



McLean Citizens Association Resolution
Mayosha Mendis
Special Exception Amendment 79-D-071-02
Tax Map 21-3 ((01)) 66B
November 10, 2015

Whereas, the Sharon Lodge No. 327 (Lodge) operates a private club at 999 Balls Hill Road under Special Exception 79-D-071-01; and

Whereas, the subject parcel comprises 3.0 acres in the R-1 residential district and is developed with a 5,600 square foot, single-story structure with 2 half-baths and 70 parking spaces; and

Whereas, members of the Lodge meet approximately once a month starting at 7:30 p.m.; and

Whereas, Ms. Mayosha Mendis, Director of The TEA Center LLC, is seeking a Special Exception Amendment (SEA) to operate a child care center at the Lodge; and

Whereas, the child care center would have a maximum daily enrollment of up to 40 children and a maximum of 15 employees; and

Whereas, utilizing shuttle vans, children dropped off at the child care in the morning would be bused to one of the six elementary schools in McLean and Falls Church, then returned to the Lodge at dismissal time; and

Whereas, on regular school days, the hours of operation would be 6:30 a.m. to 8:00 a.m. and 3:30 p.m. to 7:00 p.m., Monday through Friday; and

Whereas, on teacher work days, snow days and holidays, the hours of operation would be 6:30 a.m. to 7:00 p.m., Monday through Friday; and

Whereas, the drop-off and pick-up of children would be staggered and the applicant would be required to coordinate with Cooper Middle school to ensure the morning drop-off of children on the subject property does not overlap with the middle school's drop-off; and

Whereas, during the summer, the child care center would operate as a summer camp with hours of 6:30 a.m. to 7:00 p.m., Monday through Friday; and

Whereas, the child care center would be permitted to remain open until 10:00 p.m. one day a month; and

Whereas, after one year of operation, the applicant could request administrative approval to increase enrollment to up to 70 children; and

Whereas, in submitting such a request, the applicant would be required to demonstrate a current enrollment of at least 35 children and submit an Operational Analysis of Balls Hills Road and the vicinity for review by the county's Zoning Evaluation Division and Department of Transportation; and

Whereas, in evaluating the request for increased enrollment county staff would additionally inspect the SEA use and review the applicant's compliance with the SEA development conditions; and

Whereas, an increase in enrollment of up to 70 children would equate to an increase of 75%; and

Whereas, the traffic analysis submitted by the applicant was found to be inadequate given the operational characteristics of the Balls Hill Road and Georgetown Pike intersection and its confluence with I-495, and leaves unanalyzed the ability to turn left safely out of the subject property during the evening peak traffic period; and

Whereas, on regular before and after school care days, the outdoor play area would only be utilized between 3:30 p.m. and 5:30 p.m. and for no more than 30 minutes, and the outdoor play area would be no closer than 50 feet from any property line; and

Whereas, the applicant advertised and held an open house for the adjacent neighborhood and to date there have been no objections to the proposed child care use;

Now, therefore, be it resolved that the McLean Citizens Association supports Special Exception Amendment 79-D-071-02 subject to the following modifications of the proposed SEA Development Conditions dated November 3, 2015:

- 1) After one year and a confirmed daily enrollment of 35 students, an increase in enrollment of up to 55, or 37%, may be granted administratively per the criteria cited in Development Condition #12; and
- 2) After another year of operation and a confirmed daily enrollment of 50 students, an increase in enrollment of up to 70, or 27%, may be granted administratively based on an inspection on the SEA use and specifically, its safe and efficient operation, and compliance with the SEA Development Conditions.

*Approved by the MCA Executive Committee on behalf of the Board of Directors
Date 11/10/2015*

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
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Fairfax County Planning Commission
Fairfax County Board of Supervisors