

GREENBRIAR COMMUNITY CENTER STATEMENT OF JUSTIFICATION

REVISED September 16, 2010

SUMMARY:

This Application is submitted in order to permit an increase in parking on the site and site modifications: to include expansion and redesign of the parking lot, provision of conservation areas for SWM / BMP purposes, planting of shade trees and sharing parking / access with the adjacent Greenbriar Park. In addition, this Special Permit request would incorporate (under one Special Permit) an existing use for a Church and related facilities that is currently operating within the Community Center Building. A separate Special Exception has been submitted to allow a Nursery (Pleasant Valley Preschool) School for 15 students (S 80-S-053), to also continue to operate in the building.

BACKGROUND:

The development conditions approved with SPA 78-P-192-1 required that the Applicant obtain approval of a shared parking agreement with the Fairfax County Park Authority to use one or both of the adjacent existing parking lots for Greenbriar Park. On February 9, 1987 the shared parking agreement was approved by the Board of Supervisors and was recorded on March 18, 1987. Subsequently, the Greenbriar Civic Association filed a new amendment seeking to improve the parking lot on their property by expanding it and connecting it to the adjacent park. This amendment was approved on August 13, 1997, but subsequent engineering and coordination issues delayed the project for a subsequent amount of time until no further extensions of the Special Permit were granted in 2007.

The Applicant continued to work with the Fairfax County Park Authority and they have recently reached an agreement to work together toward the construction of parking on the Applicant's property as well as the Greenbriar Park in a joint project. This opportunity stems from the fact that the widening of Stringfellow Road required easements and other considerations from the Fairfax County Park Authority as well as the Greenbriar Civic Association. Repayment was in the form of a commitment to build the new parking lots discussed herein. Approval of the Special Permit would consolidate parking with the Park Authority as originally intended and desired.

DESCRIPTION:

- A. Type of Operation: Community Center to include a church, nursery (preschool) school (under separate Special Exception) and related facilities. Note that the Community Center is a non-profit operation created to provide a convenient and low cost meeting place for civic, community and social activities. As such, minor uses in addition to those listed above including but not limited to Exercise Classes, Club Meetings, Youth Association Meetings, Community Board of Directors meetings, etc... will continue to utilize the facility as well.
- B. The hours of operation shall be from 8 am to 11 pm daily. The Applicant shall be allowed 12 after-hour parties per year until 1 am with prior approval of the Zoning Administrator. The number of after hours parties may be increased upon approval of the Zoning Administrator.

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- C: The Community Center has a maximum capacity of 99 persons. The average use of the Center is about 20 to 30 persons. The Church has a maximum of 100 seats. The Nursery School has a maximum of 15 children (as submitted under separate Special Exception).
- D: The proposed number of onsite (part-time) employees is 1 for the Civic Association, 3 for the Preschool (as submitted under a separate Special Exception) and none for the Church.
- E: Trip mode of visitors to the Community Center is roughly estimated to be 98%.

Trip Generation:	Weekdays:	Mornings	- 30 trips (Pre-school as per separate Special Exception)
		Afternoons	- 10 Trips (Low usage)
		Evening	- Up to 45 trips (Bingo, Parties, etc...)
	Saturday:		- Up to 50 trips, depending upon rental
	Sunday:		- 25 trips (Church use)

Note: Expansion of the parking lot will not impact the present trip generation. However, the proposed change will improve safety and access to Stringfellow Road.

- F: The general area served is the Greenbriar Subdivision.
- G: No new buildings or additions are part of this application.
- H: No hazardous or toxic substances are involved.
- I: The Transitional Screening and Barrier requirements were previously waived and / or modified by the Board of Zoning Appeals pursuant to SPA 78-P-192-1. The Applicant is requesting reaffirmation of the barrier waiver request and modification of the transitional screening requirement in favor of the row of 2" caliper Red Maples (*Acer rubrum* "Red Sunset" as shown on Sheet 3 of this plat. The Applicant believes this waiver is justified since existing homes along the west side of Stringfellow Road are already well screened and buffered. In addition, the layout as proposed allows the Applicant to preserve the maximum amount of existing trees onsite as shown on the plat. In addition, the existing building will remain as is with no expansion proposed by this Application.