



County of Fairfax, Virginia

February 5, 2015

**2015 Planning
Commission**

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Hunter Mill District

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Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Jane Kelsey, President
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, Virginia 22030

**Re: SE 2014-SP-038 – SEOUL PRESBYTERIAN CHURCH, A VIRGINIA
NON-STOCK CORPORATION
Springfield District**

Dear Ms. Kelsey:

At its February 4, 2015 meeting, the Planning Commission voted 10-0 (Commissioner Sargeant was not present for the vote; Commissioner Hurley was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Megan Duca, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 4, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
February 4, 2015
Verbatim Excerpt

SE 2014-SP-038 – SEOUL PRESBYTERIAN CHURCH, A VIRGINIA NON-STOCK CORPORATION

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing; Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. This is an application filed by the Seoul Presbyterian Church Trustees to permit a church with a childcare center for childcare, elderly care with up to 99 students, and elderly. This is perfect match: senior citizens and children in a daycare center in an environment that will be conducive to both. The application has no problems. It is a straightforward application. I concur with the staff recommendation that it is in conformance with the Comprehensive Plan and the appropriate zoning ordinances; so therefore, Mr. Chairman, I move that the Planning Commission recommend to the Board of -- oh first of all I'd like the applicant to please come forward. I'm sorry. And I think I need to have your applicant to come forward to reaffirm that she understands the development conditions. Now, if you'd both like to do it in sync, I will not object to that.

Jane Kelsey, President, Jane Kelsey & Associates, Inc.: We understand the development conditions and agree with them.

Chairman Murphy: And you accept them?

Ms. Kelsey: Yes.

Commissioner Murphy: Okay, thank you very much. Therefore, Mr. Chairman, I MOVE THAT PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2014-SP-038, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 3RD.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Mr. Murphy.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND ~~THAT~~ THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE FRONTAGE IMPROVEMENTS FOR THE WIDENING OF OX ROAD IN ACCORDANCE WITH SECTION 17-204.4 [*sic*] OF THE ZONING ORDINANCE FOR PHASE 1.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioner Hart: Wait, wait, wait, wait. Excuse me, Mr. Chairman. Ms. Duca is pointing out -- I think there is ANOTHER LINE TO THAT MOTION ABOUT THE FRONTAGE IMPROVEMENTS.

Megan Duca, Zoning Evaluation Division, Department of Planning and Zoning: Yes, there is a -- it should be SECTION 17-201.4.

Commissioner Hart: You said -204.4.

Commissioner Murphy: Oh, I'm sorry. Okay, -201.4. I'm sorry.

Vice Chairman de la Fe: -- the section being...

Commissioner Murphy: -- of the Zoning Ordinance, yes.

Vice Chairman de la Fe: It would be Section 17-201.4. Okay. Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF CONSTRUCTION OF A SERVICE DRIVE ALONG OX ROAD IN ACCORDANCE WITH SECTION 17-201.4 OF THE ZONING ORDINANCE.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(Each motion carried by a vote of 10-0. Commissioner Sargeant was not present for the vote. Commissioner Hurley was absent from the meeting.)

JN