

Board Agenda Item
March 8, 2011

3:30 p.m.

Public Hearing on SE 2010-SP-029 (Pleasant Valley Preschool, Inc.) to Modify and Expand the Parking Lot at the Greenbriar Community Center, Which Houses the Pleasant Valley Preschool, with No Changes in Enrollment or Hours of Operation, Located on Approximately 1.52 Acres Zoned R-3 and WS, Springfield District

The application property is located at 4615 Stringfellow Road, Tax Map 45-3 ((1)) 11.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, February 24, 2011, the Planning Commission voted unanimously (Commissioners Hall, Harsel, and Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2010-SP-029, subject to the proposed Development Conditions dated February 17, 2011;
- Modification of the transitional screening requirements along the west property line, in favor of that depicted on the SE Plat and as stated in the Development Conditions; and
- Waiver of the barrier requirements along the west property line.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim

Staff Report previously furnished and available online at

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4341563.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Bob Katai, Staff Coordinator, Zoning Evaluation Division, DPZ

SE 2010-SP-029 – PLEASANT VALLEY PRESCHOOL, INC.

After the Close of the Public Hearing

Vice Chairman Alcorn: I'll close the public hearing; recognize Commissioner Litzenberger for action on the case.

Commissioner Litzenberger: Thank you, Mr. Chairman. First, I want to thank Mr. Cale. He did the preschool exactly right. He met with VDOT; then he met with our staff; reached out to the Greenbriar Civic Association and got their support; went across the street to the Sully District and got the support of the Poplar Tree Estates Homeowners Association; then went from the Sully District Land Use Committee and got their unanimous support. So, thank you very much for doing it the right way. We really appreciate it. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2010-SP-029, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 17TH, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by - - Motion's been made, seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of recommending approval of SE 2010-SP-029, subject to the proposed development conditions dated February 17th, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WEST PROPERTY LINE, IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS STATED IN THE DEVELOPMENT CONDITIONS.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of that motion as articulated by Commissioner Litzenberger, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Litzenberger: Lastly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WEST PROPERTY LINE.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of recommending approval of a waiver of the barrier requirements on the western property line – is that correct?

Commissioner Litzenberger: Yes.

Vice Chairman Alcorn: Please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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

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