

**MCLEAN CITIZENS ASSOCIATION**  
**SE 2007-DR-003**  
**Reformed Theological Seminary**  
**Tax Maps 21-3 ((1)) 50, 50A 51, 53 and 21-3 ((15)) A1**  
May 2, 2007

WHEREAS, Reformed Theological Seminary (RTS) is an accredited degree-granting institution providing graduate-level instruction in six cities in Florida, Georgia, North Carolina and the Washington, DC area; and,

WHEREAS, the Special Exception applicant, RTS, a lessee of the landowner, the McLean Presbyterian Church (MPC), proposes to hold religious courses on site for college credit; and,

WHEREAS, RTS proposes to use existing space at MPC as follows: one classroom, two offices (for the Executive Director and for the Director of Admissions) and a library space housing approximately 10,000 volumes; and,

WHEREAS, RTS proposes typical hours of operation as two evenings a week from 7:00 p.m. to 10:00 p.m. in addition to occasional classes Friday evenings from 7:00 p.m. to 10:00 p.m. and Saturdays from 9:00 a.m. to 4:00 p.m.; additional summer classes may be held from 9:00 a.m. to 4:00 p.m. for three to five consecutive days; and,

WHEREAS, the number of classes and the class times listed in the RTS Spring and Fall class schedule reflect a more intense use than is proposed in the applicant's Special Exception justification; and,

WHEREAS, RTS has been conducting classes at the Church since January 2007, and,

WHEREAS, RTS employees will consist of two full-time and one part-time staff, a maximum of 33 full time equivalent students and an average class size of 15 students; and,

WHEREAS, all classes are open for credit at no charge to MPC staff members and leadership and are open for audit at no charge to all MPC members; and,

WHEREAS, the library is also open for use by all MPC members as well as RTS students; and,

WHEREAS, neighbors in the Heather Hill development across Balls Hill from MPC received no information from MPC/RTS on the specifics of the Special Exception request; and,

WHEREAS, neighbors in the Heather Hill development expressed concerns about increased use at the Church; and,

WHEREAS, prior category 3 Special Exceptions for college/university use at a church that have been approved by the Fairfax County Planning Commission contained development conditions that specified the maximum number of enrolled students, the maximum number of students and employees on site and the hours of operations; and

WHEREAS, the maximum number of students and employees on site is not specified in the proposed Special Exception and the maximum number of enrolled students is specified in an ambiguous manner;

NOW, THEREFORE, BE IT RESOLVED that the McLean Citizens Association recommends that the Planning Commission deny the college/university use Special Exception unless additional development conditions are incorporated that specify:

- 1) A maximum number of students on site of 35
- 2) Hours of operation for classes are 5:00 p.m. to 10:00 p.m., Monday through Friday, 9:00 a.m. to 4:00 p.m. Saturdays, except during the summer semester, when Monday through Friday class hours are 9:00 a.m. to 5:00 p.m.

- 3) All student and employee parking for the college/university shall be at the rear of the facility.
- 4) A contact person and telephone number of a church representative to receive notification of neighborhood questions or concerns.

BE IT FURTHER RESOLVED that should the above-mentioned development conditions be incorporated into the Special Exception permit, the MCA supports the proposed college/university use at the McLean Presbyterian Church and commends the McLean Presbyterian Church and the Reformed Theological Seminary for addressing these neighborhood concerns.

cc: Lynne J. Strobel, Walsh Colucci Lubeley Emrich & Walsh PC  
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