



County of Fairfax, Virginia

July 17, 2015

**2015 Planning
Commission**

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Hunter Mill District

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Assistant Director

John W. Cooper
Clerk to the Commission

Andrew Yeagle
Rinker Design Associates
9385 Discovery Boulevard, Suite 200
Manassas, VA 20109

**Re: PRC 80-C-111 – CORPORATION FOR THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Hunter Mill District**

Dear Mr. Yeagle:

At its July 15, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence 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,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Carmen Bishop, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
July 15, 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
July 15, 2015
Verbatim Excerpt

PRC 80-C-111 – CORPORATION FOR THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (Hunter Mill District)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Chairman, this is – appears a simple case, but it is a – for me and I think for a lot of people, as well as Mr. Brazier, a difficult decision because in Reston we tend to really value trees. We really try to discourage cars as much as possible. We have some very robust public transportation system; however – and I might say when this was voted on by the Reston Planning and Zoning, unlike most of their decisions this was a split decision. I think it passed by one vote in favor, primarily for the reasons of sacrificing trees for cars. On the other hand, I believe that as times change I – we have to recognize at some point reality and in this case the church is not increasing its seating capacity. What they are doing is, in effect, recognizing that cars are being parked outside of their parking lot as their – the number of cars that come with their congregants increases for each service. And as difficult as it is, we've taken as much as we can as far as mitigating the increase in parking by having permeable surfaces, increasing the landscaping, and so forth. And at this time I tend to agree with staff that, although it's a difficult decision, I think at this point I would agree with staff that we should recommend approval. So, Mr. Chairman, I request that the applicant come forward and confirm for the record their agreement to the proposed development conditions dated June 30th, 2015.

Andrew Yeagle, Rinker Design Associates, PC: I do affirm.

Commissioner de la Fe: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 80-C-111, SUBJECT TO THE CONDITIONS DATED JUNE 30TH, 2015.

Commissioners Hart and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Flanagan. Is there any discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC 80-C-111, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING TO PERMIT THE LANDSCAPING AS SHOWN ON THE PRC PLAN AND A WAIVER OF THE BARRIER REQUIREMENTS.

Commissioners Hart and Flanagan: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Flanagan. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN

PROPOSED DEVELOPMENT CONDITIONS

PRC 80-C-111

June 30, 2015

If it is the intent of the Board of Supervisors to approve PRC 80-C-111, located at 1515 Poplar Grove Drive, Tax Map 11-3 ((13)) 1, for the PRC Plan associated with RZ 80-C-111 to permit modifications to an existing church pursuant to Sect. 16-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This PRC Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the PRC Plan approved with the application, as qualified by these development conditions.
3. This approval is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan titled "Church of Latter Day Saints-Reston Parking Lot Expansion PRC Plan Amendment" prepared by Rinker Design Associates, P.C., dated April 9, 2015, and these conditions. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
4. The additional parking shall utilize pervious pavement as depicted on the PRC Plan.
5. The applicant shall provide landscaping in substantial conformance with the PRC Plan. The exact number and spacing of trees and other plant material shall be submitted at the time of site plan review and shall be subject to review and approval of the Urban Forest Management Division, DPWES.
6. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at

4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509.

7. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

8. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection

devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

9. **Root Pruning:** The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted under the supervision of a certified arborist.
 - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
10. **Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading:** The limits of clearing and grading shown on the PRC Plat shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the PRC Plat.

As part of the site plan, the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the UFMD. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFMD if these are found to be damaged, removed or altered in manner not allowed in writing by the UFMD.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFMD in coordination with the Site Development and Inspections Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFMD. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFMD.

11. Control of Invasive Vegetation: The site plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. A narrative shall be provided with the site plan that identifies the species of plants to be controlled, methods of control including herbicides to be applied, and the time frame for application of materials and the duration of treatment. Any work impacting vegetation, leaf litter or soil conditions not specifically addressed in the approved plan shall be subject to the review and written approval of UFMD.
12. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts, and provide UFMD with written reports detailing monitoring visits, in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

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.



County of Fairfax, Virginia

May 20, 2015

**2015 Planning
Commission**

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Chairman
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Andrew Yeagle
9300 W. Courthouse Road
Suite 300
Manassas, VA 20110

Re: **PRC 80-C-111 – CORPORATION FOR THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS
Hunter Mill District**

Dear Mr. Yeagle:

At its May 13, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of July 15, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Carmen Bishop, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
May 13, 2015 date file

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Planning Commission Meeting
May 13, 2015
Verbatim Excerpt

PRC 80-C-111 – CORPORATION FOR THE PRESIDING BISHOP OF THE CHURCH OF
JESUS CHRIST OF LATTER-DAY SAINTS

During Commission Matters

Commissioner de la Fe: Thank you, Mr. Chairman. Tonight we were scheduled at one point to have a public hearing on PRC 80-C-111, Corporation for the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, in Reston, and I would like to MOVE THAT PUBLIC HEARING DEFERRED UNTIL JULY 15TH, 2015.

Commissioners Hedetniemi and Hart: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Hart. Is there a discussion of the motion? All those in motion to defer the public hearing on PRC 80-C-111 to a date certain of July –

Commissioner de la Fe: – 15th

Chairman Murphy – 15th, with – say ay.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioner Migliaccio abstained from the vote; Commissioners Lawrence and Sargeant were absent from the meeting.)

JN