

Planning Commission Meeting
October 15, 2015
Verbatim Excerpt

PRC 76-C-111/FS-H14-41 – FAIRFAX COUNTY SCHOOL BOARD

After the Close of the Public Hearing

Secretary Hart: I'll close the public hearing and recognize Commissioner de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. Like any school, this presents problems and we - we all have heard about, you know, traffic - bicycle, pedestrian, living on a street that fronts an elementary school. We learned 40 years ago that there was a 15 to 20 minute period that we avoided getting out of this street. But what I think with the development conditions that we have we are trying to minimize the number of cars to what is required by Code - increase, although it is not specified because it will be done at site plan, the number of bicycle racks and spreading them out. Hopefully, you will consider the signage of the shared road. I will add a condition, which you have agreed to already, but I will ask you later: The applicant shall extend the existing asphalt path located to the north of the northernmost parking lot to provide a pedestrian connection from this path to the existing asphalt path located to the east of the basketball courts. I believe that that is what was required, but if not you could - but that - that would be my - you know, my - my recommended additional condition to take care. If that is too specific, I will just say that you will extend the existing path so that there isn't that gap that was shown in the photograph, but that's the - the - that's what it - the addition means.

John McGranahan, Jr., Esquire, Applicant's Agent, Hunton & Williams LLP: And - and we would agree with that condition and - and may agree with this one. I - I'm - - Mr. Sarno and I was talking - is it asphalt or is it concrete; I think it's asphalt, though, from the photograph, and I don't know if those are tennis courts or basketballs courts -

Commissioner de la Fe: No, it - it is asphalt.

Mr. McGranahan: I think - I think it is asphalt. See, because it's the left.

Commissioner de la Fe: There's - there's the concrete entrance but then there's asphalt.

Secretary Hart: Looks like both

Mr. McGranahan: So I - I think certainly addressing the gap shown in that photo and perhaps -

Commissioner de la Fe: If you look at it across the way...

Mr. McGranahan: Mr. Sarno's making a good point; if it needs to be ADA accessible, it may be -

Commissioner de la Fe: Right.

Mr. McGranahan: - better to use concrete to pick up from there and go to the curb with a curb cut, because you're going to need a - not a curb cut but a - an ADA compliant ramp.

Commissioner de la Fe: If we don't say what you will - - We say said you will extend but it doesn't -

Mr. McGranahan: How about -

Commissioner de la Fe: It says the existing - so you - you can extend it with something else, you know, whether it's concrete or asphalt. But we - we - the reference for the asphalt there is the paths that are being connected are asphalt; so, you know, that you - you connect with something -

Mr. McGranahan: I - I think if you strike "asphalt" in the first line - the applicant shall extend the existing path -

Commissioner de la Fe: The existing path.

Mr. McGranahan: - located to the north of the northernmost parking lot to provide a pedestrian connection from this path to the existing asphalt path located to the east of the basketball courts. And I do -

Commissioner de la Fe: Well, why don't we just drop "asphalt" -

Mr. McGranahan: Okay.

Commissioner de la Fe: - from that the condition so it says, "the applicant shall extend the existing path," and then in the last, it will say, again, the - again, dropping the word "asphalt."

Mr. McGranahan: Okay.

Commissioner de la Fe: Okay?

Mr. McGranahan: Then that's acceptable and I think everyone here and staff know the intent. So - this will fill the gap.

Commissioner de la Fe: Okay.

Mr. McGranahan: Thank you.

Commissioner de la Fe: Mr. Chairman, with that I move - - First of all, Mr. McGranahan, do you accept the development conditions that are contained in the staff report plus the one that we just -

Mr. McGranahan: Yes, on behalf of the applicant we agree with the conditions.

Commissioner de la Fe: Okay. Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 76-C-111, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 1ST, WITH THE FOLLOWING ADDITION TO THE CONDITIONS:

THE APPLICANT SHALL EXTEND THE EXISTING PATH LOCATED TO THE NORTH OF THE NORTHERNMOST PARKING LOT TO PROVIDE A PEDESTRIAN CONNECTION FROM THIS PATH TO THE EXISTING PATH LOCATED TO THE EAST OF THE BASKETBALL COURT.

Commissioner Flanagan: Second.

Secretary Hart: The motion is seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE, IN FAVOR OF THAT SHOWN ON THE PRC PLANS.

Commissioner Flanagan: Second.

Secretary Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: And Mr. Chairman, in conjunction with this application - this PRC application - there also as you notice in the agenda - there is a 22 - a "feature shown."

Secretary Hart: A "feature shown."

Commissioner de la Fe: - which I did not move earlier because it was concurrent with this. But I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE "FEATURE SHOWN" FS-H14-41, FAIRFAX COUNTY SCHOOL BOARD AT 11400 SOUTH LAKES DRIVE, IS IN CONFORMANCE WITH THE PROVISIONS OF 2232 [*sic*] AND THE COMPREHENSIVE PLAN.

Commissioner Flanagan: Second.

Secretary Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

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(Each motion carried by a vote of 9-0. Commissioners Lawrence, Murphy, Strandlie were absent from the meeting.)

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