

Planning Commission  
Verbatim Excerpt  
May 7, 2014

SEA 01-M-036-02 – PINECREST SCHOOL, INC.

Decision Only During Commission Matters  
(Public Hearing held on May 1, 2014)

Commissioner Hall: Last week, we had an application, SEA 01-M-036-02, Pinecrest School, and there were many, many people out here and it was wonderful because most of them chose to just stand and support the application and not speak, which I always appreciate. Therefore – oh, and I will say that I want to thank staff and the applicant for working diligently this week and addressing the concerns of the Commission and issuing the revised development conditions, which are now dated May 7<sup>th</sup>, 2014. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 01-M-036-02, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 7<sup>TH</sup>, 2014.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? Mr. Flanagan?

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I'm going to support the motion, but I did contact staff during this week and asked them about the issue that I had raised at the public hearing about busing as a final resort -- as a transportation solution of last resort, I guess. And it's on – I don't – the pages are not – yes, page 5 of the revised conditions that – under Monitoring, it's subparagraph iii, which establishes the busing, use of buses as a last resort. And we haven't made any changes to that particular provision, but one of the things which I want staff to, you know, comment upon is the fact that buses – from the site plan it didn't appear that buses would be able to make all the turns, you know, if they finally used buses, as the site plan. And I don't know whether we determined whether buses can make those turns or whether they would have to use smaller shuttle buses.

Michael Lynskey, Zoning Evaluation Division, Department of Planning and Zoning: Yes, this is Mike Lynskey from the Department of Planning and Zoning, and I did hear that concern and we at staff, we did not do a turn analysis on that. I believe the applicant might have mentioned at the last hearing that they had looked at that. I'm not 100 percent certain. But as the condition stands now, there's no proposal for busing at this point in time, so I think if that were to come into effect in the future those kind of details could be worked out with FCDOT prior to the – they would have to work out an arrangement for busing with all those kinds of details, and that could be worked out in the future.

Commissioner Flanagan: So in the event that that does occur, why, the type of buses will be downsized to be able to negotiate the turns, if that's warranted.

Mr. Lynskey: Yes, that's one option, or –

Commissioner Flanagan: I think we have a comment, coming down.

Chairman Murphy: Well, let's – we're on verbatim now. Ms. Strobel, can you clarify this please, quickly, so we can move ahead.

Commissioner Hall: Not too quickly, with a broken leg.

Chairman Murphy: Not too quickly with the cast on your leg.

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Thank you, Mr. Chairman, members of the Planning Commission. Again, my name is Lynne Strobel. I represent the applicant. The school would use smaller buses. They have a 23-passenger bus and the civil engineer did take a look at that in the context of the layout and all those radiuses would be able to accommodate that bus. Thank you.

Chairman Murphy: Okay. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 01-M-036-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hall.

Commissioner Hall: Thank you, Mr. – thank you, Mr. Chairman. I was remiss to start my motion without addressing the one letter we did receive from Mr. Dietz. Although it was quite a lengthy letter, his concern had to do with, specifically – what is that called? It's something from transportation and, if Mike, if you will address that very quickly so that he knows that we responded to his letter and that we considered it.

Mr. Lynskey: Sure. I think that Mr. Dietz's concern was that the applicant did not have to perform a Chapter 870 VDOT Transportation Impact Analysis. I think he – he was a little mistaken in that he was under the impression that they were – they requested some sort of exemption from that and they did not. They actually submitted the application, as normal, and they just did not meet the threshold – trip threshold to trigger a transportation impact analysis by VDOT which, there's a trip threshold of something like 5,000 trips a day. So the majority of these types of cases that come through here do not meet that threshold. But the application was reviewed by VDOT and by FCDOT and it wasn't exempt from any kind of – from the normal transportation review that happens on these sorts of cases.

Commissioner Hall: Thank you, Mr. Chairman. I just wanted to make sure that got on the record because a letter was also sent to the Board, and I wanted them to know that we had looked at it and it was addressed. So, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS, PER SECTION 13-305, PARAGRAPH 3, ALONG THE NORTH AND WEST BOUNDARIES TO UTILIZE THE EXISTING AND PROPOSED VEGETATION, AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: And last but certainly not least, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR THE PRIVATE SCHOOL OF GENERAL EDUCATION AND CHILD-CARE/NURSERY SCHOOL USES, PER SECTION 11-202, PARAGRAPH 3B, IN FAVOR OF ONE 15-FOOT BY 25-FOOT BUS PARKING SPACE.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall:

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(The motion carried by a vote of 12-0.)

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