MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Murphy MOVED THAT THE DECISION ONLY ON S04-III-FC1, OUT-OF-TURN PLAN AMENDMENT, BE FURTHER DEFERRED TO MARCH 17, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

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Chairman Murphy called attention to a memorandum from Henri Stein McCartney, Management Analyst II, requesting input for the Planning Commission newsletter and asked that members get back to her soon.

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Chairman Murphy next referred to the Commission's *Report of Activities* for 1995 to 2004, which he had presented to Board of Supervisors' Chairman Gerald Connolly and would forward

to the entire Board on Monday, March 21, 2005. He then recognized the current and former Commission staff members who had contributed to the project.

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Commissioner Wilson announced her intent to further defer the decision only scheduled for March 17, 2005, on the proposed Public Facilities Manual Amendments on Parking Spaces, Cash Deposits, and Drainage Divides, to a date certain of March 23, 2005.

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Chairman Murphy noted that the Capital Improvement Program (CIP) Committee would meet at 7:30 p.m. on March 17, 2005 in the Board Conference Room, to discuss the CIP Workshop, public hearing, and preliminary recommendations.

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APR-04-II-8V

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION ACCEPT WITHDRAWAL OF APR-04-II-8V.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

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ZONING ORDINANCE AMENDMENT 2005 WORK PROGRAM

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION ENDORSE THE PROPOSED ZONING ORDINANCE AMENDMENT 2005 WORK PROGRAM, WITH THE FOLLOWING AMENDMENTS:

FIRST, AMEND PRIORITY 1, ITEM 13, PLANNED DEVELOPMENT DISTRICTS, TO INCLUDE A SUBSECTION (A) TO CONSIDER MINI-WAREHOUSE USES AS A SPECIAL EXCEPTION IN THE PDC AND PRM DISTRICTS.

SECOND, AMEND PRIORITY 1, ITEM 20 B AND C, STORMWATER MANAGEMENT, TO COVER POSSIBLE AMENDMENTS TO THE SUBDIVISION ORDINANCE PROCESS, AS WELL AS SITE PLANS, ON DRAINAGE DIVIDE MATTERS.

Commissioners de la Fe, Byers, and Wilson seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Wilson MOVED TO AMEND THE MOTION SO THAT ITEM 53 ON THE PRIORITY 2 WORK LIST, TO CONSIDER ESTABLISHING A HISTORIC OVERLAY DISTRICT FOR THE LAUREL HILL SITE, BE MOVED UP TO THE PRIORITY 1 WORK LIST.

Without objection, the amendment was accepted and carried unanimously with Commissioner Harsel not present for the vote; Commissioner Koch absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. CSPA 1999-PR-060 - ROCKS TYSONS TWO LLC
2. S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT
3. 2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA

This order was accepted without objection.

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CSPA 1999-PR-060 - ROCKS TYSONS TWO LLC - Appl. to amend the previously approved Comprehensive Sign Plan for CSP 99-PR-060. Located on the S. side of Leesburg Pi. approximately 200 ft. W. of its intersection with Gallows Rd. on approx. 3.77 ac. of land zoned PDC, HC and SC. Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11 and 30. PROVIDENCE DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, LLP, reaffirmed the affidavit dated February 9, 2005. There were no disclosures by Commission members.

Commissioner Lawrence asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 1999-PR-060, SUBJECT TO THE DRAFT DEVELOPMENT CONDITIONS DATED FEBRUARY 23, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan amendment will consider revising information, objectives and policies for the Parks and Recreation section of the Policy Plan element in the 2003 edition of the Comprehensive Plan for Fairfax County, VA, as subsequently amended. This summary of the proposed Plan amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process. COUNTYWIDE. PUBLIC HEARING.

David Marshall, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Out-of-Turn Plan Amendment.

Commissioner Wilson called attention to a letter dated March 16, 2005, from the Northern Virginia Conservation Trust, which raised a concern about the proposed formula in the Parkland Acreage Standards which called for 18 acres per 1,000 people as the target amount of parkland in the County. (A copy of the letter is in the date file.) Lynn Tadlock, Planning and Development Division, Fairfax County Park Authority (FCPA), responded that the ratio concerned only land that could be developed for facilities, not natural resources.

Responding to questions from Commissioner Wilson, Kirk Holley, Park Planning Branch, FCPA, explained that the integrated park system included national, state, and regional parks and Fairfax County school properties, which represented 20 percent of the County's land total of 395 square miles. Commissioner de la Fe indicated that this was equal to approximately 256,000 acres.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Robert Lundegard, President, Friends of Colvin Run Mill, 950 Carya Court, Great Falls, noted that his association had reviewed the proposed Policy Plan amendment and had determined that it needed additional thought and improvement. (A copy of his remarks is in the date file.)

Edward R. Batten, Sr., Lee District Representative, FCPA Board, reviewed the history of the Parks Policy Plan element since its adoption in 1990. He expressed support for the proposed amendment and said the seven key objectives established by the Task Force, as outlined in his remarks, had been accomplished. (A copy of his remarks is in the date file.)

Responding to questions from Commissioner Wilson, Ms. Tadlock explained that the issue of pesticide and fertilizer use had been addressed by the Natural Resource Management Plan. Commissioner Wilson suggested that a policy on this use be incorporated in the Comprehensive Plan.

Glenda Booth, First Vice-President, Audubon Society of Northern Virginia, 7708 Tauxemont Road, Alexandria, referred to a letter dated February 23, 2005, from her association, a copy of which is in the date file. She recommended that FCPA create more resource parks and expand existing ones; add throughout the amendment the goal and duty to restore degraded and developed areas to their natural state and to protect, increase, and nurture biodiversity; and preserve more natural resources whether unique or not.

Robin Rentsch, representing the Great Falls Citizens Association, 718 Springvale Road, Great Falls, expressed support for the amendment and read a letter dated March 12, 2005, from her association, a copy of which is in the date file. In addressing cultural, historic, and natural resources, she suggested that the same criteria, "identify and acquire," be added to endangered sites and that, after alternative means of acquisition were exhausted, fee simple be added.

Ms. Rentsch responded to questions from Commissioner Byers regarding the proposed fee simple and from Commissioner Harsel regarding conservation easements.

Jack Hannon, President, West Lewinsville Heights Citizens Association, 7006 Westbury Road, McLean, spoke in opposition to the Plan amendment, citing insufficient time for citizens to analyze the proposed text, very limited citizen input, absence of workshops or briefings, and lack of involvement with the Environment, Parks and Recreation Committee of the McLean Citizens Association. He noted that the amendment lacked standards for park acquisition and development, did not adequately address the preservation of open space, or indicate that the Park Authority had a responsibility to ensure that there would be no encroachment onto adjoining residential areas. Mr. Hannon referred to a citizen survey and said its data did not relate to the empirical data in the Needs Assessment. He pointed out that although the County exceeded the benchmark ratio for rectangular fields per capita, this proposal would require the addition of 234 fields. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Hopkins, Ms. Tadlock said FCPA staff would meet with the McLean Citizens Association to address their concerns.

Frank Crandall, 900 Turkey Run Road, McLean, representing the McLean Citizens Association, said his association recommended that a minimum of two workshops in each district and two countywide workshops be conducted. Mr. Crandall explained that the amendment contained no reciprocal revisions to prevent park development and operation from adversely affecting surrounding neighborhoods and that the citizen survey results contradicted the Needs Assessment and had not been made available to the public.

Richard Bavier, 2860 Kelly Square, Vienna, stated that this proposal did not meet the criteria for an Out-of-Turn Plan Amendment and requested that the action be delayed for 90 days to allow

time for citizen input. He voiced objection to the proposed park classification system, the discretion given to County officials for park planning, and the proposed broader allowed uses of local parks. (A copy of his remarks is in the date file.)

Vivian Morgan-Mendez, 2854 Kelly Square, Vienna, representing the Friends of Nottoway, noted that her association concurred with the concerns and recommendations made by the McLean Citizens Association. (A copy of her remarks is in the date file.)

Jean Packard, 4058 Elizabeth Lane, Fairfax, representing the Regional Park Authority and Stakeholders Group, reported that the Regional Park Authority had unanimously approved the proposed language in December 2004. She expressed support for the amendment because it would retain a good portion of the existing Plan, create a more balanced park system to serve recreational needs and protect resources, simplify the classification system, and provide flexibility.

Mike Champness, 8200 Hunting Hill Lane, McLean, suggested that a fifth category for neighborhood parks be added to retain their distinction.

There being no additional speakers, Chairman Murphy called for concluding staff remarks from Mr. Marshall, who declined.

Commissioner de la Fe then called for concluding remarks from Ms. Tadlock.

Ms. Tadlock revealed that the classification system in the current Policy Plan was outdated and not being implemented by FCPA. She noted that FCPA would address issues and improve the amendment based on suggestions and comments from concerned citizens.

Commissioner de la Fe requested that Commissioners submit comments to him so they could be taken into consideration as he worked with staff to further revise the proposed amendment.

Responding to a question from Commissioner Byers, Commissioner de la Fe explained that workshops had been held to address certain Policy Plan items and this amendment was the end result of the Needs Assessment and specific master plan hearings. He acknowledged the need for another workshop but pointed out that meetings had been held with the Stakeholders Group, the Northern Virginia Regional Park Authority, the Park Authority Board, and with the community, which all had been open to the public.

Commissioner Wilson recommended that another meeting of the Planning Commission's Parks Committee be convened to review suggestions made tonight.

Commissioner Harsel suggested that staff reassess the large size range difference between local neighborhood parks and urban-scale local parks.

There were no further comments or questions from the Commission and staff had no further closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON S01-CW-15CP, OUT-OF-TURN PLAN AMENDMENT, TO A DATE CERTAIN OF APRIL 21, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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The Commission went into recess at 9:58 p.m. and reconvened in the Board Auditorium at 10:20 p.m.

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> 2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. DRANESVILLE DISTRICT. PUBLIC HEARING.

Leanna Hush, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Hopkins, Ms. Hush explained that although Mt. Daniel Elementary School was shown on the Comprehensive Plan, it was not in Fairfax County's Capital Improvement Program because it was a City of Falls Church school and therefore could not be considered a "feature shown."

In response to questions from Commissioner Harsel, Bruce Nassimbeni, Environmental and Site Review Division, Department of Public Works and Environmental Service, stated that he did not believe Exhibits A and B, graphic representations of the proposed improvements provided by the applicant and contained in Appendix F of the staff report, were legally binding. He added that the County Attorney's Office would be able to make a definitive determination.

Ms. Hush and Mr. Nassimbeni responded to questions from Commissioners Wilson and Hart about access to the proposed addition to the school for emergency and service vehicles and disabled students, staff, and visitors.

Chairman Murphy pointed out that the 2232 process was governed by the *Code of Virginia*, and not by Fairfax County's rules and regulations, and that the Planning Commission would make its recommendation based on the criteria of location, character, and extent.

David R. Lasso, Esquire, with Venable, Baetjer and Howard, LLP, representing the applicant, stated when Mt. Daniel Elementary School had been built in 1951 it had been anticipated that the site would be incorporated into the City of Falls Church. He said, however, two annexation lawsuits had failed, and although the school was a City of Falls Church school, the property was located in Fairfax County. He explained that two lots purchased in 1951 to provide access from Highland Avenue, had remained in a wooded state since that time and now the Falls Church City School Board had been told that the trees could not be cut down. Mr. Lasso presented photographs of the subject property and the surrounding area. He pointed out that the School Board thought the best course of action would be to extend the existing access way because the entrance would not change and it would minimize damage to trees. He said the applicant would provide a board-on-board fence and extensive evergreen plantings to screen the school and preserve much of the area.

Kathy Chandler, Chairperson, Falls Church City School Board, said Mt. Daniel was comprised of special education, preschool, kindergarten, and first grade students of the City of Falls Church. She noted that a bond referendum had overwhelmingly been passed for the expansion of the school which would include the addition of four classrooms and small rooms for speech and occupational therapy and would provide improved traffic flow, additional parking, an access way for emergency vehicles and disabled persons, a stormwater management system, and a pathway for pedestrians. She concluded that the proposal would meet the needs of the School Board, while being sensitive to the character of the community.

Mr. Lasso responded to questions from Commissioner Wilson about the proposed access way to the school and the traffic circulation pattern.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

The following speakers expressed support for the proposal because it would reduce traffic and provide additional instructional space, a safe and secure environment, access to the upper level of the school for emergency vehicles and disabled persons, additional staff parking, and improved stormwater management.

- Dr. Lois Berlin, Superintendent, Falls Church City Public Schools
- Laura Gogal, 308 Pine Street, Falls Church
- Marybeth Connelly, President, Falls Church Elementary PTA
- Peggy Payne, 5010 4th Street North, Arlington

Ms. Gogal submitted her statement in writing, a copy of which is in the date file.

The following speakers noted that while they were not opposed to the expansion of the school, they had concerns about the extension of the access road from Highland Avenue, the need for additional access for emergency vehicles and disabled persons, the destruction of trees, the expansion of the parking lot, and unsafe traffic conditions.

- David Wuehrmann, 2339 North Oak Street, Falls Church
- Barry Tindall, 6914 Willow Street, Falls Church
- Carleen Wood-Thomas, 2328 Highland Avenue, Falls Church
- Deborah Meshulam, 6718 Marbo Court, Falls Church
- Gayle Matthews, 2341 North Oak Street, Falls Church
- David Padilla, 6838 Woodland Drive, Falls Church
- Janice Kennedy, 6906 Sycamore Street, Falls Church

Mr. Wuehrman submitted his statement in writing, and Mr. Tindall submitted the *ADA Accessibility Guidelines for Building and Facilities*, copies of which are in the date file.

The following speakers indicated their support of the proposal because it would enhance the quality of education, provide adequate space for small group instruction and testing, improve access for disabled persons and emergency vehicles, provide additional parking, improve safety conditions, enhance the character of the community, refine stormwater management and retention, and provide a pedestrian-friendly path.

- Kathleen Halayko, Principal, Mt. Daniel Elementary School
- Jill Martin, 205 North Virginia Avenue, Falls Church
- Susan Earman, 522 Greenwich Street, Falls Church

Ms. Halayko and Ms. Earman submitted their statements in writing, copies of which are in the date file.

Josephine Murphy, 2334 North Oak Street, Falls Church, said while she recognized the need for an expansion of Mt. Daniel Elementary School, the proposed Highland Avenue access way and cul-de-sac on Woodland Drive would destroy the trees buffering the school from the nearby houses and diminish property values. (A copy of her remarks is in the date file.)

Judy Gallimore, 2330 North Oak Street, Falls Church, expressed concern about the proximity of the proposed school expansion to her property and said the planned access and turn-around loop prevented the addition from being located farther away from her house. She said the proposal had been poorly planned and hastily presented and would have a negative impact on the neighborhood. (A copy of her remarks is in the date file.)

The next two speakers spoke in favor of the application, citing the need for an expansion of Mt. Daniel Elementary School as well as the need for the increased safety for its students.

- Aurora Stelz, 7950 Yancey Drive, Falls Church
- Anne Delehanty, Teacher Representative, Mt. Daniel Elementary School

Adrienne Whyte, President, Ellison Heights - Mt. Daniel Civic Association, 6704 West Falls Way, Falls Church, voiced objection to the proposed access way, noting that it would negatively impact the character of the neighborhood. She stated that the school did not meet the definition of a public use under the Zoning Ordinance and questioned whether the Planning Commission had the authority to hold a public hearing on this application.

Commissioner Hopkins requested that this issue be addressed by staff. Ms. Hush responded that the Assistant to the Zoning Administrator had confirmed that Mt. Daniel Elementary School was deemed a public use although it was a City of Falls Church public school.

Continuing her presentation, Ms. Whyte said she believed it was the responsibility of the City of Falls Church to determine whether this application met the criteria of location, character, and extent as specified in the *Code of Virginia*. She expressed opposition to the proposed new access way which she said would be a road, not a driveway, and would cause the loss of wooded buffers altering the character of the neighborhood. She said the proposal was not in conformance with the State's standard for public school building construction and alterations and that the City had not submitted its plan to the State Department of Education. Ms. Whyte claimed that Mr. Lasso's representations in his letters of justification would not be enforceable in lieu of development conditions and requested that the restrictions on the proposed road's use be incorporated into any site plan approval. She requested that the Commission defer decision on this application and strongly suggest to the City that it remove the proposed road and come up with an alternate plan. She noted that in extensive discussions, McLean Fire Department personnel had indicated to her that they would have no problem accessing the subject site if Oak Street was blocked. (A copy of her remarks is in the date file.)

In response to questions from Commissioner Hall, Mr. Marshall explained that in 1992 the Zoning Administrator had ruled that an expansion to a City of Falls Church public school was a public use permitted by-right under the Fairfax County Zoning Ordinance. He noted that it was the responsibility of the Zoning Administrator to interpret the Ordinance and to rule on issues such as this. Commissioner Hall requested that staff get the County Attorney's opinion on this issue.

Commissioner Wilson requested that staff get the opinion of the County Attorney on the expansion of the school and the proposed road; Commissioner Hart requested that the County Attorney determine if the proposed tree save plan could be enforced.

Terence Healy, 2315 Highland Avenue, Falls Church, said he was not against the addition of classrooms or parking spaces, but was concerned that the school expansion would negatively

impact the character of the neighborhood. He expressed opposition to the proposed access way because it would not be consistent with other residential driveways and was unnecessary for emergency access. He also expressed opposition to the proposal on behalf of Steve Dunn, a nearby property owner.

Richard Butler, 114 West George Mason Road, Falls Church, spoke in support of the application. He explained that the location, character, and extent of the proposal were substantially in accord with the adopted Comprehensive Plan.

Bryan Wood-Thomas, 2328 Highland Avenue, Falls Church, pointed out that the opposition to the proposed access road had been consistent and universal because it would be intrusive to adjacent homeowners and adversely affect property values. He also said that the proposed ADA and emergency access was unnecessary, 150 trees would be removed, and the applicant had no obligation to ensure limited use of the access way.

Thomas Gittins, 6834 Woodland Drive, Falls Church, also opposed the application. His main objections were the absence of a traffic study, needless ADA and emergency access, a nonexistent long-range plan, and an adverse affect on the character of the neighborhood. He pointed out that the residents were not against the proposed expansion of the school or parking spaces. He indicated that at a March 7th Falls Church City School Board meeting, three new items had been raised that would have a devastating impact on Woodland Drive residents: 1) turn-around area at the top of Woodland Drive, 2) expansion of the playground into a wooded area on Woodland Drive, and 3) removal of several hundred trees at the bottom of Woodland Drive, which would tie in the school's water run-off to the Fairfax County drainage system.

Zenobia Panthaki, 2320 Highland Avenue, Falls Church, expressed opposition to the proposal, citing unsafe conditions caused by the proposed access road, loss of trees, destroyed character of the neighborhood, unclear purpose and intent, and lack of citizen participation.

Stephen White, 2336 Highland Avenue, Falls Church, believed that Fairfax County taxpayers were subsidizing the City of Falls Church since Mt. Daniel Elementary School did not pay property taxes to the County even though it benefited from its services. He suggested that the City present a long-range plan that addressed residents' issues and minimized the impact on the character of the neighborhood. (A copy of his remarks is in the date file.)

Judy White, 2336 Highland Avenue, Falls Church, presented photographs of Highland Avenue and the school bus route. She expressed concerns about the safety of the proposed access road and future expansion of the school. (A copy of her remarks is in the date file.)

The following speakers added their objections to the proposed access road off Highland Avenue because it would adversely affect the character of the neighborhood, cause trees to be destroyed, and create unsafe traffic conditions.

- William Swartzel, 2329 Highland Avenue, Falls Church
- Neil Patterson, 2303 Highland Avenue, Falls Church
- Jay Bass, 6911 Mount Daniel Drive, Falls Church

Mr. Swartzel submitted his statement in writing, a copy of which is in the date file.

Anna Link, 2242 Highland Avenue, Falls Church, also opposed the application. She noted that the residential lot proposed for the new access road had been used for pedestrian access for 52 years and said that the expansion at Mt. Daniel Elementary School had not been included in the Fairfax County Comprehensive Plan. (A copy of her remarks is in the date file.)

P. N. Jairam, 2235 Highland Avenue, Falls Church, said he appreciated the need for additional classrooms and parking spaces, but expressed opposition to the proposed access road, citing concerns about the character of the neighborhood, excessive noise, maintenance of the access road, destruction of wooded buffers, and a poorly designed plan.

Grayson Hanes, Esquire, with Reed Smith, LLP, reported that the subject property was 8.1 acres, not 9 as indicated in the staff report. He disagreed with the Zoning Administrator and claimed the subject school was not a public use. He recommended that the proposed access way be removed from the plan.

Robert Boggs, 2310 Highland Terrace, Falls Church, spoke in opposition to the application due to safety concerns. He suggested that the proposed access road be restricted by extending the fence and keeping it locked during school hours and erecting a barrier toward Highland Avenue to make certain that the road would be used only for emergency situations.

Dan Gardner, Mayor, City of Falls Church, spoke in favor of the proposal because it would achieve a balance that would address the needs of the Falls Church City school system, ensure the security and safety of children, and respect neighbors' concerns.

Beverly Gafsi, 2333 Highland Avenue, Falls Church, voiced her objection to the proposed access road, citing hazardous traffic conditions. She also expressed concerns about a decline in property values and the character of the neighborhood.

Chairman Murphy called for a rebuttal statement from Mr. Lasso.

Mr. Lasso stated that the Comprehensive Plan included the entire subject property as a public school use. He reiterated that there was already an access way off Highland Avenue and the proposal sought to improve it to the extent that any emergency vehicle would be able to use that road if needed. He explained that an area of approximately 2,500 square feet would be disturbed during extension of the playground, but all mature trees would remain and 5,200 square feet of new trees and plants would be added to the lower area. He noted that there were no other feasible sites for the school expansion. Mr. Lasso said that since Oak Street was too narrow, allowing emergency and service vehicles to access the proposed road off Highland Avenue

would be a more sensible solution. He pointed out that the application and its amendments were binding and he understood that there could not be another expansion unless it received another 2232 approval.

There being no additional speakers, Chairman Murphy called for concluding staff remarks from Mr. Marshall, who declined.

Responding to a question from Commissioner Hopkins, Mr. Lasso said the proposed change to the access road would occur in the same apron and point of access to Highland Avenue but would be shifted further to the right away from the larger trees on the left and more in-line with the asphalt path.

In response to other questions from Commissioner Hopkins, Mr. Nassimbeni noted that the shift in the access way would not require any waivers if the apron was not moved. Ms. Hush requested that staff be provided with a visual depiction and a written statement for review and approval and issuance of a staff report addendum.

Mr. Lasso and Mr. Nassimbeni responded to questions from Commissioner Wilson regarding ADA compliance for the proposed access way and turn-around at the end of Woodland Drive; the trail located near the right-of-way; and the proposed privacy fence and pedestrian path near the Gallimore property.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hopkins for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-D04-13, TO A DATE CERTAIN OF THURSDAY, MARCH 31, 2005, TO ALLOW ADDITIONAL TIME FOR STAFF AND THE COMMISSION TO REVIEW THE APPLICATION WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Byers, Alcorn, and de la Fe seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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The meeting was adjourned at 2:16 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: May 16, 2007

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Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission