



# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 19, 2011

**TO:** Members  
Planning Commission

**FROM:** Brent Krasner, AICP  
Zoning Evaluation Division, DPZ

**SUBJECT:** Revised Proffers

PCA 82-C-016  
(Fairfax County School Board - Rachel Carson MS)

**PUBLIC HEARING:** October 27, 2011

---

Attached please find revised proffers now dated October 17, 2011 with changes marked with an asterisk and circled from those in the Staff Report dated October 12, 2011.

**Proffer Revisions are included in Attachment 1:**

- New Date of October 17, 2011
- Modification to Proffer 2 (paragraph 9): The applicant has modified the proffer to include language allowing the School Board to make future improvements to the site without the need for another PCA, so long as the changes do not affect the new driveway.

No other changes are proposed. Staff continues to find that the proposal is in conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.

---

**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

FAIRFAX COUNTY SCHOOL BOARD  
(RACHEL CARSON MIDDLE SCHOOL)  
PCA 82-C-016

PROFFER STATEMENT

SEPTEMBER 20, 2011

SEPTEMBER 30, 2011

\* OCTOBER 12, 2011

\* OCTOBER 17, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 82-C-016, Fairfax County School Board (the "Applicant") and the undersigned owner of the approximately 32.94 acres (known as Fairfax County Tax Map Parcel 24-4-((1))-11A) included in this application (the "Property"), proffers for itself and its successors and assigns that development of the Property shall be in conformance with the previous proffers approved by the Board of Supervisors in RZ 82-C-016 and dated July 20, 1982, which proffers shall remain in full force and effect except as amended by and subject to the following terms and conditions. In the event this application is denied, these revised proffers shall immediately be null and void and the previous proffers dated July 20, 1982 shall remain in full force and effect.

1. **The following text is proffered to be appended to Paragraph 2:**

An additional curb cut for Tax Map Parcel 24-4-((1))-11A onto McLearen Road shall be permitted as depicted on the GDP and subject to the following restrictions:

- The new access shall be utilized for school bus egress only during the morning drop-off and afternoon pick-up periods. Cars shall not be permitted to use the new access during the morning drop-off and afternoon pick-up periods. Signage shall be posted on the Property at McLearen Road identifying the new access for bus use only during the morning drop-off and afternoon pick-up periods.
- The new access may also be used outside of school bus use hours to alleviate traffic congestion during special events, as determined by the school.
- To minimize the potential for conflict with bus traffic, a manually operated gate shall be provided for the new access as generally shown on the GDP.


2. **A new Paragraph 9 is proffered to be added as follows:**

\* The new access shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated May 6, 2011, as revised through October 12, 2011, prepared by Professional Design Group, Inc., consisting of seventeen (17) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.

\* The Applicant reserves the right to provide future improvements to the Property without the need for a Proffered Condition Amendment (PCA), so long as the new access remains in substantial conformance with the GDP and with these revised proffers.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD  
Applicant and Title Owner of  
Tax Map Parcel 24-4-((1))-11A

By:   
Name: Dean A. Tustadt  
Title: Chief Operating Officer