

## **PLANNING COMMISSION REPORT April 25, 2017**

**Present: Kathy Kalinowski, Mac Arnold, Jennifer Heilmann, Michelle Stein, Terry Winkowski, Patrick Pline; Absent: Susan Yantis**

The Planning Commission reviewed a use permit application for the Town Meeting Hall 12641 Chapel Road, Clifton VA from Virginia Buersmeyer for use by her business, Clifton Dance Academy, for dance classes and or exercise classes to be held five days a week (Tuesday 11:30-12:30; Wednesday 5:15-6:15; Friday 9:45-10:45am, 11:30-12:30, 5:15-6:15; Saturday 10-11 am, 11:30-12:30; and Sunday, time to be determined). The applicant expressed that while she hoped this would be a temporary location for her dance and exercise studio and that she would return to 12644 Chapel Road and hopefully sublease space from the Wheelhouse, but she did not know for certain. The Planning Commission recommends unanimously that the Town Council not approve this use because it is a commercial use of residentially zoned property for the reasons set forth below.

The Town Meeting Hall is zoned Residential as is all the property on its side of Chapel Road, as is shown on the Town Zoning Map which is Figure 4 in the Clifton Comprehensive Plan 2009. In fact, Chapel Street and Chapel Road, surrounding Main Street is the dividing line between Clifton residential and commercial uses of property. The Town Meeting Hall, owned by Fairfax County, is presently being used as a community building which is an allowed use in a residentially zoned area under the Town Zoning Code Section 9-19a. 2. At present, the Town has the Meeting Hall, the Fire Hall (on the adjacent property), the Clifton Town Park, and the Clifton Elementary School, all of which are zoned residential but are public use areas under the Town Plan. The Town Plan under its Future Land Use Plan specifically states that the goal is to “maintain appropriate buffers between residential and commercial land uses”. In addition to the Town Plan and the Zoning Code, the lease between the County and the Town for use of the Meeting Hall dated June 27, 1994, also states that no commercial use of any kind may be conducted at the Meeting Hall, while allowing non commercial uses and allowing the Town to be reimbursed for its costs related to the use of the Meeting Hall.

The Clifton Dance Academy is a business and has operated as such at 12644 Chapel Road under a commercial use permit for a number of years. The proposed use permit application includes classes five days a week for which the business will be paid. The only essential change is the location of the business of the Clifton Dance Academy not the nature of the business. In addition, this is a fairly intensive commercial use at the Town Meeting Hall location, as opposed to Boyle Dance Studio which we are told does not charge for its class at the Meeting Hall and has only one class per week.

Ms. Buersmeyer indicated that she does need a space at least until the end of June and the Planning Commission stated that such a short term use would likely not need a use permit.