

Planning Commission Meeting  
April 16, 2015  
Verbatim Excerpt

SE 2014-PR-067 – KONSTANTIN E. PANOV

After Close of the Public Hearing

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

Commissioner Hart: Thank you, Mr. Chairman. Commissioner Murphy had pointed out, I think, that the – we're not in the business, necessarily, of criticizing the school. In fact, I think that – from what I've read, the school seems to be a fine and valuable program. We have a great diversity in Fairfax County of schools and languages. I think we – I've read we have over 40 different languages in the public schools and we are one of the most diverse counties in the country in terms of the number of languages and the number of students and – things we have going in the County. We have applications for – Special Permits for home daycares every week and I'm continually amazed at the variety of languages and programs that come before us on those. I think, so far, we're only about halfway through several hundred of these. Probably a majority of the ones that we have are non-English speaking applicants and some of them – we've even had languages where – I don't even know what language it was. We had to get interpreters from Richmond, some of whom had flat tires and couldn't help us. But it – we have a wide variety of uses like that, which I think we try and accommodate. We want to have options like that for parents. We want to provide those services to the community. Having said that, not every site is going to work for every single application. What I'd like to do and – Mr. Panov has requested a deferral. We had something new tonight, which I hadn't anticipated. And what I would like to do is have a brief deferral to at least look at a couple things with staff – the parking, the configuration with the five parking spaces to the side, and at the same time a rough calculation of the area and what that does because I think that may tip us over the 2,500 into a stormwater facility. And then where do we go with that? And I don't know that that's going to work either, but let's – let's at least evaluate that. And the same thing, again, with – in coordination with the transportation people – if the parking isn't – the parallel, but it's the perpendicular parking – whether it's five spaces or more than that – what does that do to this configuration on the loop and – it still may not work. But let's look at those two things. Ms. Zhu brought up a couple things. The condition of the fence – and I agree things are a little dilapidated on the site and maybe that's something to look at – and also, the landscaping. And I think this was the first time that I can recall, in however many public hearings, of someone wanting shorter trees than what was proposed – always, always people want massive buffers. But let's – let's look at that. So the fence, landscaping, the parking, the stormwater – I mean, we sort of had some of those things to begin with, but – if we can do a short deferral to that. I had the date of the 22<sup>nd</sup>, but I don't think that – given that – it may be too quick of a turnaround. So where does that leave me?

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Zoning: We – staff might suggest a month to give the applicant some time to submit things and look at it. And one other item I thought staff would need to look at is – Ms. Hurley's point about the ratio of staff to

children so that we can really gauge how much staff and how the parking might increase in stuff – yes.

Commissioner Hart: I didn't mention that. But it changes the number of-

Ms. Lewis: Yes.

Commissioner Hart: -parking spaces.

Ms. Lewis: Correct.

Commissioner Hart: And I want us to look at-

Ms. Lewis: Yes.

Commissioner Hart: -if it's five or it has to be more. I'm – I did say that. And I'd assume-

Ms. Lewis: No – no. Yes.

Commissioner Hart: -that's within the scope of that.

Ms. Lewis: Yes.

Commissioner Hart: How – if we are going out about a month, what does that –

Commissioner Flanagan: There's no Board date.

Kimberly Bassarab, Deputy Director, Planning Commission: We could do the 13<sup>th</sup>. We can do May 20<sup>th</sup>, May 21<sup>st</sup>.

Suzanne Wright, Zoning Evaluation Division, Department of Planning and Zoning: May 20<sup>th</sup>, probably, would be fine with me.

Commissioner Hart: All right. Mr. Chairman, I move that the Planning Commission defer the decision only for SE 2014-PR – oh wait, let me just ask – Mr. Panov, May 20<sup>th</sup> – is that an acceptable date for you all?

Konstantin Panov, Applicant/Title Owner: I guess I will have no choice but to try to keep that date.

Commissioner Hart: Yes, well I meant in terms of – you know, you have a trip or something – the evening of May 20<sup>th</sup> would –

Mr. Panov: No.

Commissioner Hart: Okay. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-PR-067 TO A DATE CERTAIN OF MAY 20, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioners Migliaccio and Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Migliaccio and Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to defer decision only to SE 2014-PR-067 to a date certain of May 20<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 8-0. Commissioners Lawrence, Litzenberger, Sargeant, and Strandlie were absent from the meeting.)

JLC