

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 28, 2000**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large

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The meeting was called to order at 8:35 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello MOVED THAT THE DECISION ONLY ON 2232-H00-10, BELL ATLANTIC MOBILE, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 13, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON PCA-80-P-039-7 AND FDPA-80-P-039-7, NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 28, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON RZ-1999-MA-051 AND SE-99-M-038, LEEWOOD INVESTMENTS AND ASSOCIATES, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 20, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE MINUTES AS SUBMITTED FOR MAY 5, 1999, MAY 19, 1999, MAY 20, 1999, AND MAY 26, 1999.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Smyth abstaining; Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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Chairman Murphy noted that a memorial service for Edwin Spann, a former employee of the Department of Planning and Zoning, who recently passed away, would be held on July 1, 2000 from 2:00 -3:00 p.m. at the Emmanuel Church of the Hill at 3606 Seminary Road, Alexandria.

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Chairman Murphy congratulated Ms. Barbara Lippa, Executive Director of the Planning Commission, on the occasion of her installation as the Governor of District 3 of Zonta International, and noted that she would be traveling to Hawaii for the event.

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Chairman Murphy announced that the Residential Development and Infill Committee would meet on July 12, 2000 at 7:30 p.m. in the Board Conference Room; and that the Policy and Procedures Committee would meet on July 13, 2000 at 7:00 p.m., also in the Board Conference Room.

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FS-P00-43 - METRICOM, INC., 8000 Towers Crescent Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., AS AMENDED BY MEMORANDUM DATED JUNE 27, 2000, AND SCHEMATICS DATED JUNE 28, 2000, FOR THE TYCON TOWER OFFICE BUILDING, LOCATED AT 8000 TOWERS CRESCENT DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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FS-H00-64 - AT&T WIRELESS, 11911 Freedom Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT FS-H00-64, AT&T WIRELESS, BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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FSA-L00-1-1 - CELLULAR ONE, 6209 Rose Hill Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF STAFF THAT THE MODIFICATIONS FOR THE THREE ADDITIONAL ANTENNAS OF THE SAME DIMENSION PROPOSED BY CELL ONE ON THE TELECOMMUNICATIONS FACILITY LOCATED AT 6209 ROSE HILL ROAD, FSA-L00-1-1, IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PRIOR APPROVAL OF THE PLANNING COMMISSION UNDER FS-L00-1 ON APRIL 13, 2000, AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. SE-00-H-010 - TST WOODLAND LLC, TST WOODLAND ONE LLC, TST SOUTHPOINTE II, LLC, TST PLAZA RIDGE I, LLC
2. SE-00-V-012 - C. N. MORRIS, JR., INC.
3. SE-00-B-009 - FIRST WASHINGTON REALTY, L.P., AND MCDONALDS, INC.
4. SE-00-D-006 - OAKCREST SCHOOL, INC.

This order was accepted without objection.

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SE-00-H-010 - TST WOODLAND L.L.C., TST WOODLAND ONE L.L.C., TST SOUTHPOINTE II, L.L.C., TST PLAZA RIDGE I, L.L.C. - Appl. under Sect. 9-620 of the Zoning Ord. to permit a waiver of certain sign regulations to allow an increase in sign area for freestanding entrance signs & to permit bldg. identification signs closer than 10 ft. to the street line on property located at 13241 Woodland Park Rd. on approx. 101.16 ac. zoned I-4. Tax Map 16-3((11))6A1, 6B, 6C, 6D; 16-4((1))35-39. HUNTER MILL DISTRICT. PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated June 7, 2000. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation 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 application.

In response to a question from Commissioner Palatiello, Mr. Mayland said that although an increase in sign area was being requested, the number of actual signs would be reduced.

Mr. Walsh stated that approval of the subject application would assist in identifying the office park from the Dulles Airport Access Road. He explained that although the three signs would exceed the square footage allowed per sign, there would be fewer signs with less overall square footage permitted in an I-4 District.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-010, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 23, 2000.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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SE-00-V-012 - C.N. MORRIS, JR., INC. -Appl. under Sect. 9-615 of the Zoning Ord. to permit a single family detached cluster subdivision on property located at 3815 Nalls Rd. on approx.

6.31 ac. of land zoned R-2. Tax Map 101-4((1))59 & a portion of Nalls Rd. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Nalls Rd. to proceed under Sect. 15.2-2272(2) of the Code of VA.)
MOUNT VERNON DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated March 28, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Riegle stated that the applicant desired to develop a cluster subdivision of ten lots, two less than allowed under the current R-2 zoning. He noted that the proposed density of 1.58 units was below the 2.2 to 2.3 units recommended by the Comprehensive Plan, and would result in higher quality lots and more amenities. He said that the proposed development had the support of the Mount Vernon Council of Civic Associations and that the applicant had worked with the community to ensure compatibility with adjacent development. He explained that 30 percent of the site would be left as open space and the limits of clearing and grading would add another acre to that amount for a total of 43 percent open space. He noted that sidewalks would be provided on both sides of public streets. Mr. Riegle said the only unresolved issue was stormwater management and that the applicant would construct a pond if necessary. He said he was agreeable to deferring a decision on this matter so that this issue could be addressed.

Commissioner Byers noted that the application was contingent upon approval of the vacation of Nalls Road and a waiver of the stormwater management facility. He added that Condition No. 11, which required the limits of clearing and grading to be flagged, would be changed to require that they be marked with continuous tape prior to construction so that there would be no misunderstanding as to where the limits were located. He said that he would be deferring a decision on this matter in order to resolve these two outstanding issues

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Ms. Carol Evans, 8511 Mount Zephyr Drive, Alexandria, expressed concerns about density, clustered development, buffering and stormwater management.

Mr. Rusty Coram, 8521 Mount Zephyr Drive, Alexandria, said that if a pond was necessary, he desired one that was visually appealing.

Mr. Edward Nelson, 3907 Quisenberry Drive, Alexandria, expressed support for the vacation of Nalls Road and said he shared the concerns of his neighbors on Mount Zephyr Drive about stormwater management.

There being no further speakers, Chairman Murphy called upon Mr. Riegler for a rebuttal statement.

Mr. Riegler stated that the applicant shared the concerns of the speakers concerning stormwater management. He noted that the proposed lot sizes were compatible with adjacent development and a clustered subdivision would allow more buffering and open space. He said that he and the developer would meet with Ms. Evans to address her concerns.

There were no comments or questions from the Commission and staff had no closing remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-00-V-012, C. N. MORRIS, JR., INC. TO A DATE CERTAIN OF JULY 20, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Smyth not present for the vote; Commissioner Alcorn absent from the meeting.

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SE-00-B-009 - FIRST WASHINGTON REALTY, L.P., AND MCDONALDS, INC. - Appl. under Sect. 7-607 of the Zoning Ord. to permit a fast food restaurant w/a drive-through window in a Hwy. Corridor Overlay Dist. on property located at 8900 Burke Lake Rd. on approx. 1.14 ac. zoned C-6 & HC. Tax Map 69-4((1))49 pt. BRADDOCK DISTRICT. PUBLIC HEARING.

Michael Giguere, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated June 6, 2000. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Johnson responded to questions from Commissioner Harsel about roof rib lights and the number of parking spaces required for the site.

Mr. Giguere stated that the existing shopping center, constructed 34 years ago, was in need of renovation. He noted that the two main issues concerning this application were traffic and compatibility with surrounding development. He said that under the leadership of the Braddock District Supervisor, Sharon Bulova, and Commissioner Harsel, a task force had been established and numerous citizens' meetings had been held over a period of six

months. He explained that the Virginia Department of Transportation had determined that a right turn lane at the westernmost entrance and an increase in the radii at the two primary entrances would improve traffic circulation. He added that the applicant had agreed to change the colors of the restaurant from red and white to green and off-white to complement the shopping center colors. He described proposed berming and landscaping and said that in order to mitigate an adverse affect on the neighborhood, there would be no sound amplification, banners, or outdoor play area, and that delivery times would be regulated. He requested that the standard McDonald's white roof ribs be permitted, although they would not be illuminated. He noted that the number of parking spaces required was 19, but that the applicant was willing to provide 56 spaces.

At Commissioner Harsel's request, Mr. Giguere described the proposed flow of traffic into and out of the site and identified the location of the loading area.

In response to a question from Commissioner Wilson, Mr. Giguere said First Washington Realty, L.P., the owner of the subject shopping, and McDonald's, Inc., were co-applicants. He also responded to questions from her about access and traffic circulation.

Chairman Murphy called the first listed speaker.

Mr. Robert Strain, 8977 Home Guard Drive, Burke, representing the task force appointed by Supervisor Bulova, presented an overview of the scope, objectives and recommendations of the task force. (A copy of this overview is in the date file.)

Commissioner Harsel thanked Mr. Strain for his efforts, which she said had been of invaluable assistance to her.

Mr. Rod Brana, 4350 East West Highway, Bethesda, with First American Realty, said approval of the application would be an impetus to First American Realty to renovate the shopping center.

Commissioner Palatiello, as a point of order, said that a presentation by the applicant had already been given by Mr. Giguere. Chairman Murphy responded that he would allow Mr. Brana to finish his presentation, although he said Commissioner Palatiello's point was well taken.

Concluding his presentation, Mr. Brana said that First American Realty supported the proposed landscape and parking plans.

Mr. Robert Mahan, 8704 Piccadilly Place, Springfield, President, Kings Park Citizens Association, said that the Association had voted to oppose the drive-through until a more complete analysis of the true impact on the community could be done. (A copy of his remarks are in the date file.)

In response to a question from Commissioner Koch, Mr. Mahan said that the Association had participated in the task force and supported its recommendations, but requested that a more complete traffic analysis be done.

Mr. Michael Malak, 8621 Victoria Road, Springfield, expressed opposition to the drive-through because he believed it would have an adverse affect on the residents of Kings Park. He suggested that alternatives be considered, such as a Starbucks, book store, bakery, deli, etc. (A copy of his remarks is in the date file.)

Mr. Robert Hunt, 8910 Cromwell Drive, Springfield, stated that the problem with the application was that it would put too much activity on too small a site and would exacerbate the existing traffic problem in the area. (A copy of his remarks is in the date file.)

Ms. Barbara Starrs, 8602 Clydesdale Road, Springfield, a member of the task force representing Kings Park, expressed opposition to the application because of its traffic impact and incompatibility with the neighborhood. (A copy of her remarks is in the date file.)

Ms. Starrs responded to questions from Chairman Murphy about her position.

Ms. Linda Wood, 8703 Prudence Drive, Annandale, representing the Canterbury Woods Civic Association, said that the Association recommended approval of the application in accordance with the recommendations of the task force. (A copy of her remarks is in the date file.)

Mr. Tom Parrish, 9008 Orange Hunt Lane, Annandale, Vice President, Red Fox Forest Civic Association and a member of the task force, said that the Association felt that the objectives of the task force could not be met if a drive-through restaurant were approved. He said that although the Association was not in favor of a drive-through restaurant, they supported the conditions recommended by the task force.

Mr. Kenneth Krause, 8908 Cromwell Drive, Springfield, expressed concern about the possibility that the restaurant would be brightly illuminated with placards on the windows.

Mr. Robert Strain read a letter from Ms. Sandra Kinsey, 5505 Avon Court, Springfield, owner of the Cricket Box shop located in the shopping center. Ms. Kinsey expressed support for the application because it would increase the number of customers and provide for renovation of the center.

Mr. Russ Applegate, 8976 Home Guard Drive, Burke, expressed opposition to the proposed development citing concerns about noise, increased traffic and automobile pollution.

Responding to questions from Commissioner Hall, Ms. Johnson said that a restaurant was a by-right use and that the drive-through only was the issue before the Commission.

Commissioner Harsel thanked the task force for the outstanding job they had done in evaluating this application.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Giguere for a rebuttal statement.

Mr. Giguere stated that the proposed number of parking spaces was adequate. He said a drive-through restaurant provided convenience for the community and that the applicant was in agreement with the hours of operation recommended by the task force.

Mr. Giguere responded to questions from Commissioner Byers about the possibility of conducting another traffic study, and from Commissioner Wilson about lighting and noise.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT SE-00-B-009 BE DEFERRED FOR DECISION ONLY TO A DATE CERTAIN OF WEDNESDAY, JULY 19, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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The Commission recessed at 11:00 p.m. and reconvened at 11:15 p.m.

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SE-00-D-006 - OAKCREST SCHOOL, INC. - Appl. under Sect. 3-104 of the Zoning Ord. to permit a private school of general education w/an enrollment of 100 or more students daily & a temporary place of worship for McLean Bible Church on property located at 850 Balls Hill Rd. on approx. 5.46 ac. zoned R-1. Tax Map 21-3((1))56A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated June 21, 2000. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Downer recognized John Foster, Esquire, with the County Attorney's Office. Mr. Foster stated that Raymond Diaz, Esquire, with Rees, Broome and Diaz, P. C., who

represented members of the community, asserted that Oakcrest School did not have the standing to file the subject application. Mr. Foster said that a letter of authorization submitted by McLean Bible Church dated December 15, 1999 qualified Oakcrest School as an agent of the church.

Mr. Mark Canale, Fairfax County Department of Transportation, responded to questions from Commissioners Downer and Palatiello about the traffic impact of the proposed development on the surrounding community.

Mr. Martin stated that Oakcrest School, presently located in Washington, D. C., was a small private girls school with grades 7-12 and a current enrollment of 125 students. He said the school had been looking for a new site since 1987. He explained that McLean Bible Church had agreed to sell their property to the school with a lease-back agreement whereby the church would continue to hold Saturday services on the site until December 31, 2000 and Sunday services until June 30, 2004, after which Oakcrest School would be the sole occupant of the site. He reviewed the transportation impact of the proposed use and said that Oakcrest had agreed to development conditions which required signal timing improvements at the intersection of Balls Hills Road and Georgetown Pike; limiting the hours of operation to avoid conflict with the hours of operation of Cooper Intermediate School and Langley High School; and phasing of enrollment so that the school could not reach its maximum enrollment of 300 students during the lease-back period. He noted that no physical improvements would be made to the property until the McLean Bible Church had completely vacated the facility and that the applicant had agreed to a development condition requiring six months advance notice to the community before seeking approval for such improvements. He said that a series of meetings sponsored by the Dranesville Supervisor's office had been held during the last few weeks and that all issues had been addressed. He emphasized that the school represented a de-intensification of use of the property and that there was no reason to defer a decision on this application past the summer and delay the opening of the school in September. Mr Martin then introduced Ms. Barbara Falk, Principal of Oakcrest School.

Ms. Barbara Falk, 2709 36th St., N. W., Washington, D. C., extolled the virtues of the school and requested favorable consideration of the application.

Mr. Martin responded to questions from Commissioner Kelso about the number of parking spaces required when the school became fully operational.

Chairman Murphy called the first listed speaker.

Mr. Warren Dennis, 7113 Holyrood Drive, McLean, representing the North McLean Neighborhood Preservation Coalition, expressed opposition to the application. He cited traffic concerns and questioned the suitability of the site for a school of this nature and the need for a traffic marshal.

Mr. Dennis responded to questions from Chairman Murphy about the proposal to have a traffic marshal direct traffic during peak use.

Commissioner Downer noted that she would defer a decision on this application until July 13, 2000. She then recognized all those persons in the audience who supported the school.

Ms. Joanne Theon, 6801 Lupine Lane, McLean, expressed opposition to the school due to traffic congestion, inadequate opportunity of neighbors to express their views, the length of time the property would be used by both the school and the church, and the future expansion of the school. (A copy of her remarks is in the date file.)

Ms. Mary Gabriel, 2730 Welcome Drive, Falls Church, an Oakcrest School student, described the superior education offered by the school and expressed support for the application.

Ms. Gabriel responded to questions from Commissioners Hall and Downer about the method of transportation used by students to get to the school.

Mr. Stephen Gabriel, 2730 Welcome Drive, Falls Church, father of the previous speaker, paid tribute to the school and said it would be an asset to Fairfax County.

Commissioner Byers requested that speakers confine their remarks to land use issues. He added that the Commission would stipulate to the fact that Oakcrest was an excellent school.

Ms. Pat Pacious, 6603 Briar Hill Court, McLean, spoke in support of the application. She said the school was preferable to other uses that had been offered for the property, such as churches, a performing arts center and a post office facility.

Mr. Richard Zelenka, 816 Lawton Street, McLean, expressed opposition to the application, citing traffic concerns.

Dr. Richard Loria, 1416 Kurtz Drive, McLean, expressed support for the application and said it would be an asset to McLean and Fairfax County.

Mr. Peter Ciapparelli, 7032 Arbor Lane, McLean, expressed opposition to the application because it would have a serious impact on traffic and the quality of life of the community. (A copy of his remarks is in the date file.)

Ms. Sonja Kuhn, 7010 Capitol View Drive, McLean, said she was opposed to the application because inadequate notice had been provided to the community and because traffic issues needed to be addressed. (A copy of her remarks is in the date file.)

Ms. Kuhn submitted a letter from Mrs. and Mrs. Jeffrey Harris, 732 Lawton Street, McLean, which expressed opposition to the proposed development. (A copy of their letter is in the date file.)

Mr. John Theon, 6801 Lupine Lane, McLean, said the dual use by the church and the school would cause increased traffic, threatening the public safety and well-being of Fairfax County residents.

Ms. Bonnie Hanssen, 9414 Tailsman Drive, Vienna, stated she was a faculty member, a parent of an Oakcrest School student and alumni, and a member of the Board of Directors. She explained that Oakcrest School had absolutely no interest in becoming a big school and that 60 percent of its students were Fairfax County residents.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, expressed support for the school. She said it would be an asset to the community and would de-intensify the use of the property.

In response to a question from Commissioner Byers, Ms. Whyte said that the North McLean Neighborhood Preservation Coalition was a new organization formed to fight the subject application and was not a member of the McLean Citizens Association.

Ms. Diane Dennis, 7113 Holyrood Drive, McLean, expressed opposition to the application and requested that this matter be deferred so that a more accurate assessment of the traffic impact could be done.

In response to a question from Commissioner Downer, Ms. Dennis said she would provide the Commission with a traffic study conducted by the Coalition.

Ms. Mary Meade, address unknown, said she had a law practice in McLean and that she supported the application because it would generate less traffic than the church.

Mr. Gerald Wine, 6927 River Oaks Drive, McLean, said he was a member of the McLean Bible Church and that his daughter had applied for admission to the Oakcrest School. He expressed support for the application and said it would lessen the traffic impact on the neighborhood.

Ms. Shelley Sleight, address unknown, a former student at Oakcrest School, said the school would be an asset to the community and that traffic was a way of life for the citizens of Fairfax County.

Mr. Peter Andriole, 1024 Delf Drive, McLean, said he lived five blocks from the subject property had no interest in or affiliation with either the church or the school. He expressed support for the school.

Mr. Robert Kuhns, address unknown, representing the North McLean Neighborhood Preservation Coalition, said traffic issues had not been satisfactorily addressed.

Mr. John Angus, 7138 Merrimac Drive, McLean, said his daughter was a student at Oakcrest. He expressed support for the school, noting that public schools were overcrowded.

There being no further speakers, Chairman Murphy called upon Mr. Martin for a rebuttal statement.

Mr. Martin said if the community was opposed to having a traffic marshall at the site during peak use, the applicant would withdraw the offer. He reiterated his position that the school would be a de-intensification of the use of the site and that a traffic study had been performed at the request of the community to assure the neighborhood that their fears were unfounded.

In response to a question from Commissioner Hall, Ms. Godfrey said a traffic marshall was not required by the County, but had been agreed to by the applicant.

In response to a question from Commissioner Harsel, Mr. Martin said if the application were approved, no church activities except for services on Saturday and Sunday would take place.

Addressing the issue of inadequate notice to the community, Chairman Murphy commented that County staff and the Supervisors' offices always made every effort to notify as many people as possible of community meetings. He said that the turnout for tonight's public hearing and proposed development conditions addressing the community's concerns testified to the fact that many people had been involved in this process.

Commissioner Downer commented that some administrative functions of the church were already being performed at their new site. She added that she was anxious to review the traffic study conducted by the North McLean Neighborhood Preservation Coalition.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Downer for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED TO DEFER THE DECISION ONLY ON SE-00-D-006 TO JULY 13, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting was adjourned at 1:40 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

June 28, 2000

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 1, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission