

Board Agenda Item  
February 23, 2010

3:30 p.m.

Public Hearing on SEA 2006-HM-017 (Fiaza Hannifa, Montessori Children's Center) to Amend SE 2006-HM-017 Previously Approved for a Child Care Center with a Maximum Enrollment of 150 Students to Permit Site Modifications and Modifications of Development Conditions, Located on Approximately 2.69 Acres Zoned R-1, Hunter Mill District

The application property is located at 2745 Centreville Road, Tax Map 25-1 ((1)) 34C and 34D.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, January 7, 2010, the Planning Commission voted unanimously (Commissioners Alcorn, Donahue, Harsel, and Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SEA 2006-HM-017, subject to the Development Conditions dated December 23, 2009;
- Modification of the transitional screening yard requirement along the northern, southern, and eastern boundary lines and modification of the barrier requirement along all lot lines, in favor of the existing screening and barriers shown on the SEA Plat; and
- Waiver of constructing a third lane on Centreville Road.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
William O'Donnell, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
January 7, 2010  
Verbatim Excerpt

SEA 2006-HM-017 – FLAZA HANNIFA, MONTESSORI CHILDREN'S CENTER

After Close of the Public Hearing

Acting Chairman Hart: We'll close the public hearing; I'll recognize Commissioner de la Fe. This is in the Hunter Mill District.

Commissioner de la Fe: Thank you very much. Mr. Chairman, this is a simple case. And it is a simple case. The Montessori Children's Center on Centreville Road, when it was originally approved by the – you know, when it was originally approved, there was a requirement that the barn that is on the property could not be used for a residence. Because at that time it was contemplated that there would be another residence built for the caretaker or staff member and so on. And there could only be one residence, so that provision was there. However, that new facility was never built as a residence and now since there was a provision that – the barn could not be used for a residence, but there is a request now to remodel the barn and be able to use that as a residence. And that is the SEA that we are being requested to approve. Am I correct?

Kristen Abrahamson, Department of Planning and Zoning (DPZ): It's my understanding they're actually not remodeling the barn, but they're actually replacing it. But it's in the same location.

Commissioner de la Fe: It is in the same location, but I believe that the barn will – you know, the basic pieces of the barn would remain. Because that was one of the things that the Hunter Mill Land Use Committee loved.

Ms. Abrahamson: Yes, the applicant has to address that.

Commissioner de la Fe: Yes, okay. Could you address that issue, then?

David Hunter, representing the Applicant: Thank you, Mr. de la Fe, members of the Commission. When we did meet with the Hunter Mill Land Use Committee, we did report that the existing barn would be renovated. I did check with the architect, and the existing barn cannot – it's structurally unsound, Mr. de la Fe. So, what we have to do is to raze the barn and construct a new structure. It will look like a barn. We have a pencil sketch of the residence which, again, is barn-like, but it will be a residence and it will be built on the footprint of the existing barn.

Commissioner de la Fe: Okay. Thank you very much. Safety is necessary. And if it could not be saved, at least you will attempt to make it look like a barn. But regardless of that, it is – well, it was not as simple as I thought it was going to be. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 2006-HM-017, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 23<sup>RD</sup>, 2010 (sic).

Commissioner Flanagan: Second.

Acting Chairman Hart: Motion is made and seconded by Mr. Flanagan.

William O'Donnell, DPZ: Excuse me. It's actually 2009, not 2010. I was ahead of myself.

Commissioner de la Fe: 2009. The computer has been updated.

Acting Chairman Hart: Does the seconder accept the --

Commissioner Flanagan: I'll accept the change.

Commissioner de la Fe: Thank you.

Acting Chairman Hart: Thank you. Motion's been made and seconded. Any discussion? Seeing none, we'll move to a vote. All those in favor, please say aye.

Commissioners: Aye.

Acting Chairman Hart: Those opposed? That motion carries. Mr. de la Fe.

Commissioner de la Fe: These two next motions are, in effect, reaffirmations of previous approvals. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTH, SOUTH, AND EAST BOUNDARY LINES AND A MODIFICATION OF THE BARRIER REQUIREMENT ALONG ALL LOT LINES IN FAVOR OF EXISTING SCREENING AND BARRIERS SHOWN ON THE SEA PLAT.

Commissioner Flanagan: Second.

Acting Chairman Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to a vote. All those in favor of the motion as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Acting Chairman Hart: Those opposed? That motion carries.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER FOR CONSTRUCTION OF A THIRD LANE ON CENTREVILLE ROAD.

Commissioner Flanagan: Second.

Acting Chairman Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to a vote. All those in favor of the motion as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Acting Chairman Hart: Those opposed? The motion carries.

//

(The motions carried unanimously with Commissioners Alcorn, Donahue, Harsel, and Murphy absent from the meeting.)

JN