MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 31, 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
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: Janet R. Hall, Mason District

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The meeting was called to order at 8:19 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.

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COMMISSION MATTERS

Chairman Murphy announced that Lu M. Wright, a former At-Large Planning Commissioner, had passed away on Friday, May 25, 2012, and expressed sympathy and condolences to her family. He said Ms. Wright had served on the Planning Commission from 1977 to 1982 and later worked for the Department of Planning and Zoning and the Department of Public Works and Environmental Services. He indicated that a viewing would be held on Friday, June 1, 2012, from 5:30 p.m. to 7:30 p.m. at the Fairfax Memorial Funeral Home, 9902 Braddock Road, Fairfax, and services would be held on Saturday, June 2, 2012, beginning at 1:00 p.m. at Saint Mary's Church of Sorrows, 5222 Sideburn Road, Fairfax. He also noted that burial would immediately follow at 3:30 p.m. at The "Old" St. Mary's Historic Church, 5607 Vogue Road, Fairfax Station. Chairman Murphy called for a moment of silence in her honor.

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to discuss with staff possible enforceable mechanisms for implementation of green building commitments in areas not subject to the County's expectation for green building performance. He announced that the Committee would meet again on the following dates:

- Thursday, June 28, 2012, at 7:00 p.m. – Board Conference Room, Fairfax County Government Center
- Thursday, July 12, 2012, at 7:00 p.m. – Board Conference Room, Fairfax County Government Center

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Commissioner Alcorn announced that the Commission's Tysons Corner Committee would meet on the following dates:

- Tuesday, June 12, 2012, at 7:00 p.m. – Rooms 106/107, Herrity Building
- Thursday, June 21, 2012, at 7:00 p.m. – Board Auditorium, Fairfax County Government Center
- Tuesday, June 26, 2012, at 7:00 p.m. – Conference Rooms 2/3, Fairfax County Government Center

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Chairman Murphy made the following announcements:

- The Planning Commission would not meet again until Thursday, June 14, 2012;
- Fairfax County and Fort Belvoir would host "An Evening Salute" celebration on Saturday, June 2, 2012, at 5:00 p.m. at the Fairfax County Government Center Ellipse to commemorate the 100th anniversary of Fort Belvoir and the 237th anniversary of the United States Army; and
- The Celebrate Fairfax! Festival would be held at the Government Center from Friday, June 8 to Sunday, June 10, 2012.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR PRC 77-C-076, RTC PARTNERSHIP, LLC, TO A DATE CERTAIN OF JUNE 14, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Commissioner Donahue announced his intent to defer the public hearing for RZ 2012-DR-006, Board of Supervisors' Own Motion, from Thursday, June 28, 2012, to a date certain of Thursday, July 12, 2012.

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PCA/FDPA 85-P-111-02 – YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL AREA, INC. (Decisions Only)
(The public hearing on these applications was held on May 17, 2012. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 85-P-111-02 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 30, 2012.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 85-P-111-02, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 85-P-111-02.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE PLAN.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE PLAN.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN AND SOUTHERN PROPERTY LINES TO ALLOW EXISTING VEGETATION TO SERVE AS THE TRANSITIONAL SCREENING.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF A LOADING SPACE REQUIREMENT.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE FDPA.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Litzenberger abstaining; Commissioner Alcorn not present for the vote; Commissioner Hall absent from the meeting.

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<u>S11-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF LAND USE PLAN MAP)</u> (Decision Only) (The public hearing on this item was held on May 10, 2012. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT S11-CW-1CP, FOUND ON PAGES 10 THROUGH 12 OF THE STAFF REPORT DATED APRIL 26, 2012, AND INCORPORATE ALL REVISIONS ON THE NEW PLAN MAP DATED MAY 17, 2012.

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

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF PURSUE WORK ON THE FOLLOWING CONSIDERATIONS LISTED ON PAGES 12 AND 13 OF THE STAFF REPORT, DATED APRIL 26, 2012:

- CONSIDER APPROPRIATE MODIFICATIONS TO THE COUNTYWIDE TRANSPORTATION PLAN MAP AND TRANSPORTATION POLICY SECTION;
- DEVELOP A GIS-BASED INTERACTIVE MAP;
- REVIEW AND EVALUATE THE CATEGORY OF "PRIVATE OPEN SPACE" FOR CONSISTENCY AND CLARITY; AND
- PROVIDE RECOMMENDATIONS TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS ABOUT THE NEXT STEPS AND ANY APPROPRIATE SCOPE OF ADVERTISING TO ADDRESS ANY REMAINING ITEMS.

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

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2232-V11-25 – FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA) (Decision Only) (The public hearing on this application was held on May 17, 2012. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-V11-25 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AND THAT IT IS IN SUBSTANTIAL ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN, AS AMENDED.

Commissioner Donahue seconded the motion.

Commissioner Alcorn MOVED A SUBSTITUTE MOTION THAT THE PLANNING COMMISSION DEFER DECISION ON 2232-V11-25 INDEFINITELY UNTIL THE PARK AUTHORITY COMPLETES THE MASTER PLAN PROCESS.

Commissioners Lawrence and Migliaccio seconded the motion which was subsequently withdrawn.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON 2232-V11-25 UNTIL A DATE CERTAIN OF THURSDAY, JULY 19, 2012, TO ALLOW A RESOLUTION WITH STAFF AND THE PARK AUTHORITY REGARDING THE ISSUES RAISED BY THE COMMISSION.

Commissioners Flanagan and Migliaccio seconded the motion which carried by a vote of 10-0-1 with Commissioner Litzenberger abstaining; Commissioner Hall absent from the meeting.

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PRC C-546-02 – FAIRFAX COUNTY PUBLIC SCHOOLS (TERRA CENTRE ELEMENTARY SCHOOL) (Braddock District) (Decision Only) (The public hearing on this application was held on April 18, 2012. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRC C-546-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 24, 2012.

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

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRAIL REQUIREMENT ALONG BURKE CENTRE PARKWAY IN FAVOR OF THE EXISTING CONDITION DEPICTED ON THE PRC PLAN.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THE LANDSCAPE PLAN INCLUDED IN THE PRC PLAN.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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PRC A-787-02 AND SE 2011-BR-016 – CARDINAL FOREST (E&A), LLC (Decisions Only) (The public hearing on these applications was held on May 3, 2012. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRC A-787-02.

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

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2011-BR-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 31, 2012.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS:

- THE ON-ROAD BIKE ROUTE REQUIREMENT ALONG THE NORTH SIDE OF ROUTE 644, AND

- THE LOADING SPACE REQUIREMENT.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG ROUTE 644 IN FAVOR OF THAT DEPICTED ON THE SE PLAT.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Hall, Chairman Murphy established the following order of the agenda:

1. 2232-P12-1 – NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC
2. PRC-C-377 – FAIRFAX COUNTY PUBLIC SCHOOLS (Hunter Mill District)

This order was accepted without objection.

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2232-P12-1 – NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia*, as amended, to consider the proposal by NewPath Networks, LLC and New Cingular Wireless PCS, LLC to develop a Distributed Antenna System node facility located at in the 2700 block of Hunter Mill Road. Tax Map: 37-4 pt. Area II. PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Sargeant disclosed that as an employee of Dominion Virginia Power (DVP), he would recuse himself from this public hearing because of potential contractual arrangements between DVP and the applicants.

Sandi Beaulieu, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Planning Commission find the proposal substantially in accord with the provisions of the adopted Comprehensive Plan.

Answering questions from Commissioner Lawrence, Ms. Beaulieu confirmed that DVP required a minimum of 11.5 feet between the top of a utility pole and its antennas to comply with safety standards and noted that the proposed replacement pole would be approximately 16 feet taller than the existing pole.

Responding to questions from Commissioner Flanagan, Ms. Beaulieu clarified that the proposal sought to construct a single Distributed Antenna System (DAS) node. She explained that DAS Nodes 6 and 7 had been previously approved under application 2232-P10-10, but Nodes 5, 8, and 9 were deferred and then eventually withdrawn by the applicant, as described on page 1 of the staff report.

Following a brief discussion with Commissioner Flanagan regarding the maps depicted on pages 21 through 23 in the staff report, Edward Donohue, Esquire, Donohue & Stearns, PLC, noted that the proposed node was identified on the maps as HM-5A (referred to as HM-5 or Node 5 on other pages in the staff report).

Mr. Donohue explained that the applicants had invited the homeowners associations and residents of the surrounding residential communities to a community meeting in early May at Fairfax Unitarian Church, which was located adjacent to the node site, but only one person had attended and his questions had been sufficiently addressed.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary. 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 Lawrence for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSAL BY NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC, FOR A TELECOMMUNICATIONS DISTRIBUTED ANTENNA SYSTEM NODE IN THE OAKTON AREA ON HUNTER MILL ROAD, SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant having recused himself; Commissioner Hall absent from the meeting.

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PRC C-377 – FAIRFAX COUNTY PUBLIC SCHOOLS – Appl. to approve the PRC plan associated with RZ-C-377 to permit an addition to an existing public elementary school and associated improvements. Located in the S.E. quadrant of the intersection of Sunrise Valley Dr. and Cross School Rd. on approx. 14.98 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental, and Institutional. Tax Map 27-1 ((3)) 2. HUNTER MILL DISTRICT. PUBLIC HEARING.

Nicholas Rogers, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

At Commissioner Sargeant's request, Mr. Rogers explained that the new drive aisle and cul-de-sac depicted in Figure 6 on page 10 of the staff report would eliminate the queuing of vehicles waiting to drop off and pick up students that extended onto Cross School Road by allowing all the vehicles to stack on-site.

In response to a question from Commissioner Sargeant, Alan Kessler, Fairfax County Department of Transportation, said the length of the drive aisle should sufficiently handle most, if not all, of the vehicles queuing for student drop-off and pick-up from Cross School Road.

Responding to additional questions from Commissioner Sargeant, Mr. Rogers confirmed that the applicant was not pursuing Leadership in Energy and Environmental Design (LEED) certification but planned to utilize green building practices in the Sunrise Valley Elementary School retrofit and expansion through the Collaborative for High Performance Schools program.

Mr. Rogers replied to questions from Commissioner Hart regarding the reinforced drainage ditch associated with Outfall Number 3, as depicted on Sheet 8 of the Planned Residential Community (PRC) Plan. Commissioner Hart suggested that staff provide a better illustration that depicted a clearer connection with Development Condition Number 12 of the revised Development Conditions dated May 30, 2012, to ensure its enforceability. (A copy of the revised development conditions is in the date file.)

In reply to follow-up questions from Commissioner Hart, Sharad Regmi, Stormwater Engineer, Site Development and Inspections Division, Department of Public Works and Environmental Services (DPWES), explained the following:

- The school site was the primary source of excess stormwater runoff;

- The final sentence in Development Condition Number 12 required the applicant to demonstrate that the on-site detention of stormwater would be improved proportionally to good forested condition, in conformance with the Public Facilities Manual (PFM); and

- The applicant would also be required to demonstrate that the channel had sufficient capacity and would not cause any adverse impact to the downstream drainage.

Chairman Murphy called upon Sunny Sarna, representing Fairfax County Public Schools (FCPS), to make a presentation on behalf of the applicant, who declined and offered to answer any additional questions by the Commission. There being none, Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Alex Blakemore, 10811 Midsummer Drive, Reston, opposed the application citing concerns about increased traffic congestion along Cross School Road, inadequate on-site parking, narrowness of the drive aisle, and insufficient left-turn access to the drive aisle from Cross School Road. He recommended that the parking provisions be adjusted to account for an increased capacity of 1,000 students rather than the proposed capacity of 784 students because of the possible addition of temporary classroom trailers.

In response to questions from Commissioner Hart, Mr. Blakemore explained that vehicles made U-turns at the intersection of Cross School Road and Midsummer Drive and stacked along Cross School Road because the current parking lot was full during arrival and dismissal times at the school. Mr. Kessler expressed confidence that the new drive aisle would resolve the situation described by Mr. Blakemore. He added that vehicles would be able to make left turns into the drive aisle.

Commissioner de la Fe explained that Cross School Road was narrow due to the absence of curb and gutter sections and noted the presence of private residences across the street and the suburban nature of the immediate area. He also noted that the proposed drive aisle would help ameliorate the current traffic situation by enabling parents to safely drop off or pick up their children at the school.

Responding to questions from Commissioner Flanagan, Mr. Rogers explained that Development Condition Number 1 required that any future site plans would need to conform to the approved PRC Plan, the drive aisle would accommodate the stacking of 80 to 90 vehicles, and vehicles would only be permitted to pick up or drop off students at designated areas. He said he believed that the proposed design satisfied the concerns expressed by Mr. Blakemore.

Alice Deering, 1900 Ramstead Lane, Reston, opposed the application because it did not sufficiently address the stormwater drainage issues associated with Outfall Number 3. She argued that the depiction of Outfall Number 3 on Figure 10 on page 20 in the staff report was inaccurate because it did not show the drainage ditch traversing her property, as depicted in a photograph included with her written statement dated May 31, 2012. Ms. Deering also expressed concerns that the proposed riprap stabilization for the drainage ditch would not be aesthetically appealing and widening the ditch would lead to a loss of trees. She said she endorsed on-site stormwater detention as the primary option but if that provided inadequate outfall protection, she recommended that the adverse impacts of the necessary off-site measures be mitigated. She requested that the applicant obtain a stormwater easement to perform any ditch stabilization measures on her property. (Copies of Ms. Deering's statement and photograph are in the date file.)

Commissioner de la Fe informed Ms. Deering that she had the authority to grant the applicant an easement with which to implement improvements to the drainage ditch on her property.

Answering questions from Commissioner Flanagan, Ms. Deering said that she had not received any cost estimates that quantify the difference between on-site stormwater detention and modification of the drainage ditch. Mr. Rogers pointed out that such estimates would not be calculated until the time of site plan.

Replying to questions from Commissioner Hart, Ms. Deering explained that she was concerned that off-site stormwater management provisions would result in excessive widening of the drainage ditch and further intrusion onto her property. She said she believed that requiring the applicant to utilize on-site stormwater detention would help direct stormwater through other outlets. A brief discussion ensued regarding the origin of the drainage ditch on Ms. Deering's property. Mr. Rogers noted that the approved site plan associated with Sunrise Valley Elementary School did not contemplate any outfall ditches or stormwater easements.

In response to questions from Commissioners Lawrence and Flanagan, Ms. Deering described the erosion and the water level in the drainage ditch during significant rainfall.

Stephen Clark, 1902 Ramstead Lane, Reston, spoke in opposition to the application, concurring with concerns regarding traffic and stormwater as articulated by the previous speakers. In addition, he expressed concern that the on-site security lighting would increase the glare to the adjacent residential properties. He also expressed privacy concerns due to the absence of landscaping on the school boundary along his property and the lack of adequate outdoor space for the students. Mr. Clark asked whether the applicant would consider the following:

- Relocate the new school wing away from the southeast fence line and adjacent residences, thereby saving the existing school field;

- Increase the setback from the southeast fence line if the relocation of the school wing was not possible; and

- Plant additional evergreen trees to enhance the screening between the school site and the adjacent properties.

(A copy of Mr. Clark's statement is in the date file)

Larry Butler, 12001 Sunrise Valley Drive, Reston, Director of Parks and Recreation for the Reston Association (RA), opposed the application for the following reasons:

- The applicant had failed to meet with RA members to address their concerns;

- The applicant must also meet with RA staff and the RA Design Review Board to review the proposed plan;

- The requested waiver of the on-site stormwater detention requirement would have a negative impact on nearby streams;

- The applicant had not sought approval from the RA Board to pursue any off-site stormwater management projects;

- The applicant had not made a sufficient effort to minimize the loss of mature tree canopy in the construction of the new bus loop; and

- The proposed drive aisle would discourage students from walking or biking to school, which ran counter to Fairfax County School Board Policy 8610.7, School Bus Transportation, Walking and Bicycling Routes, Section IV, Sub-Section C, which stated that FCPS would, "…collaborate with other agencies in the development of pedestrian and biking route enhancements and projects."

(A copy of Mr. Butler's statement is in the date file.)

In response to a question from Commissioner de la Fe, Mr. Butler confirmed that the applicant was required to obtain permission from the RA to construct any stormwater management improvements on RA property and such permission was not likely to be granted.

Michael Rolband, 6285 Clifton Road, Clifton, noted that he was also speaking as the Manager of the Northern Virginia Stream Restoration, LC, an entity that had been in a long-term partnership with the RA to restore streams in Reston. He spoke in opposition of the application because it failed to set a high standard for redevelopment in Reston, provide adequate measures for protecting the nearby streams in the Difficult Run watershed, and comply with the new Environmental Protection Agency Chesapeake Bay Total Maximum Daily Load (TMDL) requirements. Mr. Rolband recommended that Development Condition Number 12 be revised to include the following provisions:

- Require that the entire site comply with the new 2011 Virginia Water Quality Standards;

- Require adequate outfall protection for all the outfalls (not just Outfall Number 3) in accordance with PFM Section 6-0203.4C, Detention Method; and

- Require demonstration that the 1½-year post-development peak rate of runoff from the subject site did not exceed the 1½-year peak rate of runoff for the site in good forested condition, which was used to obtain LEED certification, in accordance with PFM Section 6-0203.4C(1)(iii).

(A copy of Mr. Rolband's recommendations is in the date file.)

Answering a question from Commissioner Alcorn, Mr. Rolband expressed confidence that his recommendations could be accomplished on-site.

Discussion ensued between Commissioner Lawrence and Mr. Rolband regarding the potential use of low impact development practices and how such practices reduced stormwater outflow.

In reply to questions from Commissioner Flanagan, Mr. Rogers confirmed that although the Comprehensive Plan text for the subject property did not specify stormwater management criteria, such provisions were sufficiently addressed in the PFM and the Environment Section of the Policy Plan. He and Kristen Abrahamson, ZED, DPZ, also confirmed that the intent of Development Condition Number 12 was to require that the applicant comply with the PFM standards. Mr. Rolband recommended that the applicant evaluate the entire school sire in the context of the Policy Plan's Environment Section.

There were no further speakers; therefore, Chairman Murphy called for a rebuttal statement from Mr. Sarna.

Addressing Mr. Blakemore's concerns, Mr. Sarna expressed confidence that the proposed drive aisle would alleviate the current traffic situation along Cross School Road and the proposed 130 parking spaces exceeded that prescribed by the Zoning Ordinance and would accommodate the expanded school capacity. He next addressed the issues raised regarding Outfall Number 3 and stated that the applicant intended to remedy the eroded channel in compliance with the applicable PFM provisions. Addressing Mr. Rolband's concerns, Mr. Sarna pointed out that Fairfax County could not require compliance with the new 2011 Virginia Water Quality Standards because they had yet to be adopted by the County and the applicant's preference to obtain a waiver of the on-site detention requirement and provide the off-site channel reinforcement would sufficiently mitigate any adverse downstream effects. He stated that granting this waiver would not undermine the applicant’s obligation to meet the necessary stormwater requirements in the PFM.

Chairman Murphy called for closing staff remarks from Mr. Rogers, who asked Hugh Whitehead, Urban Forester II, Urban Forest Management Division, DPWES, to address concerns raised by Mr. Clark regarding the screening between the school site and the adjacent residential properties. Mr. Whitehead noted that the existing vegetation complied with the applicable screening requirements. Although he was not familiar with the lighting issue described by Mr. Clark, he pointed out that this issue had not arisen during review of the plan.

Answering questions from Commissioner Hart, Mr. Rogers stated that FCPS was being held to the same standards as private developers. Mr. Regmi explained that under the PFM, the applicant was required to detain its stormwater on-site and significantly reduce the outflow through Outfall Number 3 because of the poor condition of the drainage ditch.

Commissioner de la Fe discussed how this application had been reviewed, noting that issues regarding transportation and parking were of primary concern. He acknowledged that the testimony from various speakers revealed significant issues regarding stormwater and reviewed the challenges and potential solutions. He also noted that while there were new stormwater regulations to consider, the County had to work within the current laws.

There were no further comments or questions from the Commission; 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.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PRC C-377, SUNRISE VALLEY ELEMENTARY SCHOOL, UNTIL A DATE CERTAIN OF JUNE 28, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS, AND REQUEST THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING FOR THIS CASE UNTIL AFTER A RECOMMENDATION BY THE COMMISSION IS MADE.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION ON THURSDAY, JUNE 14, 2012 AT 7:00 P.M. FOR CONSULTATION WITH LEGAL COUNSEL PERTAINING TO RELEVANT TELECOMMUNICATIONS CASE LAW, PURSUANT TO THE *CODE OF VIRGINIA*, SECTION 2.2-3711(7).

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

Chairman Murphy added that the Telecommunications Committee would meet in advance of this session at 6:30 p.m.

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

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: Jacob Caporaletti

Approved on: November 15, 2012

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