

Planning Commission Meeting
December 9, 2015
Verbatim Excerpt

SEA 79-D-071-02 – THE TEA CENTER, LLC

Decision Only During Commission Matters
(Public Hearing held on November 19, 2015)

Commissioner Ulfelder: Thank you, Mr. Chairman. I have a decision only this evening involving a Special Exception application for a before- and after-school program in the Dranesville District for The Tea Center, LLC. Would the applicant and her representative come on down? If you will recall, at the public hearing some questions were raised about the provisions proposed – development conditions concerning the – how the school could be expanded from between 40 to 70 students. And there was expressed in the original proposed development conditions a – sort of an administrative process combined with a full operational traffic study analysis. After taking a look at that, after – at the suggestion of Commissioner Hart checking with the County Attorney's Office, it was determined that that raised some serious questions and we have revised the conditions to eliminate that. So, now what we're looking at is an application with a set of proposed development conditions that would allow a program for up to 40 students. And that's reflected in - without the additional expansion and – so that if in the future the applicant decides she wants to expand, she would have to come back with a Special Exception Amendment and would likely be required still to have the traffic analysis as part of that process. We've also cleaned up a couple of the other conditions in the proposed development conditions. So with that, I first would like to ask the applicant or her representative as to whether they would confirm for the record that you're in agreement with the proposed development conditions now dated November 30th, 2015.

Jane Kelsey, Esquire, Applicant's Agent, Jane Kelsey & Associates, Inc.: Jane Kelsey, representing the applicant. I will ask Ms. Mendis to respond to that, please.

Commissioner Ulfelder: Okay, thank you.

Mayosha H. Mendis, Applicant: Yes.

Commissioner Ulfelder: Okay, fine. Thank you very much. With that Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 79-D-071-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 30TH, 2015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 79-D-071-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. –

Commissioner Hurley: Mr. – Mr. Chairman, I need to abstain. I was not present for the public hearing.

Chairman Murphy: All right.

Commissioner Migliaccio: The same –

Chairman Murphy: Okay, Mr. Migliaccio and Ms. Hurley abstain; not present for the public hearing.

Commissioner Strandlie: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner Strandlie: I was also not here – not here.

Chairman Murphy: I'm sorry?

Commissioner Strandlie: I also would like to abstain. I was not here for the hearing on November 19th.

Chairman Murphy: Okay, three abstentions.

Commissioner Ulfelder: Just before Thanksgiving.

Chairman Murphy: Mr. Ulfelder.

Commissioner Ulfelder: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS:

- MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE BALLS HILL ROAD FRONTAGE OF THE APPLICATION PROPERTY IN FAVOR OF THE EXISTING LANDSCAPE, AS SHOWN ON THE SEA PLAT; AND
- MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THE EXISTING CONDITIONS, AS SHOWN ON THE SEA PLAT.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries, same abstentions.

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(Each motion carried by a vote of 9-0-3. Commissioners Hurley, Migliaccio, and Strandlie abstained from the vote.)

JN