



County of Fairfax, Virginia

April 14, 2016

**2016 Planning
Commission**

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Assistant Director

John W. Cooper
Clerk to the Commission

Susan K. Yantis
Hunton & Williams, LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

**Re: PCA 89-D-007 – FAIRFAX COUNTY SCHOOL BOARD
Dranesville District**

Dear Ms. Yantis:

At its April 13, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Keys-Gamarra was not present for the vote) to **RECOMMEND APPROVAL** on the above referenced application, subject to execution of proffers dated April 7, 2016. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
April 13, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
April 13, 2016
Verbatim Excerpt

PCA 89-D-007 – FAIRFAX COUNTY SCHOOL BOARD

Decision Only During Commission Matters
(Public Hearing held on March 16, 2016)

Commissioner Ulfelder: Thank you, Mr. Chairman. Yes, we had a public hearing on March 16th on the plans for the expansion and renovation of the Herndon High School, the applicant being the Fairfax County School Board. Could – we have received a set of revised proffers. I think the one proffer that had raised a number of questions at the public hearing has been eliminated. And I think there was a memo that included information in response to some of the questions that some of the Commissioners raised at the public hearing concerning the adequacy of the cafeteria and the auditorium and the gymnasium and parking and seating. And I think those have been answered as well with that memorandum. With that, I'd like to – would you please ask a representative of the applicant to come forward?

Susan K. Yantis, Applicant's Agent, Hunton & Williams, LLP: Yes. I'm Susan Yantis. I'm a land use planner with Hunton & Williams.

Commissioner Ulfelder: Before we – I ask you the – whether you agree with the proffers – this evening, about 15 minutes ago, we received a letter from a neighbor who lives over in – on Kingsville Circle, which is on the side where the buses currently park for the Herndon High School – requesting some relief, both from the noise and the fumes. Will the – I would like to request that the school – the School Board consider, as part of the project, what it might do to alleviate some of the problems that that letter is raising in connection to the bus parking for this application.

Ms. Yantis: Yes. I'm happy to relay his concerns to the schools, in terms of the location of the parking in the near future to address it in the interim, prior to the renovation. And then, subsequent to the renovation, the bus parking will be relocated in front of the school. There is going to be adequate parking there that they can utilize.

Commissioner Ulfelder: Thank you. With that, do you agree with the – does the applicant agree with the revised development – proffers now dated April 7th, 2016?

Ms. Yantis: Yes. We do.

Commissioner Ulfelder: Okay. Thank you. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 89-D-007, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 7, 2016.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 89-D-007, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Two more motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND WESTERN BOUNDARIES IN FAVOR OF THE FENCING SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Thank you. And thank you, Mr. Katai.

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(Each motion carried by a vote of 11-0. Commissioner Keys-Gamarra was not present for the votes.)

JLC



County of Fairfax, Virginia

March 17, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
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1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

**Re: PCA 89-D-007 – FAIRFAX COUNTY SCHOOL BOARD
Dranesville District**

Dear Ms. Yantis:

At its March 16, 2016 meeting, the Planning Commission voted 10-0 (Commissioner Keys-Gamarra recused herself from the vote. Commissioner Murphy was absent from the meeting.) to **DEFER THE DECISION ONLY** on the above-referenced applications to a date certain of April 13, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: John W. Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 16, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
March 16, 2016
Verbatim Excerpt

PCA 89-D-007 – FAIRFAX COUNTY SCHOOL BOARD

After Close of the Public Hearing

Vice Chairman de la Fe: Public hearing is closed. Mr. Ulfelder.

Commissioner Ulfelder: I – Mr. Chairman, I think we have at least one issue we may want to spend a little more time on here. And therefore, I think we're – I – we need to defer the decision on this matter and provide time to get some answers to some of the questions that were answered – the questions that were asked this evening, as well as to dig deeper into the – Proffer Number 8 and its implications and connection with the advertised hearing that was here this evening. So I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 89-D-007 TO A DATE CERTAIN OF APRIL 13TH.

Commissioner Hart: Second.

Vice Chairman de la Fe: It's been moved and seconded. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioner Keys-Gamarra recused herself from the vote. Commissioner Murphy was absent from the meeting.)

JLC