



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-DR-006
<b>Supervisor District</b>	Dranesville
<b>Parcel ID Number(s)</b>	6-4 ((1)) 66B, 6-4 ((1)) 70A and 6-4 ((14)) A
<b>Parcel Address(es)</b>	1089 Liberty Meeting Court, and 11718 Sugarland Road, Herndon, VA 20170
<b>Nominator</b>	Trustees of Dranesville United Methodist Church, by Sara V. Mariska, Attorney/Agent
<b>Plan Map Designation</b>	0.5-1 dwelling unit/acre
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Upper Potomac Planning District, Greater Herndon Community Planning Sector (UP4) - Planned for residential uses at 0.5-1 dwelling unit/acre. Specific plan text has been included as a supplemental document.
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	Nominator proposes to retain existing approved uses including a place of worship, child care and nursery school, columbarium, cemetery, and telecommunications use and add an affordable independent living facility with up to 90 units in a 5-story building up to 50 feet in height.

## **2022-2023 Site Specific Plan Amendment Process**

### **Statement of Justification Dranesville United Methodist Church**

#### **Nominator: Trustees of Dranesville United Methodist Church**

The property identified as Fairfax County Tax Map Reference 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A (the “Subject Property”) is on the southwest side of Leesburg Pike, approximately 300 feet west of its intersection with Sugarland Road. Collectively, the three (3) parcels total approximately 8.11 acres. Dranesville United Methodist Church (the “Church”) has been part of the religious community in the Dranesville area since the construction of the original sanctuary on the Subject Property in 1852. The Church is approved for sanctuary seating up to 400, a cemetery and columbarium, nursery school and child care for up to 99 children, and a telecommunications facility. To better serve the needs of the surrounding community and be good stewards of its land as an extension of its mission, the Church proposes an option to allow development of an affordable, independent living facility on the Subject Property.

The Subject Property is in Upper Potomac Planning district, Greater Herndon Community Planning Sector (UP4) of the Comprehensive Plan (the “Plan”) and planned for residential uses at 0.5-1 dwelling unit per acre. The Nominator proposes to retain existing approved uses and proposes to incorporate a modest building on an underutilized portion of the Subject Property. The Nominator proposes no impacts to the existing conservation easement on the Subject Property and the potential affordable units would be located adjacent to Leesburg Pike with significant setbacks from adjacent parcels. As illustrated in the conceptual plan, the Nominator proposes up to 90 units of affordable senior housing in an approximately 5-story building that is up to 50 feet in height.

The proposal will address the Plan amendment criteria as follows:

#### **Address emerging community interests or changes in circumstances.**

As has been well-documented by Fairfax County, economists, advocacy groups, and the media, Fairfax County does not have sufficient housing options for its most vulnerable citizens. The Plan does not address this crisis which is particularly acute for older adults who have difficulty finding housing on fixed incomes.

#### **Advance objectives of the County’s Policy Plan, Area Plans, and/or Concept for Future Development, and not contradict adopted Comprehensive Plan policy.**

Affordable senior housing meets several objectives of the Housing Policy Plan. Objective 1 recommends increasing the supply of affordable housing each year by an amount that is equal to at least 12 percent of the total housing production in the county for the previous year and such housing should meet the needs of people with disabilities. Objective 2 encourages price-appropriate housing for all income levels in all parts of the County. Objective 5 recommends increasing the supply of housing available to special populations, including seniors with low-and moderate-income. Additional affordable senior housing

also meets Land Use Policy Plan Objective 3 which recommends that the County maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities. Land Use Policy Plan Objective 4 encourages a mix of diverse housing options to allow for residents of all ages and abilities to live near desired services.

**Align with the goals of the County’s Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted Policy.**

The nomination aligns with the Countywide Housing Strategic Plan as follows:

D3 – Facilitate Opportunities for Faith Communities to Develop Affordable Housing – As the Countywide Housing Strategic Plan notes, faith communities often have underutilized land that could be appropriate for housing, particularly for vulnerable populations. With this nomination, the Church seeks to use an underutilized part of the Subject Property to meet this need.

The nomination aligns with the goals of the County’s Strategic Plan as follows:

- Expand Affordable Housing Opportunities (HNL 1-6) – The nomination proposes additional affordable housing as part of a faith community in an underserved area that will allow residents to remain in Fairfax County.

The nomination further aligns with the Goal 2 of the County’s Economic Success Plan as follows:

- 2.1 – The nomination will allow for development of affordable senior living to ensure that older adults are not priced out of housing in Fairfax County.
- 2.2 – The nomination will increase housing, specifically affordable senior housing, and provide a new affordable housing option in the Dranesville area.
- 5.6 – The nomination will provide a faith-community proposed creative housing solution that will lead to community partnerships.

The nomination also aligns with the One Fairfax Policy by ensuring that a full spectrum of housing opportunities are provided in the County, particularly in a stable neighborhood in a way that supports sustainability, green space, a high quality of life with access to services, amenities, and employment opportunities.

The Church and/or a development partner reserves the right to submit a zoning application concurrently with this nomination to proceed with construction of affordable housing as soon as possible. In sum, the Nominator proposes this Plan amendment to allow for development of affordable senior housing as part of a longstanding faith community to meet a critical community need.



# SSPA Nomination - Dranesville United Methodist Church



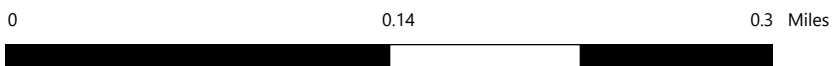
**Legend**

- Parcels

**Notes:**

Property Map

Map produced: 10/25/2022



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



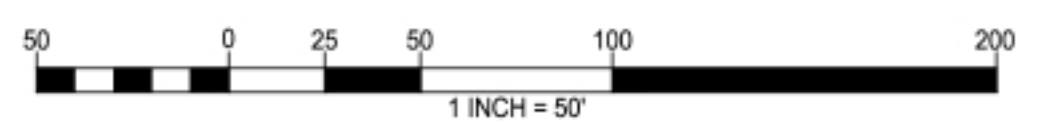
**DEVELOPMENT SUMMARY**

PROPOSED USES: PLACE OF WORSHIP / INDEPENDENT LIVING FACILITY

PROPOSED DEVELOPMENT INCLUDES:

EXISTING CHURCH (INCLUDING APPROVED EXPANSIONS, COLUMBARIUM, CEMETERY, NURSERY SCHOOL, AND CHILD CARE) = 42,000 SF

PROPOSED INDEPENDENT LIVING FACILITY  
 MAXIMUM UNITS = 90 UNITS  
 MAXIMUM FLOOR AREA = 95,000 SF  
 MAXIMUM HEIGHT = 50 FT



NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.

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**CONCEPT PLAN**  
**DRANESVILLE UNITED METHODIST CHURCH**

PREPARED BY  
**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1944

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-8163 Fax (703) 533-1301  
 WLPINC.com

SCALE: 1" = 50'  
 10/27/2022



**Dranesville**  
**United Methodist**

*"Making disciples of Jesus Christ by  
feeding body, mind and soul."*

October 17, 2022

Leanna O'Donnell, Director  
Planning Division  
Fairfax County Department of Planning & Development  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, Virginia 22035

Re: Consent and Authorization to File SSPA Nomination  
Subject Property: 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A  
Nominator: Trustees of Dranesville United Methodist Church

Dear Ms. O'Donnell:

As duly authorized representatives of the Trustees of Dranesville United Methodist Church, owner of property identified as Fairfax County Tax Map Reference 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A (the "Subject Property"), we hereby consent to the filing of a Comprehensive Plan Amendment Nomination as part of the 2022-2023 Site Specific Plan Amendment (SSPA) process. Further, we hereby authorize Odin, Feldman & Pittleman, P.C., including Douglas R. Forno, Sara V. Mariska, and John L. McBride, to act as agents on our behalf for the filing of a nomination on the Subject Property.

Very truly yours,

TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH

[SIGNATURES BEGIN ON NEXT PAGE]

By: W. S. Biver

William S Biver, Trustee

[SIGNATURES CONTINUE]

By: Samuel Ben

Laurie Ror, Trustee

[SIGNATURES CONTINUE]





**Dranesville**  
**United Methodist**

*"Making disciples of Jesus Christ by  
feeding body, mind and soul."*

October 14, 2022

**Re: Motion by the DUMC Board of Trustees for the Fairfax County Site-Specific  
Plan Amendment Nomination -October 2022**






The Trustees of the Dranesville United Methodist Church in coordination with Wesley Housing are submitting nomination for a Site-Specific Plan Amendment on behalf of Dranesville United Methodist Church, 1089 Liberty Meeting Court, Herndon, VA. The application and supporting documents will require signatures from the Dranesville United Methodist Church Board of Trustees. In order to facilitate the application and signature process, the Board of Trustees has adopted the following Motion:

**Regarding Site-Specific Plan Amendment Nomination - October 2022, the Board of Trustees for the Dranesville United Methodist Church have approved a motion that authorize Wesley Housing, 5515 Cherokee Ave, Suite 200, Alexandria, Virginia, and its agents and assigns to submit a nomination for a Site-Specific Plan Amendment on behalf of Dranesville United Methodist Church, 1089 Liberty Meeting Court, Herndon, VA 20170, tax map 006-4-01-0066B.**

**Further, regarding Site-Specific Plan Amendment Nomination - October 2022, the Board of Trustees for the Dranesville United Methodist Church have approved a motion that in lieu of signatures by all trustees, any three (3) trustees are authorized to sign documents related to the Site-Specific Plan Amendment nomination.**

**(Signatures Follow)**

The following Trustees vote for approval of the motions, simple majority to pass:

Name:	Signature:	Date:
William Bliven, Chair		10/16/22
Laurie Barr, Vice Chair		10/16/22
Dave Hitchings, Secretary	ABSENT / ABSTAIN	10/17/22
Jane Conner, Trustee		10/16/22
Beth Ector, Trustee		10/16/22
David Storey, Trustee	ABSENT / ABSTAIN	10/17/22
David Carlo, Trustee		10-17-22

## CONCEPT FOR FUTURE DEVELOPMENT

The Greater Herndon Community Planning Sector, except for the Town of Herndon and the northern portion of the Innovation Center Transit Station Area, is recommended to develop as Suburban Neighborhoods in the Concept for Future Development. The area within the Innovation Center is recommended to develop as a Transit Station Area. See Dulles Suburban Center, Land Units A-1 and L for recommendations.

## RECOMMENDATIONS

### Land Use

The Greater Herndon Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The land use and density plans for the Town of Herndon and Fairfax County apply to this sector. Fairfax County and the Town of Herndon should coordinate planning efforts to ensure compatible land use relationships and effective transitions and buffers between uses and intensities within this planning sector.

Figure 20 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so indicated.

1. The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map. The area (1b) generally located east of Sugarland Run is planned for residential development at .5-1 dwelling unit per acre. This provides for compatible density west of Sugarland Run and a low density buffer type area adjacent to the Sugarland Run stream valley. The area in Reston should conform to the Reston Master Plan.
2. Density within the Dranesville Tavern Historic Overlay District is planned for .2-.5 dwelling unit per acre, except for the area west of Holly Knoll Drive and south of Leesburg Pike where it is planned for .5-1 dwelling unit per acre.
3. Cluster residential development should be used to preserve open space. [Not shown]
4. Some land in this sector located adjacent to the Loudoun County line is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map. In order to protect the low density residential communities planned for this area from higher density residential and nonresidential uses planned in Loudoun County, a 25 foot evergreen buffer and barriers should be provided on all land adjacent to Loudoun County. [Not shown]

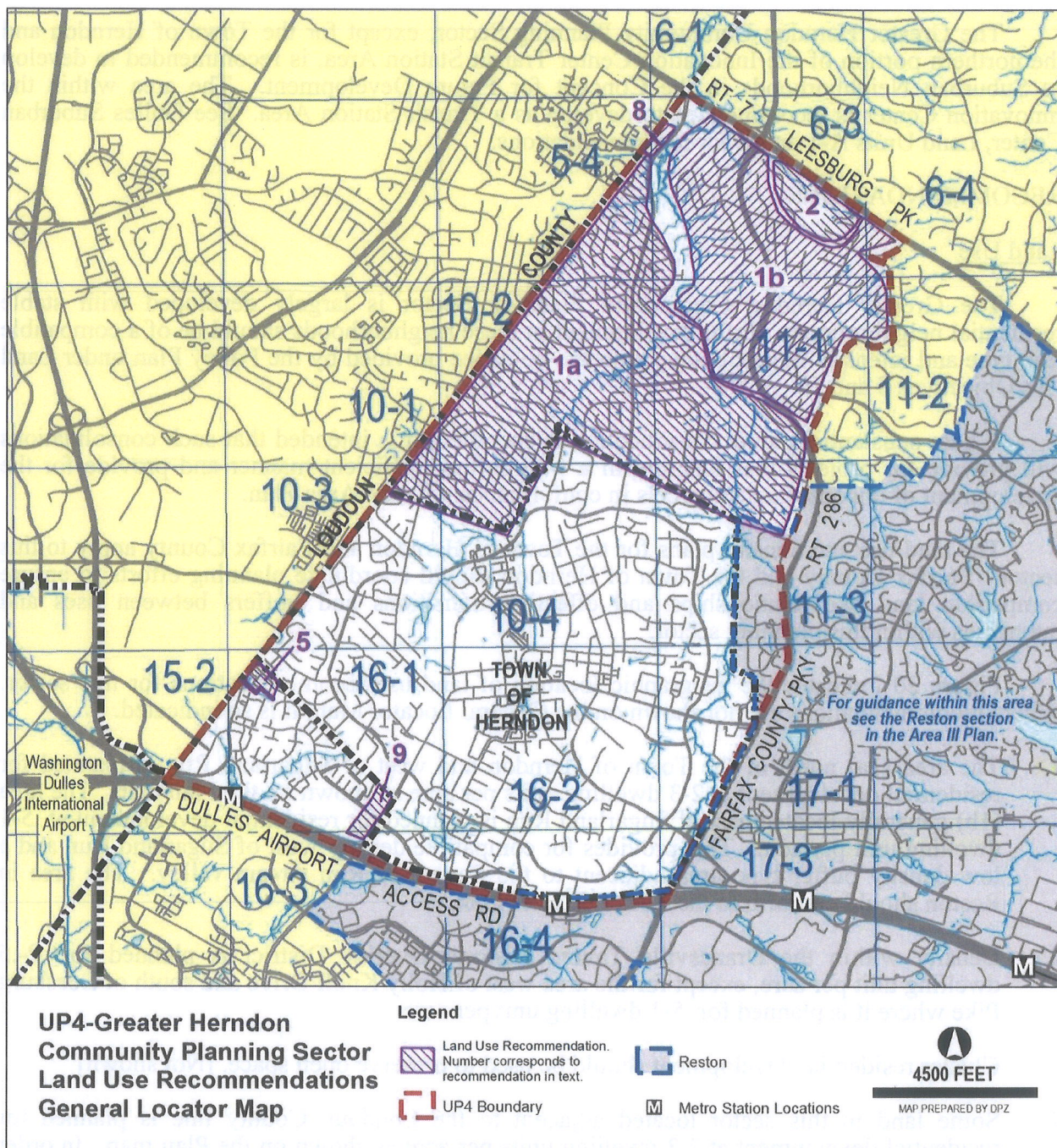


FIGURE 20