

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 4, 2023**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Mary D. Cortina, Braddock District
Daniel G. Lagana, Franconia District
Daren Shumate, Mason District
Walter C. Clarke, Mount Vernon District
John A. Carter, Hunter Mill District
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large

ABSENT: None

OTHERS: Daniel Creed, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Facilities Planning Branch,
Planning Division (PD), DPD
Mohamed Ali, PD, DPD
Stephen Waller, PD, DPD
Jill G. Cooper, Director, Department of Clerk Services (DCS)
Daniel George, DCS
Samantha Lawrence, DCS

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The meeting was called to order at 7:30 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner announced the items to be considered during Commission matters and the scheduled public hearings. He added that at the end of the public hearings, the Commission would convene in a closed session to consult with legal counsel regarding application of *Virginia Code* Section 15.2-2285 and related statutes that address timeframe for considering applications. Chairman Niedzielski-Eichner added that all Commissioners must reconvene after closed session to act on a motion to end the meeting.

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Commissioner Spain announced her intent to move approval of the June and July 2023 meeting minutes at the October 11, 2023 Planning Commission meeting. She added that any edits should be forwarded to staff.

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RZ 2022-DR-00008 – MARS, INCORPORATED

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2022-DR-00008, MARS, INCORPORATED, TO A DATE CERTAIN OF OCTOBER 11, 2023.

Commissioners Murphy and Sargeant seconded the motion which was carried by a vote of 11-0.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. 2232-2023-MA-00003 (BREN MAR PARK ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES
2. 2232-2023-DR-00007 (DRANESVILLE ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES
3. 2232-2023-SU-00010 (BROOKFIELD) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES
4. 2232-2023-SU-00009 (LEES CORNER ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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2232-2023-MA-00003 (BREN MAR PARK ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES – To consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Bren Mar Elementary School located at 6344 Beryl Road, Alexandria, VA 22312. Tax Map: 81-1 ((1)) 6. Area I. MASON DISTRICT. PUBLIC HEARING.

Stephen Waller, Planning Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2023-MA-00003.

John C. McGranahan, Jr., Applicant’s Agent, gave a presentation on the subject school renovation project.

Commissioner Shumate made preliminary comments on the application.

FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES

There was a discussion between Mr. McGranahan, Mr. Waller, and Commissioner Carter regarding the following:

- The applicant clarified the number of students planned for the proposed school;
- The applicant provided an illustration of the location of the school's play areas and the sports field; and
- The applicant shared details on the amount of outreach conducted to the community.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Shumate for action on this proposed school renovation.

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Commissioner Shumate MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2023-MA-00003 AS A FEATURE SHOWN OF THE ADOPTED COMPREHENSIVE PLAN BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED SCHOOL RENOVATIONS AND ADDITIONS SATISFY THE CRITERIA OF GENERAL LOCATION OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN THE *VIRGINIA CODE* SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF MEMORANDUM DATED SEPTEMBER 20, 2023.

Chairman Niedzielski-Eichner and Commissioner Clarke seconded the motion which was carried by a vote of 11-0.

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2232-2023-DR-00007 (DRANESVILLE ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES – To consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Dranesville Elementary School located at 1515 Powells Tavern Pl, Herndon, VA 20170. Tax Map: 10-2-((1)) 3K. Area III. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mohamed Ali, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2023-DR-00007.

FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES

Mr. McGranahan gave a presentation on the subject school renovation project.

There was a discussion between Mr. Ali; Mr. McGranahan; Vince Santmyer, Fairfax County Public Schools; and multiple Commissioners regarding the following:

- Clarification on the school's current student capacity;
- Clarification on the school's current student enrollment;
- Clarification on the student capacity after the proposed expansion of the school;
- The reasons for the influx in the school's capacity and factors in the area that warranted the planned increase;
- The reasons for the school's renovation when other County schools had a greater need for renovations;
- The applicant clarified the selection, evaluation, and public engagement process for all school projects spearheaded by the Fairfax County Public Schools Design Feedback and Engagement Committee (DFEC);
- The extent to which the concerns of neighboring residents had been addressed;
- The applicant confirmed that no trees would be removed from the area of concern, and there would be no encroachment into the neighboring properties;
- The applicant provided an illustration of the location on the site where trees would be removed to accommodate school bus parking;
- The applicant clarified there would be no impact to the trees located in the common area of Hawks Nest Court;
- The applicant confirmed that programing changes to the school and the addition of two pre-kindergarten classrooms, factored into the increased student capacity;
- Concerns raised that schools in Fairfax County with a greater need for renovations were not being prioritized;
- The applicant clarified the reasons for the expansion of the school's library;
- The applicant confirmed that commencement of school renovations were determined during the Capital Improvement Program (CIP) process and subsequently approved by the Board of Supervisors;

FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES

- The forecasting of renovations were determined when funding became available;
- The differences between the level of detail provided on the proposal versus information provided for schools during the CIP process;
- A suggestion was made on the types of questions that should be asked during the CIP review process for future plans on development and redevelopment of school projects;
- The applicant clarified that there was a change in student population from 756 to 1,000 students for the existing use; and
- Reference made to language in the Comprehensive Plan, Objective 9, that provided guidelines on site utilization for educational facilities and noted the following:
 - “Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.”

Chairman Niedzielski-Eichner called the first listed speaker.

Joshua Metzger, 1458 Hawks Nest Court, Herndon, addressed the following concerns:

- He was not aware of plans for the renovation of the existing school;
- Concerns that some of the school’s building plans date back to February of 2023;
- Concerns regarding the proposed location for the school’s trash receptacles;
- Concerns regarding the visual impact on his home from the edge of the school’s property line;
- Concerns that a chain link fence from the school’s property line did not create adequate buffering;
- Concerns regarding noise pollution from trash collection on weekdays after 6:00 a.m.;
- Recommended that the trash receptacles west of his home be relocated to mitigate trash odors and rodents; and
- Concerns regarding the current configuration of the school’s loading dock.

Chairman Niedzielski-Eichner called for a rebuttal from Mr. McGranahan, with input from Ashley Beesam, Applicant’s Engineer, Adtek Engineers, stated the following:

FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES

- The applicant confirmed the loading dock would remain in the existing general area;
- The applicant agreed to meet with Mr. Metzger to address his concerns;
- The applicant confirmed that there would be no clearing of the mature vegetation in the area of concern;
- The applicant confirmed that supplemental plantings would mitigate the grade differential in the area of concern;
- The applicant presented an illustration of the existing location of the loading dock and dumpster for the school;
- The location of the loading dock, the slight alteration to the location of the existing dumpsters, and design plans in place to enclose them;
- The applicant's commitment that no existing vegetation would be removed from the area of the loading dock;
- The applicant would adhere to the County's transitional screening requirements;
- The applicant would consider adding additional vegetation between the new screening wall for the dumpster and Mr. Metzger's property; and
- The applicant confirmed that vehicle access to the existing loading dock and dumpsters remained the same.

There being no additional speakers, no additional comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Ulfelder for action on this proposed school renovation.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2023-DR-00007 AS A FEATURE SHOWN OF THE ADOPTED COMPREHENSIVE PLAN BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED SCHOOL RENOVATIONS AND ADDITIONS SATISFY THE CRITERIA OF GENERAL LOCATION OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN THE *VIRGINIA CODE* SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF MEMORANDUM DATED SEPTEMBER 21, 2023.

Commissioner Murphy seconded the motion which was carried by a vote of 11-0.

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2232-2023-SU-00010 (BROOKFIELD) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND

TRANSPORTATION SERVICES – To consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Brookfield Elementary School located at 4200 Lees Corner Rd, Chantilly, VA 20151. Tax Map: 4-4-((2)) 3C. Area III. SULLY DISTRICT. PUBLIC HEARING.

Mohamed Ali, Planning Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2023-SU-00010.

Mr. McGranahan gave a presentation on the subject school renovation project.

There was a discussion between Mr. McGranahan, Mr. Santmyer, and multiple Commissioners regarding the following:

- The applicant confirmed that the County’s community outreach requirements were met;
- The applicant confirmed that the Sully District Council of Citizens Association supported the school’s renovation project;
- The applicant confirmed several schools in the County were studying and piloting a solar energy program; those results would be implemented in a different program;
- The applicant confirmed the Fairfax County School Board’s commitment to environmentally sustainable projects;
- The applicant confirmed that the heating, ventilation, and air conditioning system for schools were being upgraded to comply with the Collaborative for High Performing Schools requirements;
- The applicant confirmed that electric vehicle charging stations would not be incorporated into the structured parking for this project;
- The applicant confirmed that the Fairfax County School Board considered electric vehicle charging stations on a systemwide basis;
- Potential opportunities for improving vehicular circulation within the site;
- Staff confirmed that the applicant met all requirements outlined in Attachment C, Agency Review, in a memorandum dated September 21, 2023;

- The applicant clarified the reasons why the glass design for the school's renovation differed from other projects; and
- The applicant confirmed that funds for the proposed project were approved in the year 2021 and the design phase commenced in the year 2022.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for action on this proposed school renovation.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2023-SU-00010 AS A FEATURE SHOWN OF THE ADOPTED COMPREHENSIVE PLAN BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED SCHOOL RENOVATIONS AND ADDITIONS SATISFY THE CRITERIA OF GENERAL LOCATION OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN THE *VIRGINIA CODE* SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF MEMORANDUM DATED SEPTEMBER 21, 2023.

Commissioners Lagana and Murphy seconded the motion which was carried by a vote of 11-0.

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2232-2023-SU-00009 (LEES CORNER ES) - FAIRFAX COUNTY PUBLIC SCHOOLS, DEPT OF FACILITIES AND TRANSPORTATION SERVICES – To consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Lees Corner Elementary School located at 13500 Hollinger Ave, Fairfax, VA 22033. Tax Map: 35-3-((1)) 14. Area III. SULLY DISTRICT. PUBLIC HEARING.

Mohamed Ali, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2023-SU-00009.

Mr. McGranahan gave a presentation on the subject school renovation project.

There was a discussion between Salem Bush, Facilities Planning Branch, PD, DPD; Mr. McGranahan; Mr. Santmyer; John Commings, Rinker Design; Robert Gilp, Grimm & Parker Architecture; and multiple Commissioners regarding the following:

- The applicant confirmed that a security vestibule would be installed at the main entrance for all school projects, a main proxy would be issued to the staff, and visitors would be queued to the main office;
- The applicant confirmed that there were no plans to install speed cameras near school facilities;
- Clarification on the reasons why the glass design for the Lees Corner Elementary School renovation differed from the other projects;
- The applicant confirmed that the entrances of the school were redesigned and met the Virginia Department of Transportation's 35-foot throat length; therefore, no waivers were required;
- The applicant confirmed that the school renovation met the Green Initiatives and Energy Efficiency standards; and
- The applicant discussed procedures in place to mitigate the impact on the resource protection areas during school renovations.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for action on this proposed school renovation.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2023-SU-00009 AS A FEATURE SHOWN OF THE ADOPTED COMPREHENSIVE PLAN BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED SCHOOL RENOVATIONS AND ADDITIONS SATISFY THE CRITERIA OF GENERAL LOCATION OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN THE *VIRGINIA CODE* SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF MEMORANDUM DATED SEPTEMBER 21, 2023.

Commissioners Lagana, Cortina, and Murphy seconded the motion which was carried by a vote of 11-0.

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Commissioner Carter made comments on the renovations and designs for the four applications presented during the public hearings. He addressed the capacity concerns for the Dranesville Elementary School, school project timelines, and funding for projects.

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CLOSED SESSION MOTION

Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECESS AND GO INTO CLOSED SESSION FOR A LEGAL BRIEFING REGARDING THE APPLICATION OF *VIRGINIA CODE* SECTION 15.2 2285 AND RELATED STATUTES.

Commissioners Sargeant, Lagana, and Cortina seconded the motion, which was carried by a vote of 11-0.

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The Planning Commission went into closed session at 9:29 p.m. and reconvened at 10:54 p.m.

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CLEANSING MOTION

Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION CERTIFY THAT, TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS BY VIRTUE OF *VIRGINIA CODE* SECTION 2.2 3711, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH CLOSED SESSION WAS CONVENED, WERE HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING THE CLOSED SESSION.

Commissioners Sargeant and Ulfelder seconded the motion which was carried by a vote of 11-0.

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The meeting was adjourned at 10:55 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

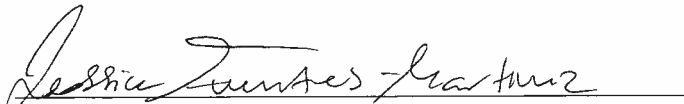
Approved on: January 10, 2024



Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 17 day of January 2024, by


Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027



