

# **Occoquan Watershed Coalition**

January 4, 2001 proposal, was decreased from 81,800 S.F. to 60,000 S.F. that includes 10,000 S.F. of useable cellar space. The incongruity between the size, seating, usage, and membership of Fairfax Baptist Temple and the proposed 60,000 S.F. Knollwood Community Church speaks for itself.

Although the OWC attempted to obtain more specific information on the scope and scale of the proposed Knollwood Community Church at build out, the Church's representatives never made this information available. Instead we were told that the applicant was uncertain of the final structure and that it could not be quantified at this point in time. A comparison of the "excepted" use with the "by-right" usage of this land indicates that the proposed exception will significantly exceed the normal zoned land use of the area. Also, the ultimate transportation requirements for a facility of the proposed size will adversely impact the Fairfax County Parkway. It is estimated that the "by-right" development of 6 to 8 houses would equal approximately 60 to 80 vehicle

