

**MOUNT VERNON COUNCIL OF CITIZEN’S ASSOCIATION JOINT RESOLUTION  
OF COMMITTEES PLANNING AND ZONING AND TRANSPORTATION**

**RESOLUTION P&Z-TRAN-2018-J02**

**AMERICAN TUKONG ACADEMY**

- 1. WHEREAS**, the American Tukong Academy presented before the MVCCA Planning & Zoning Committee on June 4, 2018 and the MVCCA Transportation Committee on July 9, 2018, their application, (SE 2017-MV-012), and a request for a Special Exception, (SE), to permit a private school for education and Tae Kwon Do, and waiver of minimum district size for C-8 lot reduced in size from road takings; and
- 2. WHEREAS**, the Gum Springs Conservation Plan calls for 16% of commercial uses; and
- 3. WHEREAS**, the current nonresidential percentage is at 44% (C8 21.15%, churches/other 23.1%), which is non-conforming to the Gum Springs Conservation Plan; and
- 4. WHEREAS**, the objectives of the Gum Springs Conservation Plan align with the Gum Springs Redevelopment Plan, which states that residential development “shall be **no less** than 70%” of the land use; and
- 5. WHEREAS**, the Gum Springs Redevelopment Plan states in part that, “All development will be considered in relation to the preservation of the historic nature of the community”; and
- 6. WHEREAS**, the application does not meet the SE criteria for intent and use in the proposed location; and
- 7. WHEREAS**, this application is not in conformance with the Comprehensive Plan, Gum Springs Conservation Plan, nor the Gum Springs Redevelopment Plan.
- 8. WHEREAS**, the waiver to replace the trail/alternate commuter route with a sidewalk does not conform to the Gum Springs Neighborhood & Improvement Plan that requires a “re-establishment of the historic trail link between Gum Springs and Mount Vernon, as recommended by the County Park Authority.”
- 9. WHEREAS**, the proposed entrance/exit on Richmond Highway that would be located just South of the heavily used intersections at Fordson Road and Boswell Avenue to the North would increase dangerous merges to make U-turns to head South on Richmond Highway and will add to cut through traffic in the Gum Springs and adjacent neighborhoods and result in similar patterns to the South, and
- 10. WHEREAS**, the project is not harmonious with general standard #4 in the Zoning Ordinance that states that “The proposed use shall be such that pedestrian and vehicular traffic associated

with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood);” and

**11. WHEREAS**, there will not be access to the American Tukong property traveling southbound on Richmond Highway.

**THEREFORE BE IT RESOLVED**, the Mount Vernon Council of Citizens’ Association **does not** support the Special Exception Application SE2017-MV-012 for the American Tukong Academy.

Adopted July 25, 2018