

**Greater Wilton Woods Citizens' Association Meeting  
Minutes - November 16, 2004**

Sam McCutchen opened the meeting by reminding members that the Garden Club is again selling holiday wreaths and kissing balls to raise funds for the Memorial Garden. Wreaths are \$30; kissing balls are \$15.

Sam referred to a recent article in the Washington Post about the School Board's proposed consolidation of Fairfax County Schools Administration offices into one building. Since this would mean the potential closure of the Wilton School administrative building, (and potential sale of the land), our organization needs to keep informed on the status of this proposal.

Sam welcomed back the Morgan Group, a developer which hopes to develop the land near Penn Daw Shopping Center. This includes land bordered by School St., N. Kings Hwy, and Poag St. The Morgan Group spoke at the 7/20/04 meeting, and returned to address concerns of the GWWCA membership.

Sam also introduced the presidents of the Virginia Hills and Jefferson Manor civic associations, both of whom expressed interest in being involved with interactions with the Morgan Group.

The Morgan Group reviewed its development plan for those who may not have attended the 7/20 meeting. (Details of the proposed development are contained in the 7/20/04 meeting minutes.) The developer also brought their land use attorney, Susan Blakely. Ms. Blakely explained that every five years, the county evaluates its comprehensive plan to determine whether to make changes to land zoning. According to Ms. Blakely, changes to the plan are next scheduled for consideration in the fall of 2005. Therefore, Ms. Blakely stated that the Morgan Group is asking for the GWWCA's support in requesting the county to consider an out of turn plan amendment to the county's comprehensive plan so that the Morgan Group does not have to wait until the fall of 2005. The intent is to change the zoning of the land in question to increase density allowances from .25 FAR (Floor Area Ratio) to 1.5 FAR. Some residents expressed concern about the effects on the community that the development could cause, such as the following:

- increased traffic in residential areas such as School St
- unmanageable traffic in and out of Poag St from Kings Highway.
- more people than permitted living in apartments, resulting in more vehicles than anticipated

The membership asked the Morgan Group several times why this land could not be developed with townhouses, which would greatly decrease density, or at least condominiums, which would bring in residents with a sense of ownership in the community. The Morgan Group, although having said it is open to ideas and discussion on the project, did not appear willing to consider these suggestions.

Given the membership's general unease with the Morgan Group's plan, Sam received a motion from the floor that the GWWCA go on record that it is officially opposed to high density residential development at this site at this time. The motion was seconded; the membership voted in favor, and the motion passed, 45 to 2.

Meeting adjourned at 8:50 p.m.