HEARING.

Gregory Riegle, McGuire Woods LLP, reaffirmed the affidavit dated October 19, 2009. There were no disclosures by the Commission.

Tracy Strunk, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended denial of the application because the proposed use was of a design and intensity that was not in conformance with the Comprehensive Plan or applicable Zoning Ordinance provisions.

Commissioner Donahue stated that he would defer the decision at the end of the public hearing.

In response to questions from Commissioner Hart, Martha Coello, Fairfax County Department of Transportation, explained that U-turns would be acceptable in this application because it would be facilitated by the roundabout. She discussed the impact of the traffic circle on nearby properties and confirmed that an easement ran in front of the driving range between Hunter Mill Road and the school. Ms. Coello explained that development could occur in the remaining pieces of property, since they were each 10 acres in size, but expressed concern that it would be nonresidential use.

Commissioners Sargeant, Donahue, and Ms. Strunk discussed the installation of a traffic light and the timing of the authorization by the Virginia Department of Transportation.

Mr. Riegle noted that the development conditions addressed Commissioner Sargeant's concerns and that prior to the issuance of a non-residential use permit, the proper transportation improvements would be made. He noted that Oakcrest currently operated a school in the Dranesville District on the former site of the McLean Bible Church. He pointed out that the applicant had been proactive with the residents of Victoria Farms since they would be most impacted by the development. Mr. Riegle noted that traffic was a major concern to the residents since the key intersections in the corridor were failing and said the roundabout would be a dramatic improvement to the current traffic flow, even with school traffic. In addition, he said access to the property had been modified in favor of the roundabout. He acknowledged that the application would generate more traffic than the by-right R-E development but suggested that mitigation, rather than volume, should be the standard for reviewing applications.

In response to questions from Commissioner Hart, Mr. Riegle explained that Oakcrest had been unable to acquire Parcel 5, which would have consolidated the entire property; however, he pointed out that the applicant had met with the owner to coordinate grading and landscaping. He noted that the nearby parking was grasscrete and used for occasional special events. He further explained that the applicant had been meeting with neighboring property owners to obtain necessary easements and permissions required to accommodate improvements to the intersection of Crowell and Hunter Mill Roads.

In reply to questions from Commissioner Lawrence, Mr. Riegle confirmed that Oakcrest would have an athletics program, but said he would discuss traffic mitigation strategies with staff during the deferral period.

Answering questions from Commissioner Flanagan, Mr. Riegle said the lots were within the golf driving range and had previously been leased. He described the location of the soccer field and said the area would be regraded to accommodate the equipment.

Chairman Murphy called the first listed speaker.

Bruce Bennett, Hunter Mill Road Traffic Calming Committee, 1459 Hunter View Farms, Vienna, provided a brief history of the Hunter Mill Road Traffic Calming Committee and its involvement in a three-year study, which was ultimately adopted into the Comprehensive Plan in 2007. He spoke in support of the roundabout because it would require less right-of-way than a signalized intersection. Mr. Bennett added that citizens had raised concerns during community outreach meetings about the signalized intersection.

James Barrett, Hunter Mill Defense League, 1704 Fox Run Court, Vienna, spoke in opposition to the application, citing concern about the possibility of a signalized intersection if the roundabout were not built. He said the proposed use would cause a ten-fold increase in the current density if the school populated to its proposed development level and would change the character of the neighborhood. Mr. Barrett requested that the applicant commit to the roundabout without the fall-back of the traffic signal. In addition, he pointed out that the majority of Oakcrest's students did not live in Fairfax County.

Nancy Overman, 1616 Crowell Road, Vienna, spoke in opposition to the application. She noted that the current zoning would produce far less density and traffic than the school. She described the current traffic on Crowell Road and said that neither a roundabout nor a traffic signal would mitigate the traffic. She added that since her neighborhood had been designated as a low-density buffer region, the application should not be approved because it would change the nature of the area.

Laura Bell, 2174 Harithy Drive, Vienna, an Oakcrest parent, spoke in favor of the application. She acknowledged that Oakcrest would generate traffic and said that the school had selected the site because they wanted to have children from the local community attend. She noted that Oakcrest had proven itself to be a good neighbor at its present location at Balls Hill Road in McLean and said it would enrich the community.

Felipe Rodriguez, 1508 Victoria Farms Lane, Vienna, pointed out that he lived behind the proposed site and spoke in favor of the school. He noted that Hunter Mill Road had changed little over the last 30 years and questioned why the property had not developed residentially. He added that even with two schools within two miles of his residence, traffic was not the problem, but rain and standing water in the roadway were.

Dan Beatty, 2417 Beekay Court, Vienna, an Oakcrest parent, spoke in favor of the application. He praised the school, its management, community involvement, and commitment to its students. He added that as a resident of the Hunter Mill corridor, he was familiar with the traffic problems and said the application would provide an opportunity to put traffic demand management initiatives in place.

Christian Maimone, 9211 Graceland Place, Fairfax, spoke in favor of the school. He acknowledged that traffic would be worse, but noted that children needed to be transported to school no matter where they attended. Additionally, he said the traffic management features would impact the community throughout the day and not just during the morning and evening peak-hours. Mr. Maimone said that although Parcel 5 would not become part of a consolidated site, it should not preclude the approval of the application.

Feliza Kepler, Equestrian Park Homeowners Association, 1738 Dressage Drive, Reston, requested that the application be denied because approval of special exception and special permit applications, though not changing density or zoning, undermine the residential character of the neighborhood. (A copy of Ms. Kepler's handouts is in the date file.)

Richard Schmitt, 7106 Holyrood Drive, McLean, spoke in favor of the application and said Oakcrest had been an outstanding neighbor and was sensitive to the needs of the community.

Jody Bennett, 1459 Hunter View Farms, Vienna, spoke in opposition, echoing previous speakers' concerns regarding the impact the application would have on future development. She requested a 65 percent student busing plan.

Chairman Murphy noted that while schools should have specific requirements, care should be taken to make sure they were not too restrictive.

Christine Luckscheiter, 1407 Southwind Court, Vienna, spoke in opposition to the application, because the increase in traffic and intensity would have a much greater impact on the community than the current R-E District. She said the school would need to bus nearly all of the students to mitigate the traffic congestion.

In response to questions from Commissioner Donahue, Ms. Luckscheiter said the roundabout would create more congestion because of the number of new vehicles that would be introduced into the area. She added that a traffic study needed to be performed to assess how the roundabout would handle the traffic moving through three successive intersections.

Answering questions from Commissioner Flanagan, Ms. Luckscheiter identified nearby schools and described their busing/carpooling plans, and said that with only three access points to the area, the traffic mitigation options would be limited.

Steve Hull, 10906 Sunset Hills Road, Reston, opposed the application because it was not in harmony with the Comprehensive Plan. He added that the neighboring parcels would be unlikely to develop as residential units and would instead encourage applications with higher intensity than the current golf park. He further noted that the roundabout would be insufficient for the amount of traffic proposed by the use.

John Thoburn, 1621 Hunter Mill Road, Vienna, spoke in favor of the school. He pointed out that the current gridlock on Hunter Mill Road was the result of previous amendments to prohibit development in the corridor. He further noted that Wolf Trap sat in the “green buffer” zone, along with an educational center.

Renee Austell, 166 River Park Drive, Great Falls, an Oakcrest parent, spoke in support of the application and praised the school for its academics, integrity, and community interaction. She noted that Oakcrest had addressed numerous concerns brought up by both the community and staff. She pointed out that the traffic congestion would improve as a result of the application, whereas the current situation would only worsen if nothing happened. She further noted that although the proposed student enrollment was 450, the current enrollment was 200.

Answering questions from Commissioner Flanagan, Ms. Austell said her daughter was driven to school by her father. She said that carpooling was a large part of Oakcrest’s traffic management plan and that she would gladly have her daughter participate in a carpool.

Maria Babendreier, 1016 Curtis Place, Rockville, spoke in favor of the school. She said that if the school was willing to work with the community to resolve problems and make changes, then the application should be approved.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Riegler.

Mr. Riegler explained that the level of service would remain unchanged on Sunset Hills Road with signal timing improvements and said the school traffic would be minimal during peak hours. He noted that Condition Number 19 of the Addendum required the applicant to perform traffic counts and said that Oakcrest would provide significant improvements to mitigate traffic congestion. He further noted the overall preference for the roundabout and said the school would be an appropriate use to replace the golf park.

Commissioner Donahue and Ms. Strunk discussed the development of the properties adjacent to the school, most notably Parcel 5, which was not a part of the application but would be surrounded by school property. Ms. Strunk expressed concern about the type of use that would be developed on the parcel.

Answering another question from Commissioner Donahue, Mr. Riegler stated that Parcel 5 and other neighboring properties would be developed as planned, adding that it would be premature to speculate about future development on the property since there were many possibilities.

In reply to questions from Commissioner Sargeant, Mr. Riegler said the applicant had received approval from the Metropolitan Washington Airports Authority to access the sewer from the Toll Road if the school site proved unsuitable. In addition, Mr. Riegler agreed to clarify the development condition regarding the roundabout.

Commissioner Hart expressed concern that Parcel 5, because of its location and isolation, would become permanently linked with school activities or become part of an incompatible or undesirable application. He also questioned whether the roundabout would have any affect on the nearby properties. Mr. Riegler pointed out that the owner of Parcel 5 had decided not to sell the lot, currently undeveloped, to the school.

In response to a question from Commissioner Lawrence, Mr. Riegler said any new development would occur according to current Plan guidance and controls to avoid significant impact on surrounding properties, as required by the General Special Exception Standards on page 12 of the staff report.

Chairman Murphy remarked that each application should be judged on its merits after careful review of all relevant issues.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Donahue for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2009-DR-008 TO A DATE CERTAIN OF FEBRUARY 25, 2010, WITH THE RECORD TO REMAIN OPEN.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Harsel absent from the meeting.

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ADJOURNMENT

February 4, 2010

The meeting was adjourned at 11:23 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Jeanette Nord

Approved: May 26, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission