APPLICATION ACCEPTED: December 21, 2020
PLANNING COMMISSION: June 16, 2021 @ 7:30 p.m.
BOARD OF SUPERVISORS: July 13, 2021 @ 3:30 p.m.

County of Fairfax, Virginia

June 2, 2021

STAFF REPORT

RZ 2020-BR-016

BRADDOCK DISTRICT

APPLICANT: Trustees of the Annandale United Methodist Church

EXISTING ZONING: C-5 and R-20

PROPOSED ZONING: C-5

PARCEL(S): 70-2 ((1)) 2

ACREAGE: 1.77 acres

FAR: 0.22

OPEN SPACE: 20%

PLAN MAP: Public Facilities, Governmental and Institutional

PROPOSAL: Rezone 1.77 acres of land from the C-5 and R-20 Districts to the C-5 District to permit the operation of a place of worship and public benefit association (community resource center) in an existing place of worship.

STAFF RECOMMENDATION:

Staff recommends approval of RZ-2020-BR-016 subject to the execution of proffers consistent with those contained in Appendix 1.

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

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

For additional information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035, (703) 324-1290.
Applicant: TRUSTEES OF ANNANDALE UNITED METHODIST CHURCH
Accepted: 12/21/2020
Proposed: PLACE OF WORSHIP WITH COMMUNITY RESOURCE CENTER
Area: 1.77 AC; DISTRICT - BRADDOCK
Located: WEST SIDE OF HERITAGE DRIVE, SOUTH OF PATRIOT DRIVE
Zoning: FROM C-5 TO C-5, FROM R-20 TO C-5
Overlay Dist: Map Ref Num: 070-2-01/0002
GENERALIZED DEVELOPMENT PLAN
APPLICATION NO. RZ 2020-BR-016

ANNANDALE
UNITED METHODIST CHURCH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES:


2. NO IMPROVEMENTS / DEDICATION ARE PROPOSED WITH THIS APPLICATION. NO MAJOR OPEN SPACES ARE PROPOSED WITH THIS APPLICATION.

3. NO RESIDENTIAL DEVELOPMENT IS PROPOSED WITH THIS APPLICATION.

4. NO ADVERSE IMPACTS ON ADJACENT OR NEIGHBORING PROPERTIES ARE PROPOSED WITH THIS APPLICATION.

5. NO IMPROVEMENTS TO THE EXISTING BUILDING OR SITE INFRASTRUCTURE ARE PROPOSED AND THEREFORE A SCHEDULE OF PROVIDED PARKING SPACES IS NOT PROPOSED. THE RE-STRIPING OF PARKING SPACES AND INSTALLATION OF SIGNS SHALL BE COMPLETED PRIOR TO THE INITIATION OF THE PROPOSED PUBLIC BENEFIT ASSOCIATION.


7. THE SUBJECT PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND WATER. THERE ARE NO PROPOSED SITE IMPROVEMENTS, SITE IMPROVEMENTS, DEMOLITION, OR OTHER EXTERIOR MODIFICATIONS TO THE SITE WITHIN THE BRADDOCK ELECTION DISTRICT.

8. THE SUBJECT PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 0702-01-0002.

9. THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING COMPREHENSIVE PLAN AREAS:

   - PLANNING CORRIDOR: BRADDOCK DISTRICT, ANNANDALE COMMUNITY PLANNING SECTOR, OSSIAN HALL PLANNING DISTRICT

   - GOVERNMENTAL & INSTITUTIONAL

   - LAND USE/DEVELOPMENT: CHURCH, HOSPITAL, SCHOOL, OFFICE

   - ZONING "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

10. THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING CHESAPEAKE BAY PRESERVATION AREAS:

   - INVENTORY MAP (NWI). PER FAIRFAX COUNTY'S CHESAPEAKE BAY PRESERVATION AREAS MAP (PREPARED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY AND DATED AUGUST 1, 2005) THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THE SUBJECT PROPERTY. THE PROPERTY IS LOCATED IN AN ENVIRONMENTAL QUALITY GOVERNMENTAL & INSTITUTIONAL PLANNING AREA I, ANNANDALE PLANNING DISTRICT, OSSIAN HALL COMMUNITY PLANNING SECTOR, SECTION A10.

11. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SUBJECT SITE.

12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THE SUBJECT SITE.

13. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES ON THE SUBJECT PROPERTY.

14. THERE ARE NO KNOWN EASEMENTS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET.

15. THERE ARE NO EASEMENTS HAVING A WIDTH LESS THAN TWENTY-FIVE (25) FEET.

16. THERE ARE NO KNOWN WATERSHEDS, SURFACE WATER, OR WATERSHEDS MARKING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.

17. THERE ARE NO KNOWN SITES OR DERIVED WATER WATERSHEDS MARKING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.

18. THERE ARE NO KNOWN CONSOLS, SITES, OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.

19. THERE ARE NO KNOWN WATERSHEDS, SURFACE WATER, OR WATERSHEDS MARKING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.

20. THERE ARE NO WETLANDS SHOWN ON THE SUBJECT PROPERTY ACCORDING TO THE CURRENT NATIONAL WETLANDS INVENTORY MAP. THERE ARE NO PROPOSED SITE IMPROVEMENTS, SITE IMPROVEMENTS, DEMOLITION, OR OTHER EXTERIOR MODIFICATIONS TO THE SITE WITHIN THE BRADDOCK ELECTION DISTRICT.

21. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SUBJECT SITE.

22. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THE SUBJECT SITE.
PROPOSED REQUIREMENTS:

IPS

1. THE TWO PROPOSED USES HAVE DIFFERING, NON-OVERLAPPING OPERATING HOURS AND WILL UTILIZE THE SAME PROPOSED STRIPED PARKING SPACES.

PROVIDED SPACES:

1. (8 VEHICLES, SEE NOTE 2)

MAXIMUM 60 SEATS (IN SANCTUARY)

N/A

SITE OR EXISTING BUILDING ARE PROPOSED WITH THIS APPLICATION. PARKING SPACE STRIPING NO REQUIREMENT

REMAIN WITH NO MODIFICATIONS

DRAWN:

DESIGN:

CURRENT ZONING LINE

REMAIN WITH NO MODIFICATIONS

REMAINS WITH NO MODIFICATIONS

REMAINS WITH NO MODIFICATIONS

NOTE: See Note #2 below for information on proposed signage and street markings.
OVERVIEW OF THE APPLICATION

The applicant, Trustees of Annandale United Methodist Church, requests approval of a rezoning of 1.77 acres from the C-5 (Neighborhood Retail Commercial) District and R-20 (Residential, 20 Dwelling Units/Acre) District to solely the C-5 District to allow a public benefit association (community resource center) associated with an existing place of worship. According to the applicant, the community resource center would provide services such as a food pantry, free clothing, and medical/dental care to surrounding residents. The building is 17,000 square feet equating to an intensity of 0.22 FAR. Approximately 4,000 square feet of the structure will be devoted to the operations of the community resource center. No exterior construction is proposed with this application.

![Aerial imagery of the subject property](Image)

*Figure 1: Aerial imagery of the subject property
Source: Pictometry CONNECTExplorer*

A reduced copy of the GDP is included at the front of this report. The proposed proffers, the Applicant’s affidavit, and the Statement of Justification are contained in Appendices 1 through 3, respectively.

LOCATION AND CHARACTER

The southern half of the subject property is developed with a two-story place of worship. The northern half of the property consists of open space with mature deciduous trees. The site is located at the intersection of Heritage Drive and Commons Drive, opposite the Heritage Center Mall, and adjacent to the Oakwood Village Townhouses and Ivymount Court Condominiums. FCPA-owned Ossian Hall Park is located across Heritage Drive to the east. The site is composed of one parcel that is currently split-zoned R-20 and C-5. Approval of the application would zone the entire property to C-5 District to allow the church to operate a community resource center (considered a
A summary of the surrounding land uses, zoning, and Comprehensive Plan recommendations is provided in the following table:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Use</th>
<th>Zoning</th>
<th>Plan Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Ivymount Court Condominiums</td>
<td>R-20</td>
<td>Residential 16-20 du/ac</td>
</tr>
<tr>
<td>East</td>
<td>Open Space Ossian Hall Park</td>
<td>R-3</td>
<td>Public Parks</td>
</tr>
<tr>
<td>South</td>
<td>Retail Heritage Center Mall</td>
<td>PDC</td>
<td>Retail and Other Commercial Uses</td>
</tr>
<tr>
<td>West</td>
<td>Residential Oakwood Villages Townhouses</td>
<td>R-20</td>
<td>Residential 8-12 du/ac</td>
</tr>
</tbody>
</table>

BACKGROUND

The applicant purchased the property in 1963 and constructed the existing place of worship in 1964 prior to the requirement of obtaining either a special exception or special permit. With adoption of the current Zoning Ordinance in 1978, the property was remapped from C-N (Commercial-Neighborhood) and RM-2 (Residential Multi-Family) to C-5 and R-20. The building has been continuously used as a place of worship since construction, and was renovated in 1980.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I
Planning District: Annandale Planning District
Planning Sector: A-10, Ossian Hall Community Planning Sector
Plan Map: Public Facilities, Governmental and Institutional

There is no specific land use recommendation for the subject parcel. However, the following language applies to the application area on page 146 of the Plan:

“The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”
DESCRIPTION OF THE APPLICATION

Generalized Development Plan (GDP)  
(copy at front of staff report)

Title of GDP: Annandale United Methodist Church  
Prepared by: Christopher Consultants, LLC  
Original and Revision Dates: October 14, 2020, as revised through April 2, 2021

Site Layout:

The subject property is developed with a 17,000 square foot place of worship building located in the center and southern portion of the site. The existing “L”-shaped building is 38.5 feet tall. The northern portion of the site contains mature vegetation, an outdoor seating area, and a small playground. Vehicular access is provided from Commons Drive to the south. A one-way drive aisle runs along the western lot line before turning to the east and exiting onto Heritage Drive. The layout, which is not proposed to change from the existing configuration, is shown in Figure 2.

![Figure 2: Proposed site layout](source: Applicant)
Vehicle Circulation and Parking

Access to the site will remain unchanged with this application. There will be a single ingress point from Commons Drive at the southern end of the site, directly across from the Heritage Center Mall. A one-way drive aisle runs along the western lot line before turning to the east and exiting onto Heritage Drive. The applicant has proffered to maintain the trees and shrubbery located at the Heritage Drive exit to ensure that sight distance is in compliance with the VDOT standards. The applicant proposes to increase the number of on-site parking spaces from 5 to 15. These parallel spaces will be located along the side of the travel aisle. The applicant also proposes to restripe the existing travel aisle and install parking-related signage. The Zoning Ordinance would require 15 spaces for the place of worship and 13 spaces for the community resource center, if developed as individual uses. However, the applicant proposes to provide a total of 15 spaces due to the operating hours of the two uses which do not overlap.

Landscaping and Open Space

The open space requirement is 20% in the C-5 District. The applicant does not propose to remove any existing vegetation from the subject property and no new landscaping is proposed. As a result, the site will continue to contain 20% open space, primarily consisting of grass and mature deciduous and coniferous trees. The existing vegetation screens the use from the adjacent residential communities to the north and west. The landscape plan is shown in Figure 3.

Figure 3: Proposed landscaping plan
Source: Applicant
**Stormwater Management**

The site is not located in a Resource Protection Area (RPA) or floodplain. No exterior construction and no increase in impervious surface is proposed with this application. Thus, no new stormwater management facilities are required or proposed.

**Architecture and Signage**

The mid-century modern, brick-clad architecture of the place of worship will not be altered. No exterior construction is proposed. An existing monument sign is located near the intersection of Heritage Drive and Commons Drive. The sign will be used to advertise activities for the proposed community resource center in addition to events for the existing place of worship. No new signage is proposed.

**STAFF ANALYSIS**

**Land Use Analysis**

**Land Use and Intensity**

There is no specific land use recommendation for the development of the subject property; however, the Plan encourages development of a compatible use, type, and density to existing development. Generally, the Plan map shows this area planned for institutional use which is reflective of existing conditions. The existing place of worship and public benefit association have been operating in the neighborhood since the 1960s and both the use and the structure are compatible with the surrounding commercial and medium density residential charter of the area. While most of the neighborhood is zoned for residential uses, the adjacent Heritage Mall is planned for commercial/retail and zoned PDC. A portion of the site has been zoned commercial since 1959.

As has been discussed, the applicant proposes to retain the place of worship and formally establish a community resource center. According to the applicant, the primary service offered will be a food pantry. Food will be delivered to the site in the afternoon, volunteer staff will organize and portion the food, and then distribute it to those in need during the evening. The site will also be used for clothing drives, tutoring of school-age children, medical care screenings, and other community services.

The modern brick-clad architecture of the place of worship will not be altered and would be in character with the surrounding uses. The subject property has an FAR of 0.22, which is below the maximum 0.30 FAR allowed in the C-5 District. Staff finds the proposed use is compatible with the character of the surrounding commercial and residential uses.
Figure 4: Existing place of worship  
Source: Staff

Figure 5: Area of the place of worship proposed for the community resource center  
Source: Staff
**Transportation Analysis (Appendix 4 & 5)**

**Site Circulation**

Access to the site is provided from Commons Drive and a one-way travel aisle runs along the western lot line before turning to the east and exiting onto Heritage Drive.

FCDOT reviewed the application and initially requested that the existing concrete sidewalk be extended along the northern length of the travel aisle to connect to Heritage Drive. After further discussion with the applicant, it was determined that the majority of the pedestrian visitors access the site from Commons Drive, where there is an existing concrete sidewalk. FCDOT also requested that the applicant repave the existing asphalt path that runs from the rear of the building to Heritage Drive. The path previously served a child care center located on the lower level of the building. However, the child care center is no longer in operation and the doors facing the asphalt path are fire doors only used during emergencies. FCDOT determined that the existing sidewalk and path are adequate given the proposed operation of the site.

The applicant has provided an emergency vehicle auto-turn exhibit which did not identify any conflicts with the movements of emergency vehicles on the site.

VDOT also reviewed the application and has no outstanding issues.

**Parking**

The applicant does not anticipate an increase in vehicular traffic because almost all of the residents who will utilize the services of the community resource center will walk to the site from the surrounding communities. A network of sidewalks provides pedestrian connectivity to the surrounding areas.

The Zoning Ordinance requires 15 parking spaces for the place of worship and 13 spaces for the community resource center. The applicant proposes a total of 15 parking spaces along the length of the one-way travel aisle. The western travel aisle will include 7 standard and 3 handicapped spaces. The northern travel aisle will include 5 standard spaces. The number of spaces being proposed is based on the non-overlapping operating hours of the two uses. The place of worship will primarily operate on weekends, while the community resource center will primarily operate weekday afternoons and evenings. The applicant has proffered to construct additional parking, request a parking reduction, or request a shared parking agreement if future activities on the site require more parking. The applicant also proposes to restripe the existing travel aisle and install parking-related signage to ensure that drive aisle remains unobstructed.
Environmental Analysis (Appendix 6)

_SeaAAwater Management_

No increase in impervious surface is proposed because the footprint of the building, travel aisle, and parking lot will remain unchanged. The site is not located in a Resource Protection Area (RPA) or floodplain. Staff from the Site Development and Inspections Division reviewed the most recent submission and has no comments.

_Urban Forest Management Analysis (Appendix 7)_

The existing mature vegetation on the site was found to be in good condition. No trees are proposed for removal with this application. Staff has reviewed the most recent submission and has no comments on the plan.

**ZONING ORDINANCE PROVISIONS**

The chart below reviews the required bulk standards with the proposed improvements.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Area</td>
<td>40,000 sq. ft.</td>
<td>77,101 sq. ft.</td>
</tr>
<tr>
<td>Min. Lot Width</td>
<td>200 feet</td>
<td>369 feet</td>
</tr>
<tr>
<td>Front Yard</td>
<td>45° ABP, not less than 40 feet</td>
<td>61.2 feet (Heritage Drive) 67.3 feet (Commons Drive)</td>
</tr>
<tr>
<td>Side Yard</td>
<td>No requirement</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>40 feet</td>
<td>38.47 feet</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>0.30 FAR</td>
<td>0.22 FAR</td>
</tr>
<tr>
<td>Open Space</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>15 spaces (place of worship) 13 spaces (public benefit association) 28 total spaces</td>
<td>15 parking spaces*</td>
</tr>
</tbody>
</table>

*As previously mentioned, the two uses will have non-overlapping operating hours and will use the same striped parking spaces.*

As identified in the table above, the application meets the standards for the C-5 District.
CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a rezoning from the R-20 and C-5 Districts to the C-5 District. The proposed place of worship and public benefit association (community resource center) is in character with the surrounding commercial and residential uses. The proposal conforms to the bulk standards of the C-5 District, is in harmony with the Comprehensive Plan and in conformance with all applicable provisions of the Zoning Ordinance. The continued operation of the community resource center will provide much needed benefits and services to the surrounding community.

Recommendations

Staff recommends approval of RZ 2020-BR-016, subject to the execution of proffers consistent with those contained in Appendix 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.

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 further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the positions of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Statement of Justification
3. Affidavit
4. FCDOT Memorandum dated May 5, 2021
5. VDOT Memorandum dated March 2, 2021
6. SDID Memorandum dated January 29, 2021
7. UFMD Memorandum dated February 19, 2021
9. Glossary
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.

[SIGNATURES ON NEXT PAGE]
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]
October 19, 2020

Via E-mail and Federal Express

Tracy D. Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Rezoning Application
Fairfax County Tax Map Reference: 70-2 ((1)) 2
Applicant: Trustees of Annandale United Methodist Church

Dear Ms. Strunk:

Please accept this letter as a statement of justification to rezone property identified among the Fairfax County tax map records as 70-2 ((1)) 2 (the “Subject Property”) from the C-5 and R-20 Districts to the C-5 District.

The Applicant is the owner of the Subject Property that totals approximately 1.77 acres and located in the northwest quadrant of Heritage Drive and Commons Drive. The Subject Property is currently zoned to the R-20 and C-5 Districts. The surrounding area includes the Heritage Mall as well as a number of multi-family residential communities. A place of worship was established on the Subject Property prior to the requirement of obtaining either a special exception or special permit from Fairfax County. The Applicant proposes to retain its place of worship and establish a Community Resource Center within a portion of the existing building.

As confirmed by representatives of Fairfax County, the proposed use of a Community Resource Center is classified as a public benefit association. The use is permitted in the C-5 District, but not the R-20 District, which necessitates a rezoning. A public benefit association includes non-profit organizations, which provide social, educational and benevolent services, among others. The establishment of this use on the Subject Property is consistent with the Church’s mission.

The Subject Property is located within the A10 Ossian Hall Community Planning Sector of the Annandale Planning District in the Area I Plan. There is no specific land use recommendation for the development of the Subject Property; however, the Plan encourages development of a compatible use, type, and density to existing development. Generally, the Plan map shows this area planned for institutional use which is reflective of existing conditions. As the Subject Property will continue to be used as a place of worship, with the addition of a public
benefit association, the proposed rezoning is consistent with the recommendations of the Plan and compatible with surrounding development.

The existing two-story building is brick and was constructed in 1964. The building contains approximately 17,000 square feet of gross floor area, which results in a .22 FAR. Fifteen parallel parking spaces are located on a one-way travel aisle that circles the building. The Church does not propose to make any modifications to the existing building, or any public improvements, site improvements, or exterior modifications to the Subject Property. The Applicant will install signs and restripe the existing travel aisle in accordance with recommendations from the Fairfax County Fire Marshal.

The Applicant will retain the existing building and landscaping located on the Subject Property. A good network of existing sidewalks in the neighborhood connect to sidewalks on Heritage Drive and Commons Drive that lead to the front door of the building. The Applicant proposes to operate several uses consistent with the definition of a public benefit association to serve the proximate multi-family residential communities of Vistas, Heritage Court, Lafayette Forest, among others. Residents in this area have significant unmet needs and currently walk to the Subject Property to access a food pantry and clothes closet operated by the Applicant’s volunteers. The Applicant believes that more services are needed to support surrounding Fairfax County residents. The Applicant’s proposal will include coordination with Food for Others to operate a more robust distribution of food, a wellness and screening room and partnership with medical care for Children Partnership Foundation, Northern Virginia Community College and George Mason University, and access to a mobile dental van. All of these services will continue to be walkable for nearby residents.

In addition to compliance with the recommendations of the Plan, the Applicant’s proposal is consistent with the recommendations of Fairfax County’s Policy Plan as follows:

Site Design

The existing building located on the Subject Property was originally constructed in 1964, and consistently used as place of worship. The building is served by a one-way access road that is separate from the adjacent commercial use. Vehicles can easily and conveniently access the building from the travel aisle. The Applicant does not propose any modifications to the existing building. In addition, the Applicant does not propose any public improvements or site modifications with the exception of a proposed sign and pavement stripping. All existing mature vegetation will remain on the site. An existing sidewalk network provides pedestrian connectivity.

Neighborhood Context

As described above, the existing building has been a part of the surrounding community since 1964. The proposed rezoning is compatible with the character and development pattern of the surrounding area.
Environmental

The Subject Property is not located within a Resource Protection Area (RPA) or floodplain. The Applicant is not adding any impervious area to the Subject Property, so stormwater management and BMP facilities will not be required. All existing mature vegetation located on the Subject Property will remain.

Tree Preservation and Tree Coverage Requirements

The Applicant is not removing any existing vegetation from the Subject Property and no new landscaping is proposed.

Transportation

The existing surrounding road network provides safe and adequate access to the Subject Property. The Subject Property is served by a one way travel aisle that provides ingress and egress. A good network of existing sidewalks in the neighborhood provides pedestrian connectivity. The Applicant does not anticipate an increase in vehicular traffic as a majority of the residents utilizing the proposed services will walk to the Subject Property from surrounding neighborhoods.

Public Facilities

The Subject Property has adequate access to public water and sewer, and the proposed use will not adversely impact existing public facilities.

Heritage Resources

The Applicant is unaware of any heritage resources located on the Subject Property, and no disturbance of the site is proposed.

The Applicant does not propose any modifications to the existing building located on the Subject Property, thereby not triggering compliance with any current Zoning Ordinance requirements. To the best of the Applicant’s knowledge, there are no hazardous or toxic substances currently located on the Subject Property.

The Applicant’s proposed rezoning of the Subject Property will allow the establishment of a public benefit association. The Applicant proposes to operate a unique center that will provide supportive educational services and resources to benefit adjacent residential communities. The Applicant will coordinate with the Fairfax County Health Department, Department of Family Services, and neighborhood and community services to address recurring and special community needs. The services provided will supplement or provide extended hours to Fairfax County services, thereby conserving valuable Fairfax County resources and overcoming access barriers for the community. Given its location and the existing character of the surrounding area, the Applicant’s proposal will have a positive impact on nearby properties.
Should you have questions regarding this submission, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

LJS:kae
cc: Rev. Jason Micheli
    Marcia Twomey
    Garry Bell
    Steve Grant
    John Rinaldi
    Anna Smith
DATE: January 22, 2021

TO: Brandon McCadden, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No.: RZ 2020-BR-016
Applicant: Trustees of Annandale United Methodist Church
PC Hearing Date: 7/21/21
BOS Hearing Date: Not yet scheduled

REF.: 160553

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 1/19/21, which bears my initials and is numbered 160553, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Julia Nichols, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning
REZONING AFFIDAVIT

DATE: January 19, 2021
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2020-BR-016
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE
OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,*
and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all
ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any
of the foregoing with respect to the application:

(Note: All relationships to the application listed above in BOLD print must be disclosed.
Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee,
Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of
the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustees of Annandale United Methodist Church</td>
<td>6935 Columbia Pike Annandale, VA 22003</td>
<td>Applicant/Title Owner of Tax Map 70-2 ((1)) 2</td>
</tr>
<tr>
<td>Trustees/Agents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dana A. Goward</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gary FitzGibbon</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dale Ruhter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peter Snitzer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brenda Poole</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Becky Sellner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beth Graves</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marica A. Twomey</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jason Micheli</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is
continued on a “Rezoning Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the
condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each
beneficiary).
Rezoning Attachment to Par. 1(a)

DATE: January 19, 2021
(enter date affidavit is notarized)

for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number (s))

(Note: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walsh, Colucci, Lubeley &amp; Walsh, P.C.</td>
<td>2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201</td>
<td>Attorneys/Agents for Applicant</td>
</tr>
<tr>
<td>Christopher Consultants, Ltd.</td>
<td>9900 Main Street Suite 400 Fairfax, Virginia 22031</td>
<td></td>
</tr>
<tr>
<td>Agents: Giovanni (John) B. Rinaldi, Gregory S. Drew, Steven P. Grant</td>
<td></td>
<td>Bavarian/Agent</td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.
REZONING AFFIDAVIT

DATE: January 19, 2021
(enter date affidavit is notarized)

for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Wendy A. Alexander    John H. Foote    Charles E. McWilliams    Kathleen H. Smith
David J. Bomgardner    H. Mark Goetzman    Antonio E. Miller    Lynne J. Strobel
E. Andrew Burcher    Bryan H. Guidash    J. Randall Minchew    Erin M. Thiebert
Jonelle M. Cameron    Michael J. Kalish    Andrew A. Painter    Garth M. Wainman
Thomas J. Colucci    Michael R. Kieffer    M. Catharine Puskar    Matthew A. Westover
Michael J. Coughlin

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Rezoning Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
DATE: January 19, 2021
(enter date affidavit is notarized)
for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Consultants, Ltd.
9900 Main Street, Fourth Floor
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
William R. Zink
Jeffrey S. Smith

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(there is more corporation information and Par. 1(b) is continued further on a “Rezoning Attachment to Par. 1(b)” form.)
REZONING AFFIDAVIT

DATE: January 19, 2021
(enter date affidavit is notarized)

for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
REZONING AFFIDAVIT

DATE: ____________________________ January 19, 2021
(enter date affidavit is notarized)

for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.
REZONING AFFIDAVIT

DATE: January 19, 2021
(enter date affidavit is notarized)

for Application No. (s): RZ 2020-BR-016
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Rezoning Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant [✓] Applicant’s Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19 day of January 2020, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2023

JG
FORM RZA-1 Updated (7/1/06)
MEMORANDUM

DATE: May 5, 2021

TO: Tracy Strunk, AICP, Director
    Zoning Evaluation Division, DPD

FROM: Matthew Tatum, Transportation Planner I
       Site Analysis Section

SUBJECT: RZ 2020-BR-016 – Trustees of Annandale United Methodist Church
          Tax Identification Map: 70-2 ((1)) 2

Site Description and Proposal
This department has reviewed the subject Rezoning (RZ) application including the General
Development Plan dated April 2, 2021. The site is located at the northwest corner of Heritage
Drive and Commons Drive. The property is proposed to be rezoned from the R-20 district to
the C-5 district to permit a community resource center within an existing place of worship.
These two uses are proposed to have different hours of operation. There is currently right-in,
left-in access point along Commons Drive and right-out access point on Heritage Drive.
Sidewalks are provided along both site frontages.

Proposed Improvements
The applicant is committing to trim the brush and trees on the north exit of the property to
maintain adequate sight distance for exiting vehicles in accordance with the VDOT Road
Design Manual.

Outstanding Transportation Issues
There are no outstanding transportation issues with this application.

CC: Brandon McCadden, DPD-ZED
    Jeremy Ko, Transportation Planner III, FCDOT-SAS
    Marc L. Dreyfuss, AICP, Transportation Planner IV, FCDOT-SAS
    Gregory Fuller Jr., Chief, FCDOT-SAS
To: Ms. Tracy Strunk  
Director, Zoning Evaluation Division  

From: Kevin Nelson  
Virginia Department of Transportation – Land Development Section  

Subject: RZ 2020-BR-016 Trustees of Annandale United Methodist Church  
Tax Map # 70-2((01))0002  
Fairfax County  

I have reviewed the above plan submitted on February 19, 2021, and received on the same date. I agree with the FDOT comment to have the brush trimmed north of the entrance to improve the exiting sight distance from the site access. Otherwise, I have no additional transportation comments on this submittal.

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

cc: Ms. Amy Muir  
fairfaxrezoning2020-BR-016z1AnnandaleUnMethCh3-2-21TS
DATE: January 29, 2021

TO: Brandon McCadden, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Development

FROM: Prutha Rueangvivatanakij, P.E., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division (SDID)
Land Development Services (LDS)

SUBJECT: Zoning Application No.: RZ 2020-BR-016 (Trustees of Annandale United Methodist Church); Annandale United Methodist Church, Generalized Development Plan (GDP), dated December 2, 2020
LDS Project No.: 004567-ZONA-003-1
Tax Map No.: 070-2-01-0002; Braddock District

The subject application has been reviewed. The applicant proposes to change the use on the subject property. There is no site disturbance proposed with this request. Therefore, Stormwater Management regulations (contained in the County Code Chapter 124) do not apply to this request. Additionally, there is no RPA or Floodplain boundaries on or adjacent to the subject lot.

This assessment and conclusion are valid only for the proposed request, shown on the plat including in the submitted request, and cannot be used to support any future construction improvement on this property, or for any other purpose. A detailed design and computations may instead be required for any future proposed improvement.

Please contact me at 703-324-1720 or Prutha.Rueangvivatanakij@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, SPD, DPWES
Shannon Curtis, Chief, Watershed Assessment Branch, SPD, DPWES
Jeffrey Vish, Chief, Central Branch, SDID, LDS
Zoning Application File
DATE: February 19, 2021

TO: Mr. Brandon Mccadden, Planner II
Zoning Evaluation Division, DPD

FROM: Nicholas Drunasky, Urban Forester III
Forest Conservation Branch, UFMD

SUBJECT: Annandale United Methodist Church, RZ 2020-BR-016

This review is based on the application known as RZ 2020-BR-016, Annandale United Methodist Church, 7901 Heritage Drive, Annandale VA, stamped as “Received by the Zoning Evaluation Division on October 20, 2020.” It appears that the application allows for retention of a place of worship and establishment of a Community Resource Center within a portion of the existing building. Since the application does not propose any exterior modifications other than installing signs and restriping the existing travel aisle, the Urban Forest Management Division staff has no comments regarding the application.

Please let me know if you have any questions.

NJD/

UFMDID #: 291900
PART 5    4-500  C-5  NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

4-501  Purpose and Intent

The C-5 District is established to provide locations for convenience shopping facilities in which those retail commercial uses shall predominate that have a neighborhood-oriented market of approximately 5000 persons, and which supply necessities that usually require frequent purchasing and with a minimum of consumer travel. Typical uses to be found in the Neighborhood Retail Commercial District include a food supermarket, drugstore, personal service establishments, small specialty shops, and a limited number of small professional offices.

Areas zoned for the C-5 District should be located so that their distributional pattern throughout the County reflects their neighborhood orientation. They should be designed to be an integral, homogeneous component of the neighborhoods they serve, oriented to pedestrian traffic as well as vehicular. The district should not be located in close proximity to other retail commercial uses.

Because of the nature and location of the Neighborhood Retail Commercial District, they should be encouraged to develop in compact centers under a unified design that is architecturally compatible with the neighborhood in which they are located. Further, such districts should not be so large or broad in scope of services as to attract substantial trade from outside the neighborhood. Generally, the ultimate size of a C-5 District in a given location in the County should not exceed an aggregate gross floor area of 100,000 square feet or an aggregate site size of ten (10) acres.
GLOSSARY
This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a “P” district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.
DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EAUMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.
TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.
URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers.

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Definition</th>
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<tbody>
<tr>
<td>A&amp;F</td>
<td>Agricultural &amp; Forestal District</td>
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<tr>
<td>ADU</td>
<td>Affordable Dwelling Unit</td>
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<tr>
<td>ARB</td>
<td>Architectural Review Board</td>
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<tr>
<td>BMP</td>
<td>Best Management Practices</td>
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<tr>
<td>BOS</td>
<td>Board of Supervisors</td>
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<tr>
<td>BZA</td>
<td>Board of Zoning Appeals</td>
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<tr>
<td>COG</td>
<td>Council of Governments</td>
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<tr>
<td>CBC</td>
<td>Community Business Center</td>
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<tr>
<td>CDP</td>
<td>Conceptual Development Plan</td>
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<tr>
<td>CRD</td>
<td>Commercial Revitalization District</td>
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<tr>
<td>DOT</td>
<td>Department of Transportation</td>
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<tr>
<td>DP</td>
<td>Development Plan</td>
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<tr>
<td>DPWES</td>
<td>Department of Public Works and Environmental Services</td>
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<tr>
<td>DPZ</td>
<td>Department of Planning and Zoning</td>
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<tr>
<td>DU/AC</td>
<td>Dwelling Units Per Acre</td>
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<tr>
<td>EQC</td>
<td>Environmental Quality Corridor</td>
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<tr>
<td>FAR</td>
<td>Floor Area Ratio</td>
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<td>FDP</td>
<td>Final Development Plan</td>
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<td>Generalized Development Plan</td>
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<tr>
<td>GFA</td>
<td>Gross Floor Area</td>
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<tr>
<td>HC</td>
<td>Highway Corridor Overlay District</td>
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<tr>
<td>HCD</td>
<td>Housing and Community Development</td>
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<tr>
<td>LOS</td>
<td>Level of Service</td>
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<tr>
<td>Non-RUP</td>
<td>Non-Residential Use Permit</td>
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<td>OSDS</td>
<td>Office of Site Development Services, DPWES</td>
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<tr>
<td>PCA</td>
<td>Proffered Condition Amendment</td>
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<tr>
<td>PD</td>
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<tr>
<td>PDC</td>
<td>Planned Development Commercial</td>
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<tr>
<td>PFM</td>
<td>Public Facilities Manual</td>
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<tr>
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<td>Planned Residential Community</td>
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<td>RC</td>
<td>Residential-Conservation</td>
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<td>Transportation System Management</td>
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<td>VC</td>
<td>Variance</td>
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<td>Virginia Dept. of Transportation</td>
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<td>VPH</td>
<td>Vehicles per Hour</td>
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<td>Washington Metropolitan Area Transit Authority</td>
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<td>WS</td>
<td>Water Supply Protection Overlay District</td>
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<td>Zoning Administration Division, DPZ</td>
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<tr>
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<td>Zoning Permit Review Branch</td>
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