

**County of Fairfax, Virginia
Planning Commission Meeting
June 16, 2021
Verbatim Excerpt**

RZ 2020-BR-016 - TRUSTEES OF ANNANDALE UNITED METHODIST CHURCH – Appl. to rezone from C-5 and R-20 to C-5 to permit place of worship with community resource center with an overall Floor Area Ratio (FAR) of 0.22. Located on the W. side of Heritage Dr., S. of Patriot Dr., on approx. 1.77 ac. of land. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 70-2 ((1)) 2. (Braddock District)

After Close of the Public Hearing

Commissioner Cortina: And thank you, Mr. Chairman. I do have one question for the applicant's representative, Ms. Strobel. And I understand...

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C.: Yes.

Commissioner Cortina: Thank you Mr. Chairman. I do have one question for the applicant's representative Ms. Strobel, And I understand that there are no modifications to the building or the site. In proffer two, there's standard minor modification language. And I just wanted clarification for record that the minor modifications that could occur under proffer two, would not remove the mature trees on the site. Is that correct?

Ms. Strobel: That's correct. Any – any modification would have to be in conformance with the development plan that will be proffered and would not – and would not allow for the removal of existing mature trees. Thanks.

Commissioner Cortina: Okay. Thank you. If there're no other questions or concerns, I would like to make a motion to approve. Thank you, Mr. Chairman.

Chairman Murphy: Okay. Thank you very much, Ms. Cortina.

Commissioner Cortina: Thank you, Mr. Chairman. RZ 2020-BR-016, Trustees of Annandale United Methodist Church is a request to rezone a property from a split R-20 in C-5 District to the C-5 District. In 2012 Annandale United Methodist Church merged with Emmanuel United Methodist Church. The Emmanuel church building is used as a community resource center including a food pantry, homework club, tutoring, and other services – support services. The property is located in close proximity to Annandale High School, the Heritage Mall Shopping Center, and many medium and high density multi-family homes, as you've heard from Ms. Strobel. The center currently house community outreach activities and provides food for over 200 families on a weekly basis. And this rezoning will allow them to expand operations to the R-20 side of the church building to provide even more support services to the community. The Braddock Land Use and Environment Committee recommended approval of the – the proposed rezoning at its meeting yesterday evening. And its resolution recognizes these significant unmet needs in the surrounding community, which would be addressed by this use. So, I just want to thank the Annandale United Methodist Church for its service to our community, to the students at Annandale High School and the middle schools in the area, and their families. And I would like to thank Brandon McCadden, the County staff coordinator, for his work on the application. And with that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL

OF RZ 2020-BR-016 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 1ST, 2021.

Commissioner Clarke: Second.

Chairman Murphy: Second Mr. Clarke. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2020-BR-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Spain and Strandlie were absent from the meeting.

SL

PROFFERS

TRUSTEES OF ANNANDALE UNITED METHODIST CHURCH

RZ 2020-BR-016

June 1, 2021

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County 1978, as amended, (hereinafter referred to as the “Zoning Ordinance”), the Trustees of Annandale United Methodist Church for and on behalf of themselves and their successors and/or assigns (hereinafter referred to as the “Applicant”), in RZ 2020-BR-016 filed on property identified as Fairfax County Tax Map 70-2 ((1)) 2 (hereinafter referred to as the “Application Property”) hereby proffers the following, provided that the Board of Supervisors (the “Board”) approves a rezoning of the Application Property from the C-5 and R-20 Districts to the C-5 District. These proffers will replace and supersede any previously approved proffers on the Application Property. In the event this rezoning is denied by the Board, these proffers and conditions will immediately be null and void.

1. GENERALIZED DEVELOPMENT PLAN

- A. Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Application Property will be developed in substantial conformance with the generalized development plan consisting of four (4) sheets, prepared by Christopher Consultants dated October 14, 2020 and revised through April 2, 2021 (the “GDP”).
- B. Minor Modifications. Pursuant to Section 18-203 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant will have the flexibility to modify the layout shown on the GDP, which includes the flexibility to modify the building footprint or decrease the maximum floor area ratio (FAR) based on final engineering and design without the need for a proffered condition amendment (PCA), provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator and do not decrease the amount of open space or the distance to peripheral lot lines below the minimums required by the Zoning Ordinance.
- C. Minor Variations. Minor variations to these proffered conditions and the GDP may be approved in accordance with the provisions of Section 18-203 of the Zoning Ordinance without the need for a public hearing, or a PCA.

2. PROPOSED DEVELOPMENT

The Application Property will be used as a place of worship and/or a public benefit association.

3. SIGHT DISTANCE

The Applicant will keep the trees and shrubbery located at the Application Property's exit onto Heritage Drive maintained so that sight distance is in compliance with the VDOT Road Design Manual.

4. PARKING

The hours of operation for the place of worship and the public benefit association will not overlap so that on-site parking spaces will adequately serve the two uses. If the hours of operation change, the Applicant will pursue the construction of additional parking, a parking reduction, or a shared parking agreement, as needed.

5. MISCELLANEOUS

- A. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, construction of any of the required improvements described herein has been delayed beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement without the necessity of a PCA.
- B. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement will include within its meaning and will be binding upon the Applicant's successor(s) in interest and/or the owner(s) from time to time of the Application Property during the period of their ownership.
- C. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

Applicant/Title Owner of
Tax Map 70-2 ((1)) 2

TRUSTEES OF ANNANDALE UNITED METHODIST
CHURCH

Dana A. Goward, Trustee

Gary FitzGibbon, Trustee

Peter Snitzer, Trustee

Dale Ruhter, Trustee

Brenda Poole, Trustee

Becky Sellner, Trustee

Beth Graves, Trustee

Bill Sinclair, Trustee

[SIGNATURES END]