

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 18, 2012**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECESS AND GO INTO CLOSED SESSION, PURSUANT TO *VIRGINIA CODE* SECTION 2.2-3711(A)(7), FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL REGARDING COUNTY AUTHORITY FOR CERTAIN PROPOSED OPTIONS FOR TYSONS TRANSPORTATION FINANCING.

Commissioner de la Fe seconded the motion which carried unanimously.

//

Following completion of the closed session, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS AND ONLY SUCH MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH CLOSED SESSION WAS CONVENED WERE HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING CLOSED SESSION.

Commissioner de la Fe seconded the motion which carried unanimously.

//

Commissioner Hall announced her intent to defer the decisions only for RZ/FDP 2011-MA-029, Neighborhoods VI, LLC, originally scheduled for Thursday, April 26, 2012, to a date certain of Thursday, June 14, 2012.

//

Chairman Murphy announced the Board of Supervisors' unanimous selection of Ed Long as the new County Executive, effective Wednesday, April 25, 2012. Briefly noting Mr. Long's prior history with Fairfax County as Deputy County Executive and Chief Financial Officer before retiring in May 2011, Chairman Murphy congratulated and welcomed him back to the County on behalf of the Planning Commission.

In addition, Chairman Murphy expressed appreciation to County Executive Anthony Griffin, who would retire on Tuesday, April 24, 2012. He noted that Mr. Griffin had been very supportive of the Planning Commission, County staff, and the citizens, adding that he was a visionary with a low-key, professional manner that would be greatly missed.

//

Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee had met earlier this evening to consider the 2012 Zoning Ordinance Amendment Work Program. He announced that the Committee would meet again on Thursday, May 10, 2012, at 7:30 p.m., in the Board Conference Room of the Fairfax County Government Center, to finalize recommendations for presentation to the full Commission. He said everyone was welcome to attend.

//

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

JANUARY 13, 2011	MARCH 3, 2011	APRIL 28, 2011
JANUARY 19, 2011	MARCH 10, 2011	MAY 5, 2011
FEBRUARY 3, 2011	MARCH 16, 2011	MAY 11, 2011
FEBRUARY 9, 2011	MARCH 23, 2011	MAY 26, 2011
FEBRUARY 16, 2011	APRIL 6, 2011	JUNE 2, 2011
FEBRUARY 24, 2011	APRIL 14, 2011	JUNE 16, 2011
MARCH 2, 2011	APRIL 20, 2011	JUNE 23, 2011

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-2 with Commissioners Hurley and Lawrence abstaining.

In addition, Commissioner Hall requested that Commissioners review the minutes online for July - December 2011, and submit any necessary corrections to the Planning Commission Clerk prior to Thursday, June 28, 2012.

//

Commissioner Hart announced that the Commission's Ad Hoc Committee on Public Entertainment Establishments had met on Monday, April 2, 2012, and Wednesday, April 11, 2012, and would meet again on Wednesday, April 25, 2012 at 7:00 p.m., in the Board Conference Room. He added that everyone was welcome to attend.

//

Commissioner Hart announced that the Commission's Environment Committee would meet on Thursday, April 26, 2012, at 7:00 p.m. in the Board Conference Room, to continue the review of the Green Building Policy Review strawman document. He added that everyone was welcome to attend.

//

Commissioner Alcorn announced that the Commission's Tysons Corner Committee would meet on Wednesday, May 2, 2012, at 7:00 p.m., in Conference Rooms 9/10 of the Fairfax County Government Center.

//

FSA-D97-58-1 – SPRINT, 6251 Old Dominion Drive
FSA-L97-22-1 – SPRINT, 7111 Fullerton Road
FSA-P96-57-2 – SPRINT, 1766 Chain Bridge Road
FSA-H97-17-1 – SPRINT, 11400 Washington Plaza West

Chairman Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously.

//

FSA-Y11-21-1 – APC REALTY & EQUIPMENT COMPANY LLC D/B/A SPRINT, 14708 Mount Olive Road

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF ON “FEATURE SHOWN” FSA-Y11-21-1, WHICH IS THE REPLACEMENT OF SIX EXISTING ANTENNAS WITH NEWER MODELS, ON AN EXISTING TRANSMISSION TOWER LOCATED AT 14708 MOUNT OLIVE ROAD IN CENTREVILLE.

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

//

FS-S12-11 – DIVISION OF SOLID WASTE DISPOSAL & RESOURCE RECOVERY, DPWES, 4618 West Ox Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S12-11.

Commissioner Alcorn seconded the motion which carried unanimously.

//

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR S11-I-B1, COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE), TO A DATE CERTAIN OF APRIL 26, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Flanagan seconded the motion which carried unanimously.

//

ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. SEA 84-C-024 – CHIPOTLE MEXICAN GRILL LLC (Hunter Mill District)
2. CSPA 2004-PR-044 – MACW PROPERTY MANAGEMENT LLC
3. SEA 91-L-053-06 & 2232-L11-21 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
4. PRC C-546-02 – FAIRFAX COUNTY PUBLIC SCHOOLS (TERRA CENTRE ELEMENTARY SCHOOL) (Braddock District)

This order was accepted without objection.

//

SEA 84-C-024 - CHIPOTLE MEXICAN GRILL OF COLORADO LLC D/B/A CHIPOTLE MEXICAN GRILL – Appl. under Sect. 6-304 of the Zoning Ordinance to amend SE 84-C-024 previously approved for a fast food restaurant to permit an additional fast food restaurant and an increase in land area of the shopping center with associated modifications to the development conditions. Located at 11160 South Lakes Dr., #G2, Reston, on approx. 10.56 ac. of land zoned PRC. Tax Map 27-1 ((9)) 2A and 4A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Jonathan D. Bondi, Engineer, Bowman Consulting Group, Ltd., reaffirmed the affidavit dated February 28, 2012. There were no disclosures by the Commissioners.

Commissioner de la Fe 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 de la Fe for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-C-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 16, 2012.

Commissioners Lawrence and Alcorn seconded the motion which carried unanimously.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT; REAFFIRMATION OF A MODIFICATION OF THE REQUIRED SIGHT DISTANCE REQUIREMENTS; REAFFIRMATION OF THE WAIVER OF THE TRAIL FOR THE SOUTH LAKES DRIVE FRONTAGE; AND REAFFIRMATION OF THE MODIFICATION OF THE INTERPARCEL CONNECTION REQUIREMENTS.

Commissioner Lawrence seconded the motion which carried unanimously.

//

CSPA 2004-PR-044 – MACW PROPERTY MANAGEMENT LLC - Appl. to amend the previously-approved Comprehensive Sign Plan associated with RZ 2004-PR-044 to permit sign modifications. Located on the S. side of Chain Bridge Road, E. of International Dr., N. of Leesburg Pike, and W. of I-495 on approx. 78.64 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4, and 5. PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had an existing attorney/client relationship with the architectural firm RTKL, which had prepared the drawings for this application, and stated that he would recuse himself and not participate in this public hearing.

William Mayland, 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.

In response to questions from Commissioner Lawrence, Mr. Mayland described the building signs and confirmed that they were comparable to those on nearby office buildings. He added that approval of this application would reaffirm previously-approved signs.

Hillary Catherine Zahm, agent for the applicant, explained that this sign plan sought to amend the previous approval and pointed out that much of the signage was already in place. She added that the applicant would only need approval again for new signage or modifications to existing signage.

Answering questions from Commissioner Alcorn, Ms. Zahm said that construction on the infrastructure had begun and that site plan approval might soon be forthcoming.

Chairman Murphy called for speakers from the audience, but received no response. There were no comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2004-PR-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 3, 2012.

Commissioners de la Fe and Alcorn seconded the motion which carried unanimously with Commissioner Hart recusing himself.

//

SEA 91-L-053-06 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Appl. under Sects. 2-904, 5-404 and 9-401 of the Zoning Ordinance to amend SE 91-L-053 previously-approved for uses in a floodplain and transportation facilities to permit site modifications, building additions, and associated modifications to the development conditions to permit the construction of a WMATA police substation and training facility. Located at 6770 Frontier Dr., Springfield, on approx. 54.38 ac. of land zoned I-4. Tax Map 90-2 ((1)) 60 and 61B. (Concurrent with 2232-L11-21.) LEE DISTRICT.

2232-L11-21 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a WMATA police substation and separate training facility. Located at 6770 Frontier Dr., Springfield, on approx. 54.38 ac. of land zoned I-4. Tax Map 90-2 ((1)) 60 and 61B. (Concurrent with SEA 91-L-053-06.) LEE DISTRICT. JOINT PUBLIC HEARING.

John D. Thomas, Director, Major Capital Projects for the Washington Metropolitan Area Transit Authority (WMATA), reaffirmed the affidavit dated February 24, 2012. There were no disclosures by the Commissioners.

William Mayland, 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 applications.

In response to a question from Commissioner Migliaccio, Mr. Mayland confirmed that there were no conditions that would prohibit the applicant from renting out the facility to users other than the Metro Transit Police Department (MTPD).

Mr. Thomas stated that the current MTPD substation could not adequately support the assigned staff and officers. He described the proposed facility and pointed out that funding for the project had been approved in the FY 2012-2016 Adopted Capital Improvement Program. He added that the proposed indoor training facility/firing range would be beneficial because it would eliminate the need for officers to use offsite facilities at inconvenient times, causing the accrual of overtime. He briefly explained WMATA's public process, including an environmental evaluation, or Documented Categorical Exclusion, which satisfied requirements of both WMATA and the Federal Transit Administration (FTA), to hold a public hearing. Mr. Thomas said that the President of the Springfield Forest Citizens Association had attended the WMATA hearing in December 2011 to express support for the proposal. He stated that he had assured the speaker that the firing range would be indoors and would not cause external noise impacts. Mr. Thomas added that WMATA had received positive feedback from the following groups: the Springfield

Forest Citizens Association, September 2011; the Springfield Chamber of Commerce, January 2012; and the Transportation Association of Greater Springfield, February 1, 2012. Mr. Thomas added that WMATA planned to achieve LEED Silver certification for the proposed facility

In response to a question from Commissioner Migliaccio, Mr. Thomas explained that the language in Development Condition Number 10 had been modified to replace the word “dedicate” with “convey.” He explained that WMATA viewed dedication of the right-of-way as an immediate donation, which the Documented Categorical Exclusion had not considered. In addition, he explained that property disposal required approval by WMATA’s Board of Directors and the FTA. He added that WMATA would continue discussions with County staff on the right-of-way and construction of the road.

Chairman Murphy called for speakers from the audience and recited the rules for testimony.

Joe Osborne, 10016 Wood Sorrels Lane, Burke, suggested that WMATA work with nearby schools to determine whether there was an opportunity for their school rifle teams to use the facility.

Mr. Thomas stated that, barring legal impediments, WMATA would be willing to accommodate such a request.

Responding to questions from Commissioner Hart, Mr. Mayland explained that County staff supported the applications with the language proposed in Development Condition Number 10. He added that the County Attorney’s Office had said that because no link could be made between the need for the right-of-way extension of Frontier Drive and the WMATA facility, the County could neither require from the applicant the acceptance of a condition to dedicate land without payment nor recommend denial if the applicant chose not to accept such a condition.

A lengthy discussion ensued between the Commissioners, Mr. Mayland, and Mr. Thomas regarding the language in Development Condition Number 10, Frontier Drive Extension, and its potential impacts; however, no additional modifications were made to the development condition. As a result, Commissioner Migliaccio announced that he would defer the decisions only for these applications to work on the language.

Commissioner Migliaccio pointed out that members of the surrounding community had spoken in support of the facility during the recent Lee District Land Use Committee meeting. He added that the Springfield Chamber of Commerce was also in support of the applications.

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

//

Commissioner Migliaccio MOVED TO DEFER THE DECISIONS ONLY FOR 2232-L11-21 AND SEA 91-L-053-06 TO A DATE CERTAIN OF APRIL 26, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Sargeant seconded the motion which carried unanimously.

//

PRC C-546-02 – FAIRFAX COUNTY PUBLIC SCHOOLS (TERRE CENTRE ELEMENTARY SCHOOL) – Appl. to approve the PRC plan associated with RZ-C-546 to permit expansion of a public elementary school (Terra Centre). Located in the S.E. quadrant of the intersection of Burke Centre Pkwy. and Pond Spice La. on approx. 11.62 ac. of land zoned PRC. Comp. Plan Rec: Public Facility. Tax Map 77-4 ((1)) 28A. BRADDOCK DISTRICT. PUBLIC HEARING.

Brent Krasner, 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.

Sunny Sarna, representing Fairfax County Public Schools (FCPS), expressed concern about the requirements in Development Condition Numbers 10 and 11 of the revised set dated April 9, 2012. He stated that the phrase “to the satisfaction of ...” in Development Condition Number 10 was vague and, more specifically, could delay the site plan review. He echoed the same concern with the requirement for ongoing coordination with the Burke Centre Parkway Pedestrian and Motorist Safety Task Force (hereafter referred to as “the Task Force”) and the Virginia Department of Transportation (VDOT) in Development Condition Number 11.

Answering a question from Chairman Murphy, Mr. Krasner acknowledged that the language in Development Condition Number 11 was not specific, but explained that staff’s intention was to ensure continued collaboration between FCPS and the citizens.

There was a brief discussion between Commissioner Hurley and Mr. Sarna regarding the proposed changes to the kiss-and-ride access and the resulting benefits along Burke Centre Parkway.

Commissioner Hart expressed concern that Development Condition Number 11 required perpetual meetings between FCPS and the Task Force as a condition of approval. Mr. Krasner stated that the intent was to ensure that the citizen concerns would be addressed without committing to a specific solution. Commissioner Hart also noted that the language in the latter part of the condition was ambiguous and needed to be clarified, suggesting that staff replace “including but not limited to” with “which may include one or more of the following” to make the language less vague.

When Mr. Krasner suggested removing the development condition, Chairman Murphy explained that the language should not be stricken, but strengthened.

In response to questions from Commissioner Sargeant, Mr. Sarna explained that VDOT, not FCPS, set the speed limits in school zones. Commissioner Sargeant stated that, without reference to requirements set forth by VDOT, Development Condition Number 11, as currently written, was not applicable. Mr. Sarna agreed, reiterating that site plan review should not be held up by the condition. Commissioner Sargeant acknowledged his remarks, but pointed out that changes resulting in increased traffic should not be permitted if problems already existed. He also noted that while VDOT and the County would certainly be involved in the speed zone decisions, there was no reason FCPS would not have a say in the safety issues affecting its properties.

Commissioner Litzenberger suggested that a representative from the school ask someone from the Braddock District Supervisor's Office to contact VDOT, and thereby possibly expedite the acquisition of the required signage, lights, and warning signals for the school zone.

Commissioner Hurley explained that someone from the Braddock District Supervisor's Office had contacted VDOT and a wink-o-matic was subsequently approved, adding that that the forthcoming speakers would be able to provide more information about it.

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

Thomas Sullivan, Chairman, Marshall Pond Cluster Committee, Burke Centre Conservancy Homeowners Association, 10148 Marshall Pond Road, Burke, spoke in support of the planned renovations. However, he expressed concerns about pedestrian and motor safety, given the current speed limit and lack of proper school zone signage. He stated that Development Condition Number 11 should remain, with stronger language, to add time delineation for the meetings between the Task Force, FCPS, and other participating members. He added that Development Condition Number 6 should be revised to provide supplemental plantings around the entire stream. Mr. Sullivan also expressed concern regarding the location of the runoff detention area, noting that the staff report was unclear. He said that although the existing tree canopy was mature, he suggested that the development conditions should be strengthened to add supplemental plantings to provide line-of-site protection to nearby residents. In addition, Mr. Sullivan suggested the addition of a development condition to give the Fairfax County Park Authority consideration in the decisions regarding the soccer field during and after the renovations. (A copy of the Google Map photograph provided by Mr. Sullivan is in the date file.)

In reply to a question from Chairman Murphy, Mr. Sullivan explained that the additional plantings should be placed along the southern border and southeast corner of the school property.

Molly Field, representing Burke Centre Parkway Pedestrian and Motorist Safety Task Force, 10017 Marshall Pond Road, Burke, and Elaine Farris, 9830 Natick Road, Burke, provided combined testimony explaining the current traffic pattern and issues with the proposed changes.

Ms. Field briefly described Burke Centre Parkway and the safety risks, adding that in spite of the 40 mile-per-hour (mph) posted speed limit, the driving speed was more often measured above 55 mph. Ms. Farris added that after a fatality within close proximity to the school, the community mobilized to have safety measures installed within the school zone. She pointed out that nearby schools with similar road conditions had traffic calming measures, such as a wink-o-matic, to alert drivers of school traffic. She noted that residents, in collaboration with the Task Force and FCPS, had extended the existing sidewalk in front of the school and acquired additional signage alerting drivers about pedestrians. She also noted that the median strip located near the intersection of the access point and Burke Centre Parkway had been approved for widening to eight feet. Ms. Farris pointed out that the proposed changes, however, would increase the problems on the Parkway because the approved renovations now held up the installation of a previously-approved traffic signal at the intersection. She said that the community sought a wink-o-matic as a traffic calming measure, since nothing currently existed along the roadway in front of the school. (A copy of Ms. Fields' and Ms. Farris' presentation is in the date file.)

Responding to questions from Commissioner Flanagan, Ms. Field said that approximately 120 students rode the bus to the school. After a brief discussion regarding conditions for the installation of a wink-o-matic, Ms. Field explained that after the widening of the Burke Centre Parkway, the planned installation of a wink-o-matic, which had been approved prior to the current proposed renovations, had been shelved and the residents wanted it reinstated.

In reply to questions from Commissioner Litzenberger, Ms. Field explained that there was a painted sign on the roadway in addition to a small sign notifying drivers that they were leaving a school zone.

Commissioner Hurley briefly described the renovations and stated that the intent of the proposal was to bring daylight into an underground school, which would entail the disturbance of the existing property and possible removal of trees. She added that a wink-o-matic would help minimize the occurrence of accidents on the road.

Answering questions from Commissioner Hart, Ms. Farris agreed that the language in Development Condition Number 11 needed to be more precise and suggested that, whether or not the wink-o-matic was approved, the meetings should end at the same time as the renovations.

Responding to another question from Commissioner Hart, Commissioner Hurley described the current kiss-and-ride access and explained that the proposed access would fix the existing issues because it would be further west down Burke Centre Parkway and access would only be right in/right out.

Ms. Field suggested that the meetings end with the installation of the wink-o-matic as soon as September of 2012, and the language in Development Condition Number 11 be changed accordingly.

Joe Osborne, 10016 Wood Sorrels Lane, Burke, referenced the “Waiver of the Trails Requirement along Burke Centre Parkway” on page 14 of the staff report, and said that earlier discussions had noted that crossing was not permitted at the intersection to access the north side of the roadway. He added that VDOT and the Fairfax County Department of Transportation (FCDOT) had recommended limiting the speed on the Parkway and that FCPS had not approved it. He also suggested that a traffic study be done to assess the possible dangers of the current kiss-and-ride access.

Chairman Murphy expressed doubt that the speed limit would be reduced on Burke Centre Parkway because it was a major thoroughfare that had been engineered for its speed.

Answering questions from Commissioner Sargeant, Mr. Krasner confirmed that a right-turn lane into the site existed, and noted that there was a very steep grade on the east side of the existing driveway which might affect additional paving required for a possible acceleration lane out of the site onto the Parkway.

Referencing “Traffic Speeds Along Burke Centre Parkway” on page 9 of the staff report, Commissioner Sargeant questioned whether staff had considered safety measures taken by nearby schools, adding that the subject application would be difficult to support given those considerations.

Ellen Lerner, 6106 Calico Pool Lane, Burke, expressed concern about current stormwater drainage issues, citing a fatality due to flooding several years ago and flooding in the majority of residences during heavy rain storms. She stated that removal of the existing trees would make the situation worse. She also expressed concern that residents had not been informed about the proposed renovations until receiving the County’s notifications letters.

Ruth Nussbaum, 6110 Calico Pool Lane, Burke, expressed concern about the lack of information about the school and its population, adding that she questioned the need for such extensive renovations. In addition, she suggested further review of the proposal.

Walt Martin, 6119 Calico Pool Lane, Burke, expressed concern about the school’s visibility because it would not be seen by traffic approaching from the west side of Burke Centre Parkway. He also said that the information regarding the tree removal was vague, adding that specific information would help to mitigate citizens’ concerns and ensure support.

Christian McCarty, 10150 Marshall Pond Road, Burke, expressed concern about the visual impacts of the proposed renovations on his property.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Sarna, who addressed Mr. Sullivan’s remarks by noting that all areas disturbed during the renovations, including the fields, would be restored to their original state, adding that this had been addressed on the current drawings and would again be addressed at site plan review. He stated that he did

not dispute any of the remarks regarding the traffic issues, but noted that VDOT and FCDOT needed to address those concerns. He stated that the PRC Plan showed the landscape plans, as would the site plans, pursuant to review by the Fairfax County Urban Forest Management Division. He also noted that additional plantings would be addressed as needed. Mr. Sarna noted that County review was ongoing with regard to stormwater management, adding that areas requiring remediation would be addressed. In addition, he pointed out that pedestrians crossing Burke Centre Parkway from the school's point of access was not illegal and could neither be stopped nor enforced.

In response to questions from Chairman Murphy, Mr. Sarna explained that FCPS had an Office of Safety and Security (OSS) for school safety enforcement. He added that the OSS had participated in ongoing discussions with the Task Force for quite some time; however, he did not know the results of the review because it was ongoing. A brief discussion with Chairman Murphy followed regarding the OSS's review process in relation to the current proposal.

Answering questions from Commissioner Flanagan, Mr. Sarna said that wink-o-matic installations at other schools had most likely been placed at the behest of the OSS. A brief discussion followed regarding the installation criteria at Terra Centre Elementary School and measures to expedite the process.

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 Hurley for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PRC C-546-02 TO A DATE CERTAIN OF MAY 3, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Alcorn seconded the motion which carried unanimously.

//

The meeting was adjourned at 11:45 p.m.
Peter F. Murphy, Jr., Chairman
Janet R. Hall, Secretary

CLOSING

April 18, 2012

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

Minutes by: Jeanette Nord

Approved on: July 26, 2012

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