



APPLICATION ACCEPTED: June 6, 2007
APPLICATION AMENDED: August 17, 2007
PLANNING COMMISSION DECISION ONLY: June 12, 2008
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

May 29, 2008
STAFF REPORT ADDENDUM
SPECIAL EXCEPTION APPLICATION
SE 2007-MA-021

MASON DISTRICT

APPLICANT: Ghana-American Community Association

ZONING: I-5

PARCEL(S): 81-1 ((19)) 2

ACREAGE: 1.49 acres

FAR: 0.42

OPEN SPACE: 15%

PLAN MAP: Industrial

SE CATEGORY: Category 3

PROPOSAL: Add a public benefit association as part of an existing place of worship.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-MA-021, subject to the proposed development conditions contained in Attachment 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



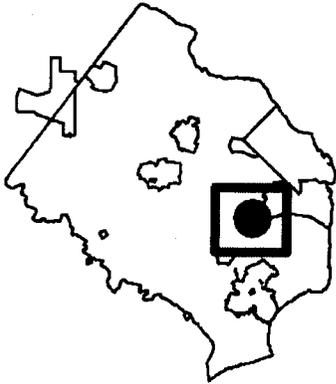
The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



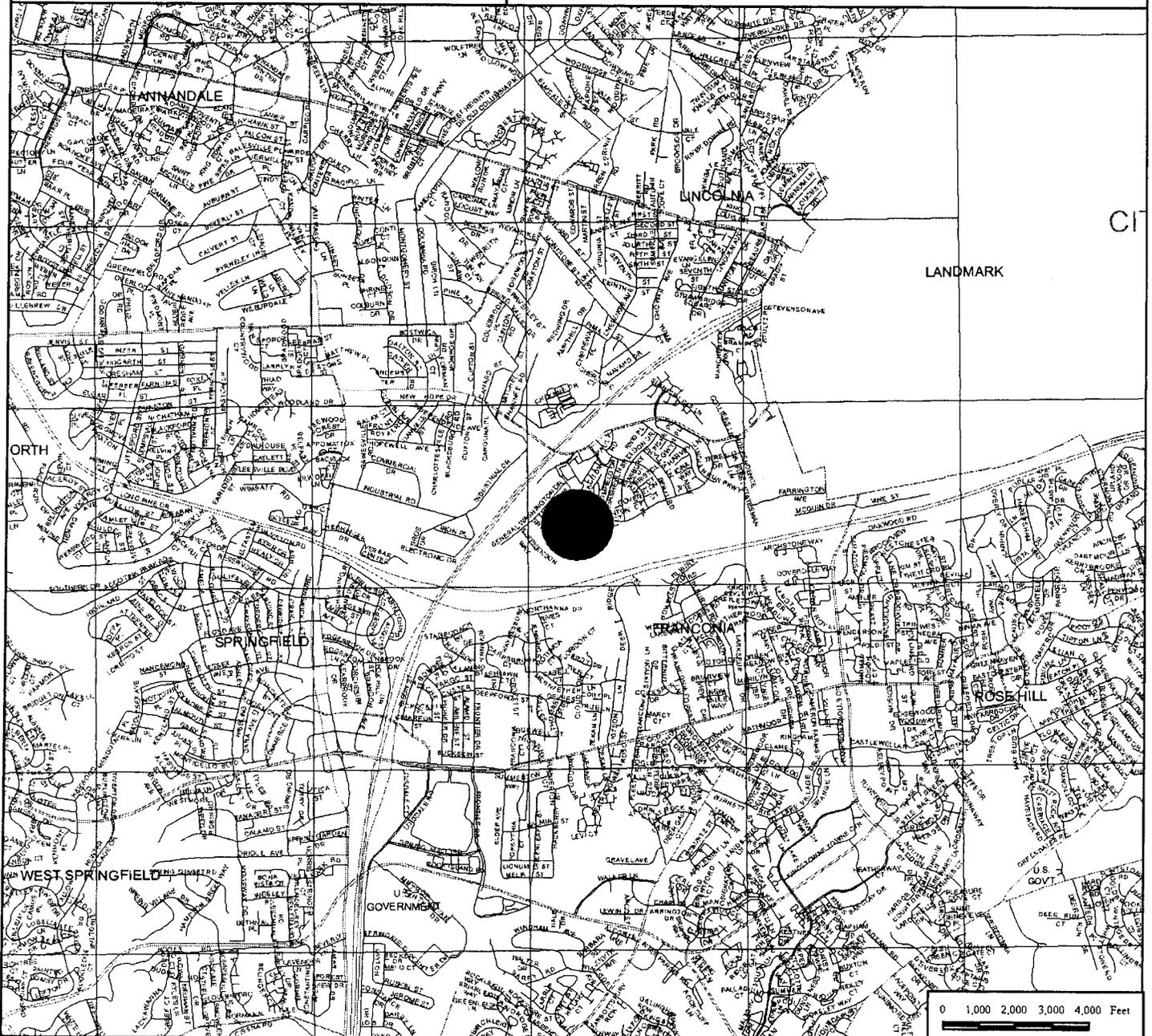
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2007-MA-021



Applicant: GHANA-AMERICAN COMMUNITY ASSOCIATION
Accepted: 07/06/2007
Proposed: ADD A PUBLIC BENEFIT ASSOCIATION AS PART OF AN EXISTING PLACE OF WORSHIP
Area: 1.49 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 05-0504
Art 9 Group and Use: 3-07
Located: 6424 GENERAL GREEN WAY
Zoning: I- 5
Plan Area: 1,
Overlay Dist:
Map Ref Num: 081-1- /19/ /0002

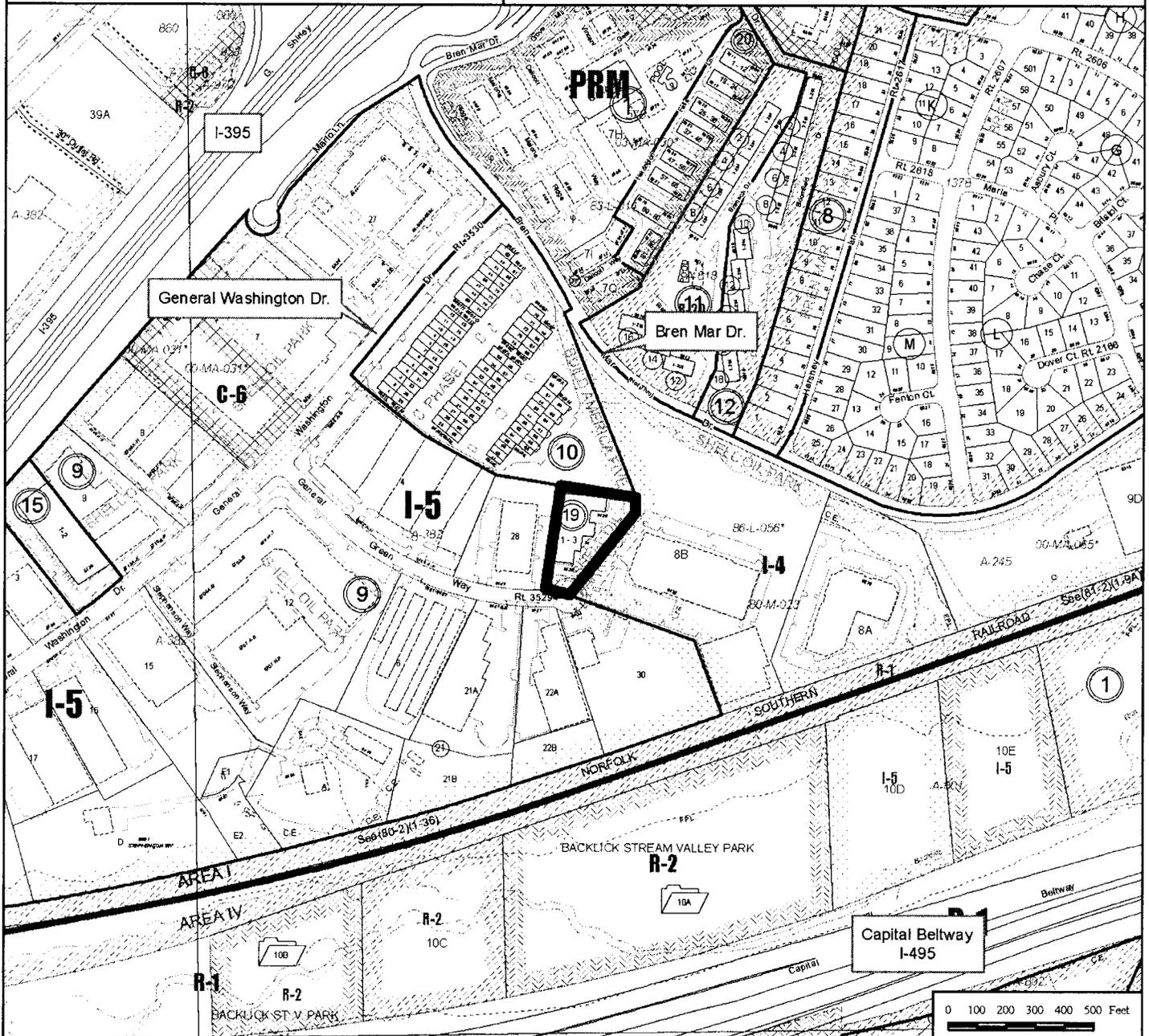
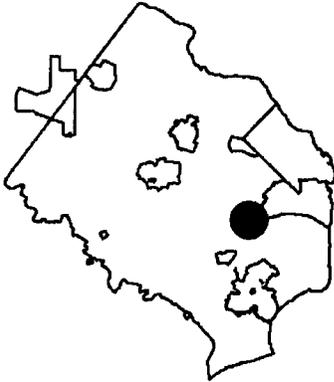


Special Exception

SE 2007-MA-021

Applicant: GHANA-AMERICAN COMMUNITY ASSOCIATION
 Accepted: 07/06/2007
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 Zoning Dist Sect: 05-0504
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 Located: 6424 GENERAL GREEN WAY
 Zoning: I- 5
 Plan Area: 1,
 Overlay Dist:
 Map Ref Num: 081-1- /19/ /0002



NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS THE PARCEL 0811 19 0002 AND IS ZONED I-5, GENERAL INDUSTRIAL DISTRICT.
2. UNIT #2 OWNER: HAWKWOOD REAL ESTATE LLC, 6420 GENERAL GREEN WAY ALEXANDRIA, VIRGINIA 22312
3. TOTAL CONDOMINIUM LAND AREA=64,915 SQUARE FEET
4. BUILDING DATA:
AREA OF UNIT #2 FOOTPRINT=8,645 SQUARE FEET
CONSTRUCTION DATE: SITE & BUILDINGS=1985

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	21.42	25.00	49°06'06"	11.42	S 65°31'11"W	20.78
C2	89.75	59.00	87°09'42"	56.15	S 84°32'59"W	81.35

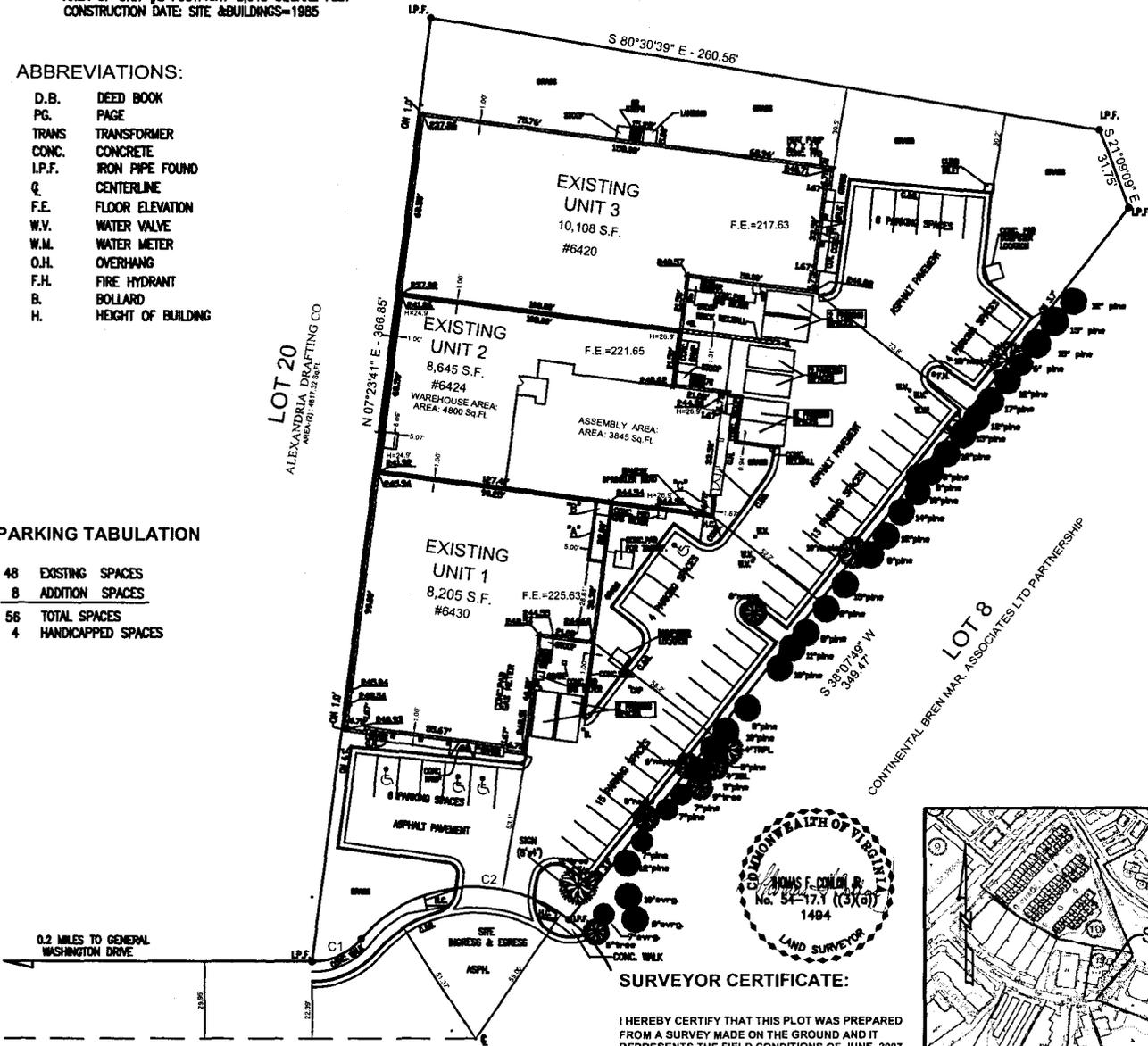
PARCEL 118
BUILDAMERICA FIVE CONDOMINIUM

ABBREVIATIONS:

- D.B. DEED BOOK
- PG. PAGE
- TRANS TRANSFORMER
- CONC. CONCRETE
- LP.F. IRON PIPE FOUND
- CL CENTERLINE
- F.E. FLOOR ELEVATION
- W.V. WATER VALVE
- W.M. WATER METER
- O.H. OVERHANG
- F.H. FIRE HYDRANT
- B. BOLLARD
- H. HEIGHT OF BUILDING

PARKING TABULATION

- 48 EXISTING SPACES
- 8 ADDITION SPACES
- 56 TOTAL SPACES
- 4 HANDICAPPED SPACES



0.2 MILES TO GENERAL WASHINGTON DRIVE

EXISTING
GENERAL GREEN WAY
STATE ROUTE 3529 60' RW

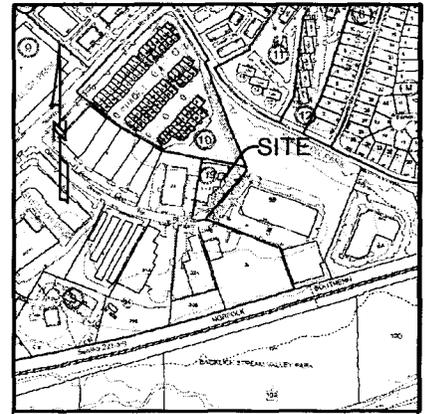
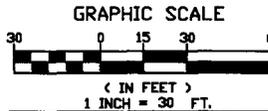
ADDRESS	LOT #	SUITE #	USE	RIGHT	USE PERMITTED BY		SQUARE FEET GROSS FLOOR AREA	# SERVICE BAYS	# OF EMPLOYEES	# STUDENTS	OTHER	PARKING RATE REQUIRED PER CODE (See Note 5 Below)	TOTAL PARKING SPACES REQUIRED FOR THIS USE	
					SPECIAL PERMIT	SPECIAL EXCEPTION								
John C. Flood 6430 General Green Way	1	1	Office	X			8205		16			3.6'	1000 s.f. 29.5	
Ghana-American Comm. Assoc. 6424 A General Green Way	1	1	Assem. Space		X		3845			168		1/3 Part	56	
Christian Life Divpmnt Ctr. 6424A General Green Way	1	2	Church	X			3845			192		1/4 Part	48	
Z Light & Furniture 6424 B General Green Way	1	1	Ware-House	X			4800		3			1.0'	1000 s.f. 4.8	
Hawkwood Mfg. Industries 6420 General Green Way	1	1	Ware-House	X			10108		6			1.0'	1000 s.f. 10.1	
REQUIRED TOTAL FOR ENTIRE SITE PLAN												149		
NUMBER OF ACCESSIBLE SPACES PROVIDED				VAN ACCESSIBLE SPACES PROVIDED				TOTAL ACCESSIBLE PARKING SPACE (R) on site per ADA Act and VUSBC (See Note 6 below)						4
TOTAL PARKING SPACES PROVIDED												56		

(The total number of parking spaces, including accessible parking spaces, available and available for optional parking on the site covered by this site plan (See Note 6 below).
 Note: Parking Reduction for Church use on Sundays = 33.8% Parking Reduction for Public Benefit use on Saturdays= 44.8%
 2. In building where one floor has more than one use (personal services, general office & retail) use a separate line for each use. The use must correspond to those identified in Article 11 of the Zoning Ordinance, or a documentation of the Zoning Admin. determination must be attached to the tabulation.
 3. Uses where a sign is required to be included, this tabulation use shall be included and parking allocated.
 4. Developer should make a final parking assignment for each use on the site plan. If developer, condominium, association or landlord wishes to make changes to assigned number of spaces after final site plan submittal, a site plan revision for reassignment of parking will be required. This form, when properly completed and certified is intended to be such a site plan revision.
 5. If use is a Conditional use, it may be calculated at previous code parking rate if so identified and justification is submitted with the parking tabulation.



SURVEYOR CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLOT WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IT REPRESENTS THE FIELD CONDITIONS OF JUNE, 2007.

THOMAS F. CONLON SR. C.L.S. #1494



PARKING STUDY
CJM CONDOMINIUM
 DEED BOOK: 15343 PAGE: 1590
 MASON DISTRICT
 FAIRFAX COUNTY - VA.
 DATE: 01/21/2008
 SCALE 1"=30'
CERVANTES & ASSOCIATES, P.C.
 3701 PENDER DRIVE, SUITE 110
 FAIRFAX, VIRGINIA 22030-6045
 TELEPHONE: (703) 691-4114
 FAX: (703) 385-1869
 JOB 27006.55

DISCUSSION

SE 2007-MA-021 is a request by the Ghana-American Community Association for approval of a special exception to establish a public benefit association on a portion of Tax Map 81-1 ((19)) 2, in the Beltway South Industrial Area of the Lincolnia Planning District. A Staff Report published on November 15, 2007, recommended approval of the application to convert a previously approved 3,845 square foot church use (place of worship) within a portion of an existing 8,645 square foot warehouse to a public benefit association use. On November 29, 2007, the Planning Commission held a public hearing for the subject application. During the hearing, the Planning Commission expressed concerns about the proposed public benefit association use, the proposed removal of the existing place of worship on the site and the available parking on the site. The applicant clarified that the existing place of worship would actually continue to operate on the site and would not be replaced by the public benefit association at the hearing. The applicant intended to add the public benefit use as an additional use to an existing place of worship. Since the impacts of the combined uses were not addressed in the Staff Report, the Planning Commission deferred the decision on the subject application to allow time to review the public benefit association use in addition to the existing place of worship on the site and to receive results from a revised parking reduction study.

Since the public hearing, the applicant has continued to work with staff to revise the application. The applicant submitted a revised statement of justification (see Attachment 2) to better explain the proposed public benefit association use, a revised Special Exception (SE) Plat (copy at the front of staff report addendum) and a revised parking reduction study, which was reviewed separately by the Department of Public Works and Environmental Services (see Attachment 3). In addition, staff revised the proposed development conditions published in the November 15, 2008, Staff Report. These revisions are discussed further below.

Revised Statement of Justification and SE Plat:

In the revised statement of justification, the applicant clarified the purpose of the application and is now seeking a public benefit association use in addition to the existing place of worship on the site to help Ghanaian-American immigrants in the Northern Virginia area. The public benefit activities will include fundraising events to help pay for burial expenses, weddings and other cultural activities. These activities will be limited to the same 3,845 square foot portion of the existing 8,645 square foot warehouse Unit 2 as the existing place of worship use, which is shown on the revised SE Plat. No new construction or additional parking is proposed. Hours of operation are now proposed to occur when the existing place of worship will be closed (on Saturdays between 8:00 p.m. to 2:00 a.m.) No more than five employees are proposed to be on site at any one time. The number of patrons/members attending the public benefit association events will vary, but will be limited based on the results of a revised parking reduction study, which is discussed below.

Revised Parking Reduction Study:

As discussed in the background section of the November 15, 2007 Staff Report, the Board of Supervisors previously approved a 48.3 percent parking reduction on the site on June 7, 2004. This parking reduction study was a shared parking analysis for the existing office/warehouse uses and a proposed place of worship to operate on the site with 48 available parking spaces rather than 93 parking spaces required by the Zoning Ordinance. The following chart lists all of the current and proposed uses on the site and the total number of parking spaces required by the Zoning Ordinance.

Company (Street Address)	Gross Floor Area (sq/ft)	Use Classification (Parking requirement)	Number of Spaces Required
John C. Flood (6430 General Green Way)	8,205	Office (3.6 spaces per 100 sq/ft)	29.5
Z Lights and Furniture (6424B General Green Way)	4,800	Warehouse (1 space per 1000 sq/ft)	4.8
The Christian Life Development Center (6424A General Green Way)	3,845 (192 seats)	Place of Worship (1 space per 4 seats)	48
Ghana-American Community Association (6424A General Green Way)	3,845 (168 members/patrons)	Public Benefit Association (Typically 1 space per 3 patrons/members)	56
Hawknad Manufacturing industries (6420 General Green Way)	10,108	Warehouse (1 space per 1000 sq/ft)	10.1
		Total	149 (93 without the Public Benefit Association)

The applicant submitted a revised parking reduction study to add a public benefit association use with up to 168 patrons/members to the previously approved parking reduction study and shared parking analysis (see Attachment 3). The Zoning Ordinance does not have specific parking standards for a public benefit association; however, historically parking for lodges, private clubs and public benefit associations has been provided at a rate of 1 space per 3 members. As shown on the chart, this requirement will increase the total number of parking spaces required on site to 149 spaces.

Staff from the Department of Public Works and Environmental Services (DPWES) reviewed the revised shared parking study and prepared a Board Agenda Item (currently scheduled for a public hearing on June 2, 2008). In the Board Agenda Item, staff recommended that the Board of Supervisors approve an amended parking reduction of 44.6 percent for the site pursuant to Paragraph 4(B), Section 11-102 of

Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code), based on an analysis of the parking requirements for place of worship, public benefit association, warehouse and office uses on the site and a shared use parking study subject to several conditions. The conditions are listed in Attachment 3 and include:

- a minimum of 48 parking spaces are provided on weekdays and a minimum of 56 spaces are provided on weekends on site at all times,
- a maximum of 192 people (seats) are permitted at church services on Friday evening and Sundays, a maximum of 168 people are permitted at the public benefit association on Saturdays, and all vehicles associated with these uses must be parked on site,
- the operating hours of the church use shall be limited to: Mondays – Fridays, 9 p.m. to 2 a. m.; and Sundays, 9 a.m. to 6 p.m. The public benefit association use shall operate only on Saturdays, 8 p.m. to 2 a.m. and Z Lights and Furniture shall not operate after 6 p.m. on Saturdays.
- additional uses on the site were not permitted without submission of a new parking study.

This analysis indicated that the total number of parking spaces on the site could be increased from 48 to 56 spaces using eight (8) existing loading spaces on the site. Staff indicated that these eight (8) additional parking spaces shall be limited to the exclusive use of the existing place of worship and the proposed public benefit association uses on weekends only. The other uses on the site shall be limited to forty-eight (48) regular parking spaces on weekdays with the loading spaces used for their intended use on those days. Staff concluded that the amended shared parking request results in a 39.8 percent parking reduction for the existing place of worship use and a 44.6 percent parking reduction for the proposed public benefit association based on 56 parking spaces available on weekends. Therefore, staff recommended that the Board of Supervisors approve the amended parking reduction.

Revised SE Development Conditions:

In addition to the conditions imposed in the parking reduction study, staff revised the SE development conditions dated November 15, 2007, to reference the revised SE Plat, the revised hours of operation for the public benefit association use and the revised parking reduction study conditions. These revisions are included in Attachment 2 with changes black-lined from development conditions included in the Staff Report dated November 15, 2007. (Additional text is underlined and text proposed to be removed is highlighted with a strike through.)

Finally, staff believes that the concerns expressed at the November 29, 2007, public hearing by the Planning Commission are now addressed with the proposed SE development conditions in Attachment 1 and the revised parking reduction development conditions in Attachment 3, which are subject to separate Board approval.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the proposed addition of a public benefit association use to a previously approved place of worship use located in a 3,845 square foot portion of the existing 8,645 square foot warehouse Unit 2 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as conditioned.

Recommendations

Staff recommends approval of SE 2007-MA-021, subject to the proposed development conditions contained in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Revised Statement of Justification
3. Revised Parking Reduction for Shell Oil Park, Lot 11 (Mason District)

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-MA-021

~~November 15, 2007~~May 29, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-MA-021 located at Tax Maps 81-1 ((19)) 2 for use as a public benefit association pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "~~Special Exception Plat~~ Parking Study: Part of Unit 2 CJM Condominium", prepared by Cervantes and Associates, P.C., consisting of 1 sheet dated ~~August 14, 2007~~ January 21, 2008 and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The hours of operation shall be limited to ~~Friday 9:00 a.m. to 2:00 a.m., Saturday 12 noon 8:00 p.m. to 2:00 a.m., and Sunday 9 a.m. to 10 p.m.~~
5. ~~Prior to the issuance of a Non-Residential Use Permit (Non-RUP), a revised shared parking study and/or parking reduction study shall be submitted and approved by DPWES that demonstrates that adequate parking is available on the site to convert the previously approved church use (3,845 sf) to a public benefit association use. Membership to the public benefit association shall be limited to the number determined by DPWES following the review of the parking study. A copy of the approved parking study shall be distributed to the Zoning Evaluation Division. The development conditions from the previous parking agreement as may be amended, are included by reference. (See Exhibit A.)~~
5. Parking for the subject property shall be in conformance with the amended conditions associated with the Parking Reduction Study #1381-PKS-010-1 as contained in Exhibit A, as may be modified by the Board of Supervisors.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, eighteen (18) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROPOSED DEVELOPMENT CONDITIONS

**Parking Reduction Study #1381-PKS-010-1
(Subject to Board Approval on June 2, 2008)**

1. A minimum of 48 parking spaces are provided on weekdays and a minimum of 56 spaces are provided on weekends on site at all times for the uses at Shell Oil Park, Lot 11.
2. A maximum of 192 people (seats) are permitted at church services on Friday evening and Sundays, a maximum of 168 people are permitted at the public benefit association on Saturdays, and all vehicles associated with these uses must be parked on site.
3. The operating hours of the church use shall be limited to: Mondays – Fridays, 9 p.m. to 2 a. m.; and Sundays, 9 a.m. to 6 p.m. The public benefit association use shall operate only on Saturdays, 8 p.m. to 2 a.m. and Z Lights and Furniture shall not operate after 6 p.m. on Saturdays.
4. The current owners, their successors or assignees of the parcel identified as Fairfax County Tax Map #081-1-009-001, #081-1-009-002, and #081-1-009-003; shall submit a parking space utilization study for review and approval by the Board at any time in the future that the Zoning Administrator requests. Following review of that study, or if a study is not submitted within ninety days after being requested, the Board may rescind this parking reduction or require alternative measures to satisfy parking needs, which may include requiring all uses to comply with the full parking space requirements as specified in Article 11 of the Zoning Ordinance.
5. All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on applicable requirements of *The Code of the County of Fairfax, Virginia* (County Code) and the Zoning Ordinance in effect at the time of said parking utilization study submission.
6. Shared parking with any additional use(s) shall not be permitted without the submission of a new parking study prepared in accordance with the applicable requirements of the Zoning Ordinance and shall be subject to the Board approval.
7. All parking provided shall be in accordance with the applicable requirements of Article 11 of the Zoning Ordinance and the Fairfax County Public Facilities Manual (PFM), including the provisions referencing the Americans with Disabilities Act.
8. The conditions of approval of this parking reduction shall be recorded in the Fairfax County land records in a form acceptable to the County Attorney.

Ghana-American Community Association

The purpose of this Special Exception Application is to enable a public benefit association, The Ghana-American Community Association (GCA), to use an existing place of worship for public benefit activities. The facility, located at 6424 General Green Way, Alexandria, Virginia, is presently occupied by the Christian Life Development Center (CLDC). The CLDC facility is an approved place of worship that meets the current requirements of the Fairfax County codes. The GCA will share the same space with the CLDC on a rotational basis. No new or additional construction work will be performed or needed.

The GCA is a Public Benefit Association that caters for the welfare of Ghanaian-American immigrants in the Northern Virginia area. Most of the Ghanaian-American immigrants work in low-paying jobs with no health or life insurance. As such, they depend on help from their social network within the community for survival in times of crisis. The public benefit activities include:

- Fundraising to transport the dead to Ghana for burial in accordance with our custom.
- Fundraising to pay burial expenses
- Weddings & family-type celebrations.
- Cultural activities
- Church activities

The regular operating period of the GCA shall be as follows:

- Monday – Friday Closed
- Saturday 8 p.m. to 2:00 a.m.
- Sunday Closed

The operation of the GCA will create five jobs as shown in the Table below:

RECEIVED
Department of Planning & Zoning

MAY 07 2008

Zoning Evaluation Division

Table 1. Expected Employment

Position	# of Employees
Manager	1
Event Attendants	2
Cleaners	2
Total	5

General Area to be Served: The general area to be served by the use covers the Ghana-American communities in Fairfax County, Alexandria, Arlington, and Prince William County. The number of people at functions will range between 100 and 160, depending upon the function.

Parking and Traffic Impact: The GCA will share the same assembly space with the CLDC on a rotational basis. The hours of operation of the GCA are off-peak hours and therefore have minimal impact on traffic in the warehouse area. The estimate of the traffic impact is shown in the following three Tables:

Table 2. Maximum Trip Generation

Land Use	Size (Gross Sq. Ft.)	Trip Rate¹	Daily Vehicle Trips
Assembly Space	3,845 ²	13.28/1000 GSF	52

1. Based on Institute of Transportation Engineers (ITE) Trip Generation Handbook – 7th Edition, Trip Rates for Churches.
2. 6424 General Green Way is a mixed-use building. The gross floor area of the assembly space is 3,845 Sq. Ft. An unrelated company, Z Light & Furniture, is using the remaining 4,800 Sq. Ft. as a warehouse for furniture storage.

Table 3. Distribution of Trips by Time of Day

Day of Week	Peak-Hour Trips ¹ AM	Peak-Hour Trips ¹ PM	Operating Hours	Peak Trip Generation Hour
Monday - Friday	Closed	Closed	Closed	Closed
Saturday	Closed	45	8 p.m. – 2 a.m.	10 p.m. – 11 p.m.
Sunday	Closed	Closed	Closed	Closed

1. Based on Institute of Transportation Engineers (ITE) Trip Generation Handbook – 7th Edition, Trip Rates for Churches.

Table 4. Daily Trips by Mode

Mode	Number	Percentage
Private Car	52	100%

Hazardous or Toxic Substances: No hazardous or toxic substance will be generated, utilized, stored, treated, or disposed as a result of the operation of the Ghana-American Community Association. No new or additional construction work will be performed or needed.

Chantel A.
5/7/08

Board Agenda Item
June 2, 2008

ACTION-

Amended Parking Reduction for Shell Oil Park, Lot 11 (Mason District)

ISSUE:

Board of Supervisors (the Board) approval of an amended 44.6 percent reduction in required parking for the Shell Oil Park, Lot 11, Tax Map #081-1-009-001, #081-1-009-002, and #081-1-009-003; Mason District.

RECOMMENDATION:

The County Executive recommends that the Board approve an amended parking reduction of 44.6 percent for the Shell Oil Park, Lot 11, pursuant to Paragraph 4(B), Section 11-102 of Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code), based on an analysis of the parking requirements for church, public benefit association, warehouse and office uses on the site and a shared use parking study, on condition that:

1. A minimum of 48 parking spaces are provided on weekdays and a minimum of 56 spaces are provided on weekends on site at all times for the uses at Shell Oil Park, Lot 11.
2. A maximum of 192 people (seats) are permitted at church services on Friday evening and Sundays, a maximum of 168 people are permitted at the public benefit association on Saturdays, and all vehicles associated with these uses must be parked on site.
3. The operating hours of the church use shall be limited to: Mondays – Fridays, 9 p.m. to 2 a. m.; and Sundays, 9 a.m. to 6 p.m. The public benefit association use shall operate only on Saturdays, 8 p.m. to 2 a.m. and Z Lights and Furniture shall not operate after 6 p.m. on Saturdays.
4. The current owners, their successors or assignees of the parcel identified as Fairfax County Tax Map #081-1-009-001, #081-1-009-002, and #081-1-009-003; shall submit a parking space utilization study for review and approval by the Board at any time in the future that the Zoning Administrator requests. Following review of that study, or if a study is not submitted within ninety days after being requested, the Board may rescind this parking reduction or require alternative measures to satisfy parking needs, which may include requiring all uses to

Board Agenda Item
June 2, 2008

use is only using a 39.8 percent parking reduction at this time based on the 56 spaces available on weekends. However, the proposed public benefit association use will be using a 44.6 percent parking reduction on Saturdays. The applicant has requested to increase the hours of operation to the new time contained in condition 3 above. It is recommended that Board approve the proposed addition of a public benefit association use and the change in hours of the uses subject to the above conditions on this property. The Department of Public Works and Environmental Services (DPWES) recommends a maximum parking reduction of 44.6 percent of required parking spaces based on a weekend parking supply of 56 spaces. This reduction shall supersede 48.3 percent parking reduction based on a parking supply of 48 spaces on June 7, 2004. DPWES has coordinated this review with the County Attorney.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I – Letter of Request dated March 20, 2008, and a list of changes dated April 3, 2008, from Charles O. Dankwah, Director, Christian Life Development Center
Attachment II – Shared Parking Analysis with proposed site plan use and parking tabulation revision dated January 25, 2008, and March 20, 2008, respectively (Separate from package, for Board Members only)

STAFF:

Robert A. Stalzer, Deputy County Executive
Hayden Coddling, County Attorney, Office of the County Attorney
Jimmie D. Jenkins, Director, Department of Public Works and Environmental Services (DPWES)
Howard J. Guba, Deputy Director, DPWES
James W. Patteson, Director, Land Development Services, DPWES

PARKING STUDY

GHANA-AMERICAN COMMUNITY

ASSOCIATION

January 25, 2008

ATTACHMENT II

Mondays – Fridays: 7 a.m. – 6 p.m.

Saturdays - Closed

Sundays - Closed

The daily parking demands of John C. Flood are twelve (12) spaces for the office staff, and, between three and four spaces for vans. The drivers/technicians keep the vans at their respective homes but do visit the office periodically to collect supplies and spare parts. The company does not keep any van onsite after the above operating hours.

According to the Zoning Administration Division, when asked about which parking standard to use, it was their determination that this use is most similar to an office use. As such, the parking requirement for this unit is based on 3.6 parking spaces per 1000 square gross floor area.

Unit number 6424. Unit number 6424 General Green Way has a gross floor area of 8,645 square feet. A furniture company, Z Lights and Furniture (Z Light) occupies 4,800 square feet. Z light has an offsite store and uses the space for receiving, storing, and distributing furniture. All the available 4,800 square footage is used for dead storage and there is no office space. The company has two vans that come to the warehouse to collect furniture and deliver to customers. The vans are kept at the offsite store after operating hours. The following are the operating hours for Z Light:

Mondays – Fridays : 10 a.m. – 8 p.m.

Saturdays : 10 a.m. – 6 p.m.

Sunday : 1 p.m. – 6 p.m.

The remaining space at 6424 General Green Way, consisting of a total floor area of 3,845 square feet is an assembly space currently occupied by a religious organization, the Christian Life Development Center. The following are the operating hours of the Christian Life Development Center:

Mondays – Thursdays : Closed

Fridays : 9 p.m. – 2 a.m.

Saturdays : Closed

Sundays : 9 a.m. – 12:00 p.m.

Parking Counts

The actual daily parking demand at various times of the day based on existing parking demand is summarized in Table 2.

Parking Curve

The daily parking demand curve resulting from the operations of GCA and other businesses at the site is shown in Figure 1.

Conclusions

There are 48 dedicated onsite parking spaces and large dock areas with long driveways that can accommodate 8 cars bringing the total available parking spaces to 56. There are 6 additional parking spaces but we are not claiming them because they will be blocking cars. However, they may be used with proper management by grouping families or close friends in one area. In addition, there exist public street parking spaces in the contiguous I-5 area within 500 feet of the entrance to 6424 General Green Way. GCA is, however, not counting the abundant street parking in this application. The total parking reduction requirement for all uses based on Fairfax County Code is 62.4%. However, the CLDC and GCA use the same space on a rotational basis. They never operate simultaneously. The only other company that opens on Saturday is Z Light & Furniture. Z Light & Furniture's Saturday warehouse receiving hours are from 10 a.m. to 6 p.m. The GCA public benefit activity hours are from 8 p.m. to 2 a.m on Saturdays. There is no overlap in the Saturday operating periods of GCA and Z Light & Furniture. Therefore, GCA is requesting a parking reduction based on the actual operating periods as follows:

	Operating Day	Percentage Reduction
Ghana-American Community Association	Saturday Use	44.6%
Christian Life Development Center	Sunday Use	39.8%

Table 2. Existing Daily Parking Demand

Company	Mondays - Thursdays				Fridays			
	6 a.m. to 12 p.m.	12 p.m. to 6 p.m.	6 p.m. to 12 a.m.	12 a.m. to 6 p.m.	6 a.m. to 12 p.m.	12 p.m. to 6 p.m.	6 p.m. to 12 a.m.	12 a.m. to 6 p.m.
John C. Flood Company	16	16	0	0	16	16	0	0
Z Lights & Furniture	2	2	2	0	2	2	2	0
The Christian Life Development Center	0	0	0	0	0	0	30	30
Ghana American Community Association	0	0	0	0	0	0	0	0
Hawknad Mfg. Industries, Inc.	6	6	0	0	6	6	0	0
Totals	24	24	2	0	24	24	32	30

Attachment A – Cervantes & Associates Parking Layout

Attachment B – Alexandria Survey – Condominium Plat

Attachment C – Parking Tabulation for Ghana-American Community Association

Attachment D – Owner's Letters

Attachment E – Approved Parking Reduction for The Christian Life development Center.

Attachment A

NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS THE PARCEL 0811 19 0002 AND IS ZONED I-5, GENERAL INDUSTRIAL DISTRICT.
2. UNIT #2 OWNER: HAWKNAD REAL ESTATE LLC,
6420 GENERAL GREEN WAY
ALEXANDRIA, VIRGINIA 22312
3. TOTAL CONDOMINIUM LAND AREA=64,915 SQUARE FEET
4. BUILDING DATA:
AREA OF UNIT #2 FOOTPRINT=8,645 SQUARE FEET
CONSTRUCTION DATE: SITE & BUILDINGS=1985

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	21.42	25.00	49°08'06"	11.42	S 65°31'11"W	20.78
C2	89.76	59.00	87°09'42"	58.15	S 84°32'59"W	81.35

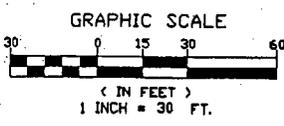
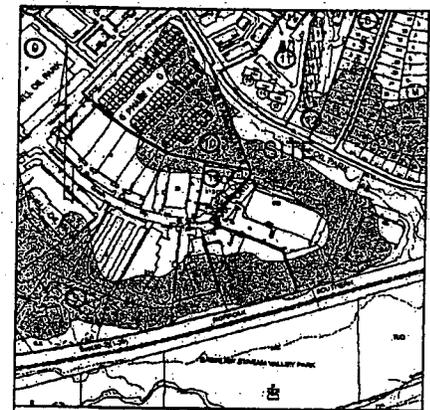
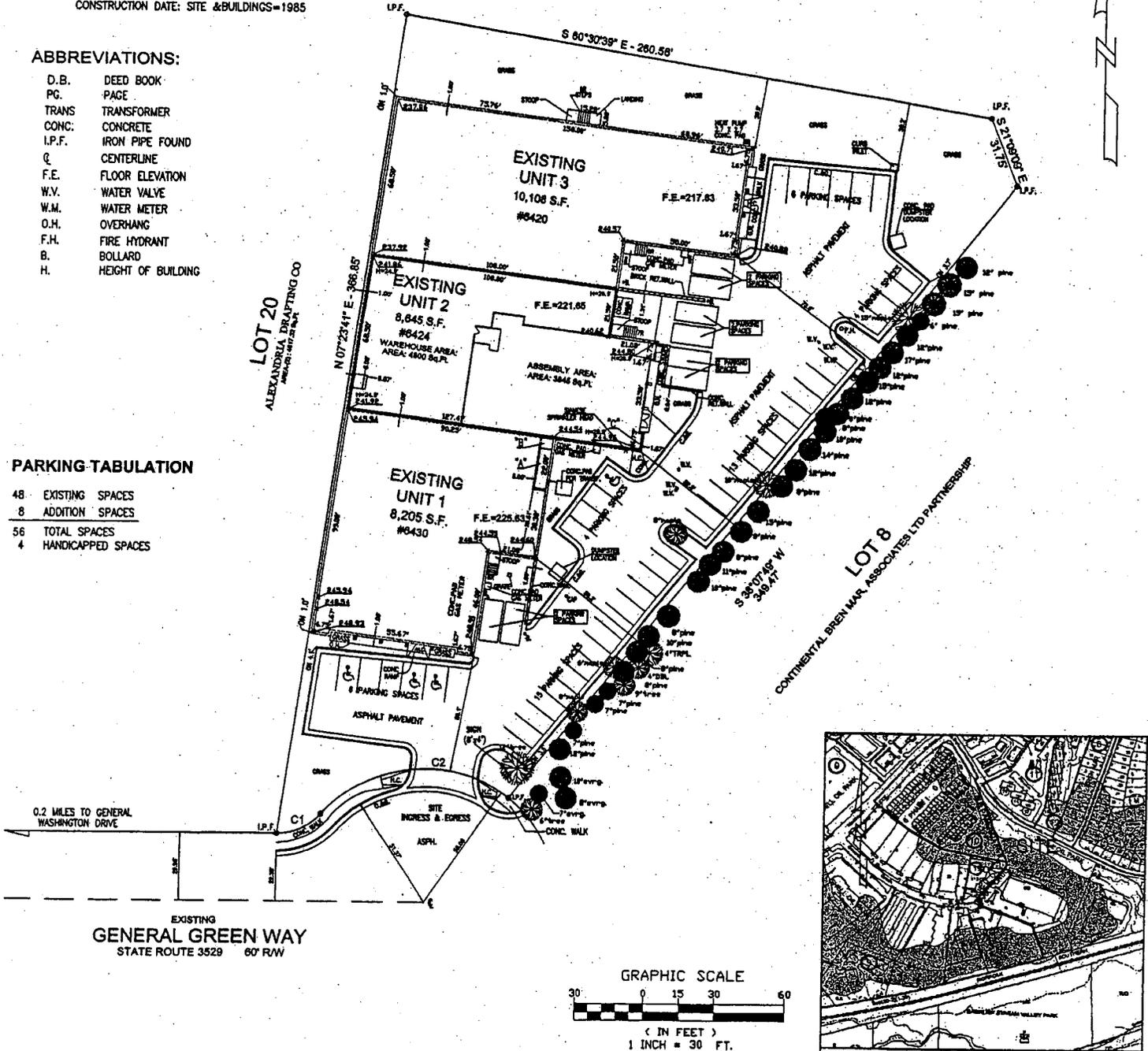
PARCEL 118
BUILDAmerica FIVE CONDOMINIUM

ABBREVIATIONS:

- D.B. DEED BOOK
- PG. PAGE
- TRANS. TRANSFORMER
- CONC. CONCRETE
- I.P.F. IRON PIPE FOUND
- CL CENTERLINE
- F.E. FLOOR ELEVATION
- W.V. WATER VALVE
- W.M. WATER METER
- O.H. OVERHANG
- F.H. FIRE HYDRANT
- B. BOLLARD
- H. HEIGHT OF BUILDING

PARKING TABULATION

- 48 EXISTING SPACES
- 8 ADDITION SPACES
- 56 TOTAL SPACES
- 4 HANDICAPPED SPACES



EXISTING
GENERAL GREEN WAY
STATE ROUTE 3529 60' R/W

0.2 MILES TO GENERAL WASHINGTON DRIVE



SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLOT WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IT REPRESENTS THE FIELD CONDITIONS OF JUNE, 2007.

Thomas F. Conlon
THOMAS F. CONLON SR. C.L.S. #1494

PARKING STUDY
CJM CONDOMINIUM
DEED BOOK: 15343 PAGE: 1590

MASON DISTRICT
FAIRFAX COUNTY - VA.

DATE: 01/21/2008 SCALE 1"=30'

CERVANTES & ASSOCIATES, P.C.
3701 PENDER DRIVE, SUITE 110
FAIRFAX, VIRGINIA 22030-6045
TELEPHONE : (703) 691-4114
FAX : (703) 385-1869 JOB 27006.55

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION Attachment C- Page 1 of 2

Engineer: Cervantes & Associates, P.C. Address: 3701 Pender Dr., Ste. 110, Fairfax, VA 22030 Phone #: 703-691-4114
 Plan Name: CJM Condominium Original Site Plan # 1381 Tax Map # 081-1-(19)-2
 Zoning: I-5 Rezoning Case #: _____ Profited: Yes No Profited Use Restrictions (See Note 1 below)

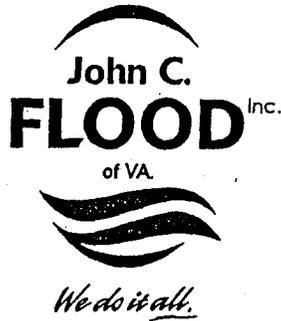
Property Name & Address	1	1	Office X	8205	16	3.6/ 1000sf	29.5
John C. Flood 6430 General Green Way	1	1	Office X	8205	16	3.6/ 1000sf	29.5
Ghana-American Community Assoc. 6424 A General Green Way	1	1	Assem. Space	3845	X	1/3 PART	56
Z Light & Furniture 6424 B General Green Way	1	1	Ware-House	4800	X	1.0/ 1000sf	4.8
Hawknad Mfg. Industries 6420 General Green Way	1	1	Ware-House	10108	X	1.0/ 1000sf	10.1
(If additional space is required use Page 2)							Cont'd
+VAN ACCESSIBLE SPACE(S) PROVIDED							REQUIRED TOTAL FOR ENTIRE SITE PLAN
-TOTAL ACCESSIBLE PARKING SPACE(S) on site per ADA Act and VUSBC (See Note 6 below)							4
-TOTAL ACCESSIBLE PARKING SPACE(S) on site per ADA Act and VUSBC (See Note 6 below)							56

Let profited use Prohibitions or Limitations.
 In building where one floor has more than one use (personal services, general office & retail), use a separate line for each use. The uses must correspond to those identified in Article 11 of the Zoning Ordinance, or else documentation of the Zoning Administration determination must be attached to the tabulations.
 Units which are vacant shall be included, the intended use shall be indicated and parking allocated.
 Developer should make an initial parking assignment for each unit on the site plan. If developer, condominium, association or landlord wishes to make changes to assigned number of spaces after final site plan and release, a site plan revision for reallocation of parking will be required. This form, when properly completed and certified, is intended to be such a site plan revision.
 If use is Grandfathered use, it may be calculated at previous code parking rate if so identified and justification is submitted with the parking tabulations.
 Certification is taken to mean that the number of parking spaces shown as being provided is actually available on the site and usable for occupancy by employees, independent contractors, consultants, storage trailers, etc.), that all uses on the site have been included in the above listing, and that the requisite number of spaces and signage for compliance with ADA Act is provided. The number of parking spaces must be in accordance with the associated rezoning, special exception, special permit and variance.
 Certified Correct (Applicant) Engineer's Signature: Thomas J. Conroy Date: 3/20/08
 Town or City Approval by: _____ Date: _____
 Property Owners, Landlords, Condominium Association - Concurrence with Tabulation (Include Name & Title (Include company name when appropriate): CHARLES DARRINAH Date: 3/20/08
 Director, CJM Condominium
 Number of copies required: One (1) original with Engineer's Seal, Signature and date, plus four (4) copies.

Seal of the Fairfax County Board of Supervisors, dated 3/20/08, with the signature of Thomas J. Conroy. The seal includes the text: 'Seal of the Fairfax County Board of Supervisors', 'No. 54-17.1 (2) (S)', '1994', and 'Seal of the Fairfax County Board of Supervisors'. Below the seal, there is a stamp that reads 'RECEIVED SURVEYING DEPARTMENT'.

Plumbing - Heating - Air Conditioning - Electrical - Sheet Metal

Main Office:
6430 General Green Way
Alexandria, VA 22312
Phone: (703) 914-1800
FAX: (703) 914-5779



Maryland Office:
4419 41st Street
Brentwood, MD 20722
Phone: (301) 779-0300
FAX: (301) 779-3777

January 8, 2008

To Whom It May Concern:

John C. Flood, Inc., are owners and occupants of 6430 General General Green Way, Alexandria, Virginia, 22312. We hereby confirm that our parking spaces will be available for use by the Ghana-American Community Association during the following time frames:

Fridays	9:00pm to 2:00am
Saturdays	12:00pm to 2:00am
Sundays	9:00am to 10:00pm

There are no parking conflicts between John C. Flood and the Ghana-American Community Association. The hours that the parking spaces are needed for either company do not overlap. If you have any questions or concerns feel free to contact us at 703-914-1800.

Sincerely,

A handwritten signature in black ink, appearing to read "Clinton Haislip".

Clinton Haislip
President

