

Planning Commission Meeting
June 24, 2015
Verbatim Excerpt

PA 2015-III-DS2 – DULLES SUBURBAN CENTER, LAND UNIT D-3, TIMBER RIDGE
(Sully District)

After Close of the Public Hearing

Chairman Murphy: All right. Public hearing is closed. Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I'm going to make a motion and Commissioner Strandlie is going to have an amendment on the schools language so – as staff indicated, the Amendment would modify the Plan language for Tax Map Parcel 24-4 ((1)) 6B4 to replace the approved office uses with up to 150 residential townhomes and land for County use, such as a community center. Staff has indicated that a residential development option for the subject property would align with existing character of the development within the land unit. Therefore, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2015-III-DS2, AS SHOWN ON PAGES 12 TO 14 IN THE STAFF REPORT DATED JUNE 10TH, 2015 – and Ms. Strandlie.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors –

Commissioner Litzenberger: Ms. Strandlie wants to make an amendment.

Commissioner Strandlie: I'm offering friendly amendment.

Chairman Murphy: Amendment – okay.

Commissioner Strandlie: A FRIENDLY AMENDMENT TO THE LANGUAGE ON THE BOTTOM OF PAGE 12 OF THE STAFF OF THE REPORT, CONTINUING ONTO PAGE 13 – DELETE THE LANGUAGE, “OR AFTER SCHOOL OR COUNTY PROGRAMS, SUCH AS HEAD START.” And that would be the deletion.

Chairman Murphy: Okay.

Commissioner Hedetniemi: Second.

Chairman Murphy: All right, let's just second the entire package – the motion made by Mr. Litzenberger and the friendly amendment. All those in favor –

Commissioner Hart: Mr. Chairman?

Commissioner Hurley: Discussion?

Chairman Murphy: All right – discussion.

Commissioner Hurley: I am still uncomfortable with why there is any opposition to – I mean, those are just – as was said, the staff wants to have it as broad as possible – a senior center, a basketball court, a whatever – and there are after school programs – or County programs is what it says – SACC is a County program. So by saying “or,” that means they’re different. After school program could be kinder-care. It could be all sorts of things. I don’t see why there’s – you know, we’re trying to make it – the staff’s trying to make it as broad as possible – anything from kinder-care to an elder care and everything in between. I don’t understand.

Commissioner Strandlie: Kinder-care is not co-located in the elementary schools.

Commissioner Hurley: But that’s not what we’re talking about. We’re not talking about schools at all. They’re talking – what this paragraph says is in this application – in this case – they want to set aside some acreage – about five acres – for some – some facility, whether it’s for youth or seniors or whatever – a community use package. It has nothing to do with the school system or SACC or whatever.

Commissioner Strandlie: This – this just – this talks about opportunities for shared space in private buildings for activities such as community use, adult education, vocational training, academy programs, or after school or County programs such as Head Start.

Commissioner Hurley: Yes – County programs such as Head Start, which is different from SACC.

Commissioner Strandlie: The after school program is SACC.

Commissioner Hurley: Okay. I hear that differently. Maybe the staff can clarify it to me – after school or County say that’s – SACC is a County program.

Leanna O’Donnell, Planning Division, Department of Planning and Zoning: The – if I –

Commissioner Strandlie: It’s the same thing and that was my question to him.

Ms. O’Donnell: The – the second bullet from-

Chairman Murphy: Hold on. Go ahead.

Ms. O’Donnell: The second bullet from the bottom of – the second bullet up from the bottom of the page on page 12 discusses the five acres for the – to be dedicated to the County for use, such as a community center. Separate from that, we have a different recommendation that introduces flexibility to how the school contribution may be used so they’re different. The – one condition is specific to the five acres for a community and the next one is the one that talks about the school – how the school contribution may be-

Commissioner Hurley: So this paragraph is about how it's ameliorating the impact upon the school system.

Ms. O'Donnell: Correct.

Commissioner Hurley: Okay. I understand now. Thank you.

Chairman Murphy: Mr. Ulfelder.

Commissioner Ulfelder: Would Commissioner Strandlie slowly go through what you're striking so I will fully – where you start?

Commissioner Strandlie: Certainly. I am striking from “or after – or County programs such as Head Start.”

Commissioner Ulfelder: So it's-

Commissioner Strandlie: It is at the top of page 13.

Commissioner Flanagan: 13 – the very first line.

Commissioner Ulfelder: Okay.

Commissioner Strandlie: So the school-age child care programs are run by the County and they utilize dedicated classroom space in the schools and it's part of our CIP recommendations every year. You'll see that in the line item. So the County runs those programs. They pay the staff. But they are located on-site for the schools and we are preserving those space – that space and that integrity.

Chairman Murphy: I think that memo I sent about verbatims just went down the tubes here-

Commissioner Hart: Yeah, we're past that.

Chairman Murphy: -or the sewers on that previous application. Mr. Migliaccio.

Commissioner Migliaccio: Thank you. Just on that point for staff – does the last sentence give enough leeway in that bullet point for – if they need to do something with after school programs or anything else so it's not specifically marked on the sentence before?

Ajay Rawat, Facilities Services Planning, Fairfax County Public Schools: The last sentence talks about the school capacity piece and Commissioner Strandlie has a concern about the after school program.

Commissioner Migliaccio: Okay. I'll shut up because we're on verbatim.

Chairman Murphy: Go ahead. No, make your point, I mean.

Commissioner Migliaccio: But you're talking about additional resources to accommodate its growing student population. A creative person can read that many different ways. You have many attorneys at the Fairfax County Public School system that are hired to read and do – I understand Ms. Strandlie is talking about after school. I'm just trying to find a solution. I think the last sentence gives the school system enough leeway within the Plan Amendment here to allow Ms. Strandlie to strike what she's doing and allow anybody with a reasonable thought process to go ahead and implement it if they can get it to the Board.

Mr. Rawat: Absolutely.

Commissioner Migliaccio: So-

Mr. Rawat: Absolutely, yes.

Commissioner Migliaccio: Okay. Thank you.

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart.

Commissioner Hart: Yeah, the verbatim is trashed already. I guess the objective of the amendment is to deprive the Board of Supervisors of the flexibility to consider an option that I guess Commissioner Strandlie is saying is a bad idea. My question for staff is – does staff prefer it the way it was with the flexibility in it? Or is staff okay with the amendment based on what Commissioner Migliaccio is saying – is that even if we cut out those 8 or 10 words, they can still do it anyways with that last clause?

Chairman Murphy: Or don't they care?

Mr. Rawat: Fairfax County Public Schools – it's staff's preference would be – to keep it the way it is because it puts it in exact words. More programs could be used off-site – off school site. But as Commissioner – Mr. James – I cannot repeat the last name –

Chairman Murphy: Hurley.

Mr. Rawat: -said that –

Chairman Murphy: Or Migliaccio.

Mr. Rawat: -there is enough flexibility in the language that could provide some opportunities to provide these programs off-site. But again, staff's preference would be to keep – in the language.

Commissioner Hart: The schools wants it the way it was. How about – how about Planning and Zoning?

Ms. O'Donnell: I think the language – it provides additional flexibility, but this is used as a guide and, you know, as a – as the zoning moves through the process, the details of the school

contribution will be worked out for this particular case. So if the Commission – if the Commission wants to remove that language, I don't think that's going to cause a huge problem for us. It provides flexibility in the Plan, but the details are going to be worked out in the zoning and I think that last statement does provide some additional flexibility here.

Commissioner Strandlie: Just – just to clarify, I did not strike that to give them some flexibility. But the specific intention is that the SACC programs will not be moved off-site.

Commissioner Hart: Staff can live with the amendment because we think the Board could still end up there anyway. That's a yes?

Ms. O'Donnell: I think they could and I think, you know, if there's obviously a strong concern about SACC programs, in particular, you know that – that would come up during the zoning process too. I don't know that – you know –

Chairman Murphy: Why don't we just say SACC programs in-

Ms. O'Donnell: -that could be addressed at that point too.

Commissioner Hart: I'll be quiet.

Commissioner Litzenberger: Mr. Chairman?

Chairman Murphy: Who are you? Mr. Litzenberger.

Commissioner Litzenberger: I think it's important that this Commission have standardization on this issue. We already passed the exact same thing for a school in the Mason District. We ought to do the same thing in the Sully. Thank you.

Chairman Murphy: All right. We'll vote on the amendment. All those in favor – I believe it was seconded by Ms. Hedetniemi.

Commissioner Hedetniemi: Yes.

Chairman Murphy: All those in favor of the amendment offered by Ms. Strandlie, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Hurley: Nay.

Chairman Murphy: Motion carries. Ms. Hurley votes no. All right, we'll go back to the main motion. All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2015-III-DS2, as amended by the motion by Ms. Strandlie, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley, do you abstain or-

Commissioner Hurley: No.

Chairman Murphy: You're going to vote – okay. All right so. Hey, we could've done that 20 minutes ago. All right.

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(The first motion carried by a vote of 10-1. Commissioner Hurley voted in opposition. Commissioner Lawrence was absent from the meeting.)

(The second motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JLC