



County of Fairfax, Virginia

2015 Planning Commission

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

July 24, 2015

Carla Seay
Carla's Weecare Home Daycare
8045 Winding Wey Court
Springfield, VA 22153

**Re: SE 2014-MV-074 – CARLA'S WEECARE HOME DAYCARE
Mount Vernon District**

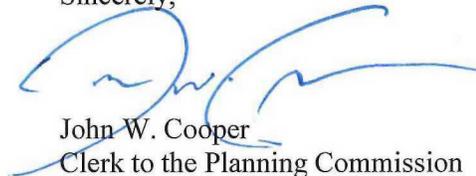
Dear Ms. Seay:

At its July 23, 2015 meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Lawrence were absent from the meeting) to **RECOMMEND APPROVAL** of the above-referenced application. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,



John W. Cooper
Clerk to the Planning Commission

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Nicholas Rogers, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
July 23, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PROPOSED DEVELOPMENT CONDITIONS

SE 2014-MV-074

July 9, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-MV-074, located at 8045 Winding Way Court, Tax Map 98-1 ((4)) 541, for a home child care facility of up to twelve children, pursuant to Sect. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care facility use indicated on the Special Exception Plat (SE Plat) approved with the application, entitled "Property Report | Lot 541 Section 6 | Newington Forest" prepared by Universal Title (John W. Veatch) and dated March 15, 2004 and annotated by the applicant on December 31, 2014, as qualified by these development conditions.
2. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 6:30 AM to 6:00 PM.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility and limited to the hours of 7:00am to 6:00pm.
7. All pick-up and drop-off of children shall occur either on-site in the driveway or along Winding Way Court. Parked cars shall not preclude vehicular access to 8047 Winding Way Court.
8. The existing garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
9. Any portions of the dwelling associated with the home child care facility that are used as a child's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and

rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
13. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. Within 90 days of the Special Exception's approval by the Board of Supervisors, the applicant shall remove or relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.
15. As an alternative, the applicant may submit a variance application to permit accessory structures within a front yard for review and approval by the Board of Zoning Appeals. Such submission shall occur within 90 days of the Special Exception's approval by the Board of Supervisors. If the applicant chooses this alternative, the applicant shall diligently pursue the review and approval of the variance. If the Board of Zoning Appeals has not adopted a resolution for the variance within 1 year of the application's filing date, the applicant shall remove or relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Planning Commission Meeting
July 23, 2015
Verbatim Excerpt

SE 2014-MV-074 – CARLA’S WEECARE HOME DAYCARE

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed – Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. I’m going to – I’d like to request the applicant to confirm – come to the lectern and confirm for this record their agreement to the proposed development conditions dated July 9, 2015.

Carla Seay, Applicant/Title Owner: What was that again?

Commissioner Flanagan: The conditions that this application – do you agree with them?

Ms. Seay: Yes.

Commissioner: You do. Thank you.

Ms. Seay: Is that all?

Chairman Murphy: Yep. You never know, but for the time being anyways. Okay?

Commissioner Flanagan: That being the case, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2014-MV-074, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 9, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-MV-074, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Ms. Seay, thank you – appreciate it.

//

(The motion carried by a vote of 10-0. Commissioners de la Fe and Lawrence were absent from the meeting.)

JLC



County of Fairfax, Virginia

June 26, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Carla McNeil Seay
Carla's Weecare Home Daycare
8045 Winding Way Court
Springfield, Virginia, 22153

Re: **SE 2014-MV-074 – CARLA MCNEIL SEAY/CARLA'S WEECARE
HOME DAYCARE
Mount Vernon District**

Dear Ms. Seay:

At its June 25, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Lawrence, and Sargeant were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of July 23, 2015. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Nicholas Rogers, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
June 25, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
June 25, 2015
Verbatim Excerpt

SE 2014-MV-074 – CARLA MCNEIL SEAY/CARLA'S WEECARE HOME DAYCARE
(Mount Vernon)

During Commission Matters

Chairman Murphy: Also scheduled for public hearing this evening is a special exception in the Mount Vernon District is Carla McNeil's, Carla's WeeCare Home Daycare – and that's W-E-E Care or Wee – and we'd like TO DEFER THAT SE 2014-MV-074 DEFER THE PUBLIC HEARING TO A DATE CERTAIN OF JULY 23RD, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion for the application say aye.

Commissioners: Aye.

Chairman Murphy: Opposed. Motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Sargeant were absent from the meeting.)

TMW