

**MOTION:**

**October 20, 2020  
Regular Meeting  
Ord. No. 20-**

**SECOND:**

**RE: SPECIAL USE PERMIT #SUP2020-00032, TINY HEARTS FAMILY DAY HOME –  
WOODBIDGE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to allow a Special Use Permit (SUP) for a family day home operation with up to seven children and one non-resident employee in a single-family attached dwelling on ±0.027 acres; and

**WHEREAS**, the subject ±0.027-acre property is located at 15252 Wentwood Lane, which is located in the Winslow Chase Townhome community along Blackburn Road. The site is identified on County maps as GPIN 8391-22-8508; and

**WHEREAS**, the site is zoned R-6, Suburban Residential; and

**WHEREAS**, the site is designated SRM, Suburban Residential Medium, in the Comprehensive Plan; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission, at its public hearing on September 16, 2020, recommended approval, as stated in Resolution Number 20-055, on the Expedited Agenda; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 20, 2020, and interested citizens were heard; and

**WHEREAS**, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2020-00032, Tiny Hearts Family Day Home, subject to the conditions dated September 21, 2020;

**BE IT FURTHER ORDAINED** that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**October 20, 2020**  
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**Page Two**

ATTACHMENT: Conditions, dated September 21, 2020

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For information:**

Planning Director

Sahar Jabeen  
15252 Wentwood Lane  
Woodbridge, VA 22191

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**

**Conditions**  
**Applicant/Lessee: Sahar Jabeen**  
**Zoning: R-6, Suburban Residential**  
**Acreage: ±0.027 acres**  
**GPIN: 8391-22-3508 ("Property")**  
**District: Woodbridge**  
**SUP2020-00032, Tiny Hearts Family Day Home**  
**September 21, 2020**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit (SUP) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this SUP. The Applicant shall obtain Zoning Permit approval for a family day home within two (2) years of approval of this SUP by the Board of County Supervisors and prior to commencement of the family day home use.

1. Use Parameters:

- a. Use & Area Limitations – The family day home shall be limited to a maximum of seven (7) non-resident children and one (1) non-resident employee. The family day home area shall be limited to the residence and backyard area of the Property.
- b. Hours of Operation – 6:00 AM – 6:00 PM Monday through Friday.
- c. Child drop-off/pick-up – Arrival and departure times shall be staggered. There shall be no more than one family dropping off or picking up children at a time.
- d. Loading Zones – The Applicant's parking spaces shall be kept clear for the arrival and departure of children during the hours of operation. The arrival and departure of children shall occur only in the parking areas in front of the Applicant's townhouse unit. Vehicles associated with this use shall never block drive aisles or pedestrian walkways.
- e. School-Aged Children – All school aged children in the Applicant's care shall be accompanied to and from the public school, community bus stop, and/or the playground by the applicant or non-resident employee.
- f. Compliance – The family day home shall maintain compliance with all County, State, and Federal laws, ordinances, codes, requirements, and regulations.

2. Safety:

- a. State license – Prior to commencement of this family day home use for a maximum of seven (7) children, the applicant shall acquire and provide proof of a state child care license from the Virginia Department of Social Services and provide proof of such to Zoning Administration staff prior to requesting zoning approval for the family day home (HOC2) and the occupancy permit approval.

3. Community Design

- a. Signs – Signage associated with this family day home shall be prohibited.
- b. Exterior – The exterior of the residential dwelling shall not indicate that the residence is also being utilized as a family day home business.



## **STAFF REPORT**

### **The Board of County Supervisors**

Ann B. Wheeler, Chair  
Victor S. Angry, Vice Chair  
Andrea O. Bailey  
Kenny A. Boddye  
Pete Candland  
Margaret Angela Franklin  
Jeanine M. Lawson  
Yesli Vega

<b>BOCS Meeting Date:</b>	October 20, 2020
<b>Agenda Title:</b>	Special Use Permit #SUP2020-00032, Tiny Hearts Family Day Home
<b>District Impact:</b>	Woodbridge Magisterial District
<b>Requested Action:</b>	Approve Special Use Permit SUP2020-00032, Tiny Hearts Family Day Home, subject to the conditions dated September 21, 2020.
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Stephen Donohoe, AICP, Acting Planning Director

### **EXECUTIVE SUMMARY**

This is a request to allow a Special Use Permit (SUP) for a family day home operation with up to seven children and one non-resident employee in a single-family attached dwelling. The Applicant is currently permitted to care for up to four children in her residence as a by-right use for a family day home. The Applicant is requesting a special use permit to be able to expand her existing operation from four to seven children.

It is the recommendation of the staff that the Board of County Supervisors approve Special Use Permit #SUP2020-00032, Tiny Hearts Family Day Home, subject to the conditions, dated September 21, 2020.

## BACKGROUND

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- A. Request: This is a request to allow a Special Use Permit (SUP) for a family day home operation with up to seven children and one non-resident employee in a single-family attached dwelling.
- B. Site Location: The subject property is located at 15252 Wentwood Lane, which is in the Winslow Chase Townhome community along Blackburn Road. The site is identified on County maps as GPIN 8391-22-8508.
- C. Comprehensive Plan: The site is designated SRM, Suburban Residential Medium, in the Comprehensive Plan.
- D. Zoning: The site is currently zoned R-6, Suburban Residential, and is located in the Potomac Communities Revitalization Plan.
- E. Surrounding Land Uses: The subject site is located within the Winslow Chase Townhome community. To the immediate north of the subject site are single family attached dwellings within the Winslow Chase Townhome community, with a motor vehicle storage lot further and the Misty Ridge Apartment Complex to the northeast. To the south of the subject site across Blackburn Road, is the Rippon Landing subdivision, with the Rippon Community Pool further south. To the west, are more single family attached homes within the Rippon Landing Community, with the Signal Hill Apartment homes further west. To the east is the Cambridge Square Homes subdivision with Rippon Middle School further southeast.
- F. Planning Commission Recommendation: At the September 16, 2020, public hearing, the Planning Commission recommended approval of Special Use Permit #SUP2020-00032, Tiny Hearts Day Home, subject to the conditions dated September 21, 2020, on the expedited agenda with the following motion:
1. The Applicant shall provide a family day home for up to seven (7) children.
  2. The following language shall be added to the preamble section of the conditions: The Applicant shall commence operations during the zoning process.

## STAFF RECOMMENDATION

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Staff recommends approval of Special Use Permit #SUP2020-00032, Tiny Hearts Family Day Home, subject to the updated conditions that addresses the Planning Commission's requests, dated September 21, 2020, for the following reasons:

- Family day homes with up to seven children are permitted in the R-6 zoning district pursuant to an approved special use permit, and the associated conditions properly mitigate the impacts of the proposed use.

- As conditioned, the drop-off/pick-up times will be staggered and only two family vehicles will be allowed during each staggered time slot.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The scope of this project is limited to the request for a family day home use for up to seven (7) children. The site is designated as SRM, Suburban Residential Medium, in the Comprehensive Plan and the family day home use is consistent with the SRM.

Level of Service (LOS): The proposed SUP for the family day home request will not impact existing levels of service.

### **Community Input**

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

### **Other Jurisdiction Comments**

The subject site is located outside of the required notification area of any jurisdiction.

### **Legal Issues**

If the special use permit is approved, the proposed family day home would be allowed pursuant to the SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

### **Timing**

There is no legal time frame for Board of County Supervisors' action on a SUP application; however, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case, the one-year time frame will end on May 21, 2021.

### **STAFF CONTACT INFORMATION**

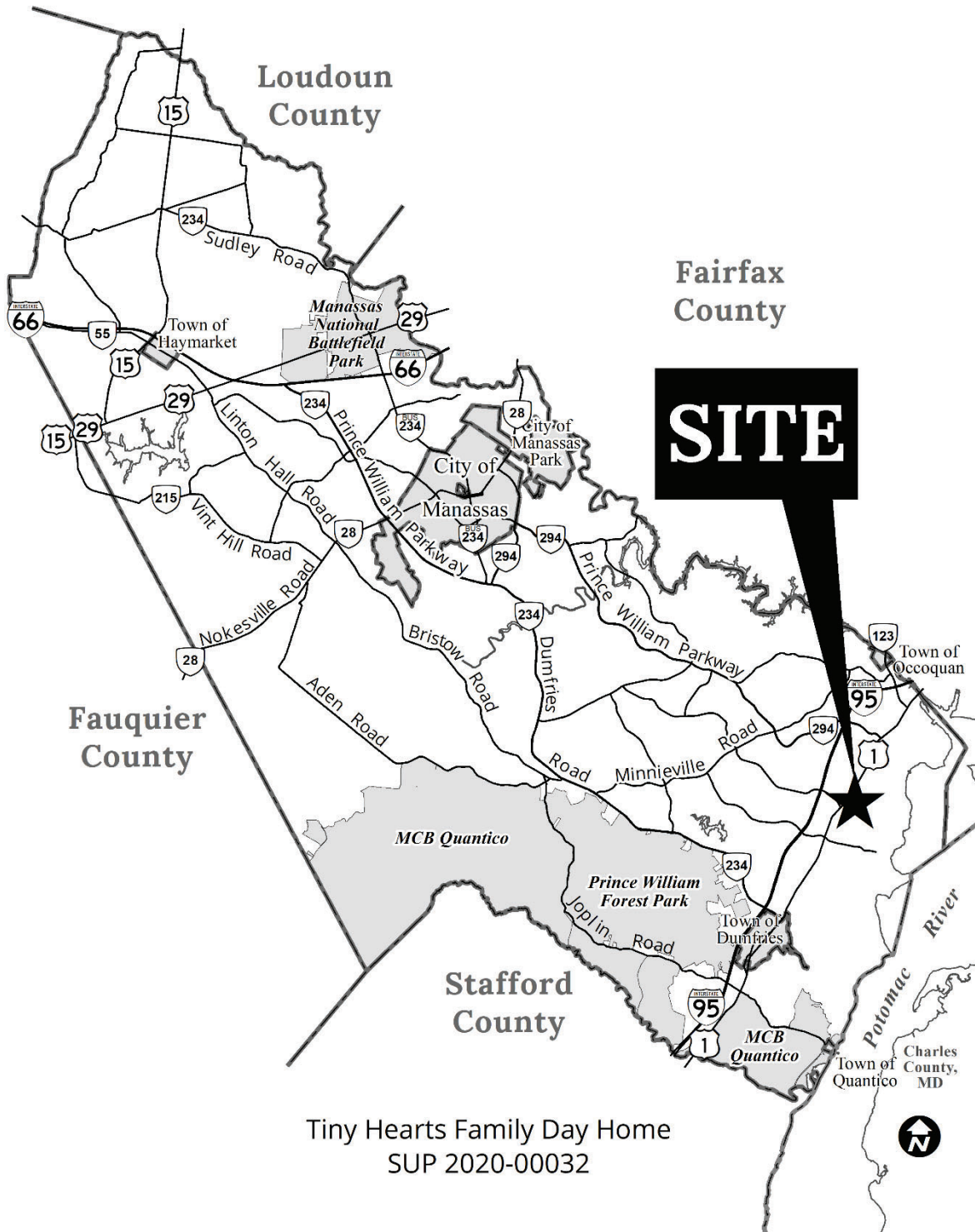
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Curtis Rowlette | (703) 792-7128  
[crowlette@pwcgov.org](mailto:crowlette@pwcgov.org)

### **ATTACHMENTS**

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Area Maps  
Staff Analysis  
Site Photos  
Planning Commission Resolution

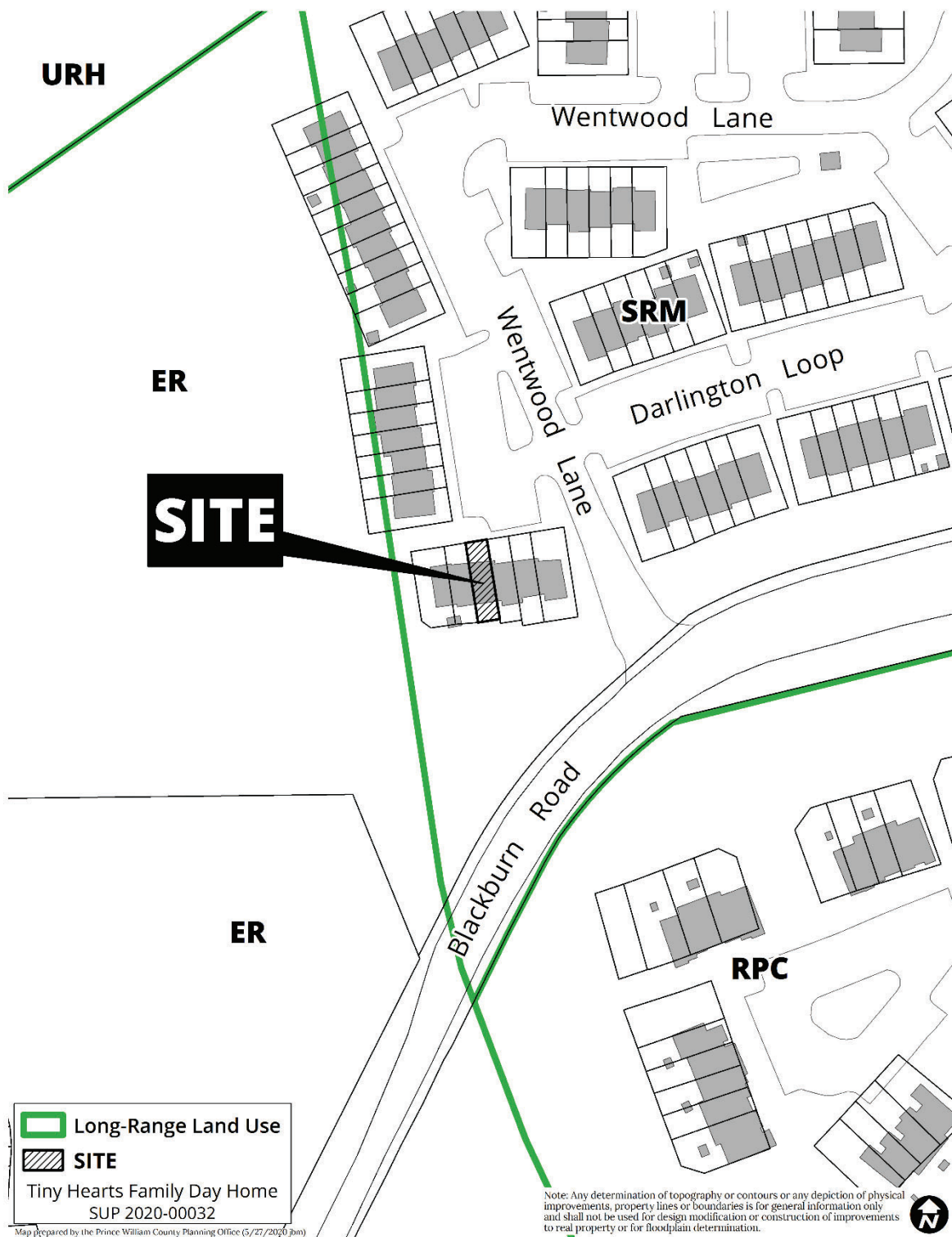


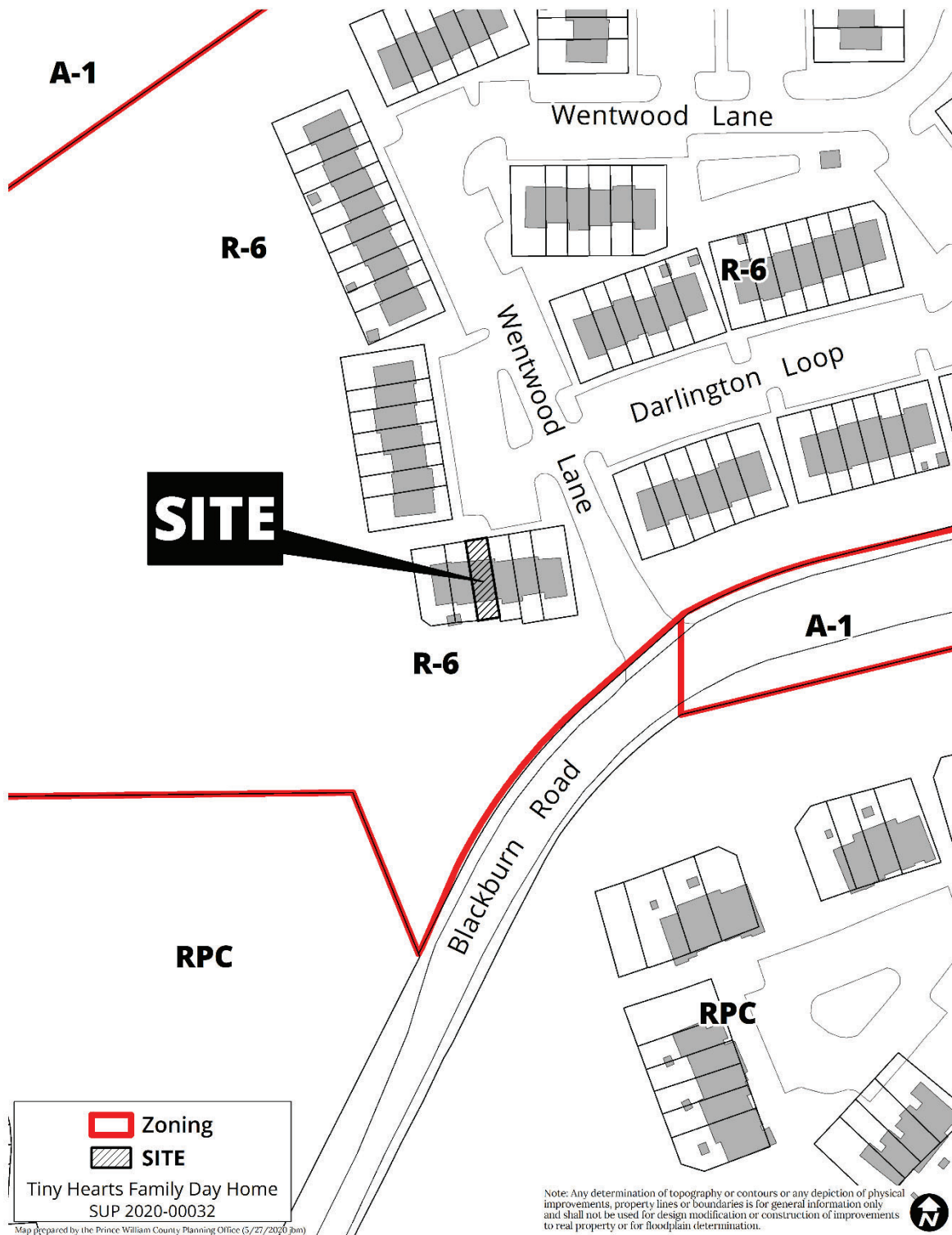
Tiny Hearts Family Day Home  
SUP 2020-00032











## Part I. Summary of Comprehensive Plan Consistency

### **Staff Recommendation: APPROVAL**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Transportation	Yes

## Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Winslow Chase Townhome Subdivision with motor vehicle storage lot and the Misty Ridge Apartment Complex beyond	SRM, URH	R-6, R-16, B-1
South	Across Blackburn Road, Rippon Landing subdivision with Rippon Landing Community Pool and Rippon Middle School beyond	RPC, PL	RPC, A-1
East	Cambridge Square Homes Subdivision, Cambridge Square Recreation Area, and Misty Ridge Apartment Complex beyond	SRM, SRL, PL	R-6, R-16
West	Rippon Landing Subdivision with Signal Hill Apartment homes beyond	ER, URH	R-6, PMR

### **Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of

commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The proposed family day home is located within a townhouse. Prince William County requires dwellings described as such in the Zoning Ordinance to obtain a special use permit approval to come for 5-9 children, in addition to the provider's own children.

The site is designated SRM, Suburban Residential Medium, in the Comprehensive Plan and is located within the Development Area of the County. The following table summarizes the land use patterns/densities intended within the SRM designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<b>Suburban Residential Medium (SRM)</b>	The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density, greater than that of the SRL classification. The preferred housing type in this classification is single-family. The density range in SRM projects is 4-6 dwellings per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.

*The proposed family day home is not a by-right use permitted within the R-6, Suburban Residential Medium, zoning district. The use is permitted through a special use permit within the specific zoning district.*

#### **Proposal's Strengths**

- Zoning/Long-Range Land Use Compatibility – The property is zoned R-6, Suburban Residential. The existing R-6 zoning district implements the SRM planning designation. Family day homes with up to seven children are permitted in the R-6 zoning district pursuant to an approved special use permit with associated conditions that properly mitigate the impacts of the proposed use. As conditioned, seven children are proposed.
- Proper Mitigation of Impacts – As conditioned, the drop-off/pick-up times will be staggered and only two family vehicles will be allowed during each staggered time slot. For safety purposes, two designated spaces shall remain available during the arrival and departure times of the children. The proposed conditions mitigate the impacts associated with this proposed family day home.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Long-Range

Land Use Plan.

### **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

#### **Proposal's Strengths**

- Visual Perception/Maintaining Residential Character – In order to maintain the residential character of the dwelling unit and the neighborhood, there should be no indication that the dwelling contains a home business use. As conditioned, there shall be no signage permitted on the exterior of the residential dwelling, the large outdoor play equipment shall remain in the backyard, and all outdoor toys shall be properly stored out of sight when they are not in use. The exterior of the residence and the property will not be altered in any way to reveal the related home-based business, which will help ensure that the residential character of the neighborhood is maintained.
- Fencing – The applicant intends to use the backyard as an outdoor play area for the children, and the applicant already has a wooden fence that surrounds the backyard area. A completely fenced in backyard will provide a safe and confined area for the children to use when they play outside.

#### **Proposal's Weaknesses**

- None Identified

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan.

### **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED),

and encourages installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #12 (Montgomery) is the first due fire/rescue resource for the subject property. The site is inside both the required 4.0-minute travel time for Basic Life Support and Fire, and the 8.0-minute travel time for Advanced Life Support. In FY 2019, Fire/Rescue Station 24 responded to 4,718 incidents, with a workload capacity of 2,000 incidents. There are currently no Capital Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

### **Proposal's Strengths**

- Inside of 8.0-Minute Travel Time – The site is located within the recommended 8.0-minute travel time for advanced life support.
- Inside of 4.0-Minute Travel Time – The site is located within the 4.0-minute travel time for fire suppression and basic life support.

### **Proposal's Weaknesses**

- Station Workload – The most recent figures indicate that Fire/Rescue Station #12 (Montgomery) is currently operating above capacity.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

## **Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

### **Proposal's Strengths**

- Sidewalks and Pedestrian Connections – The neighborhood contains existing sidewalks, which are adjacent to the subject site and these sidewalks will provide a safe travelway for the Applicant or non-resident employee to use when they are accompanying the children throughout the neighborhood. As conditioned, all children in the Applicant's care shall be accompanied to and



from the neighborhood playground by the Applicant or the non-resident employee.

- Conditioned Parking Areas – As conditioned, two parking spaces shall remain available in the Applicant's parking lot for the families to utilize when they are picking up and dropping off the children.
- Staggered Arrival & Departure Times – To regulate the traffic flow that is generated with this proposed home business use, the arrival and departure times of the children will be staggered to ensure that only two-family vehicles are parked onsite at a time.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

### **Materially Relevant Issues**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- On August 19, 2020, the Prince William County Fire Marshal's Office conducted a safety inspection. Safety Inspection #ISIP2021-011983 was passed and no deficiencies were noted on site.

### **Modifications / Waivers**

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

- None Identified

### **Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Planning Office: Case Planner, GIS, Archaeologist
- PWC Fire Marshal's Office
- PWC Transportation



- Virginia Department of Transportation (VDOT)



## Site Photos





## Site Photos





## PLANNING COMMISSION RESOLUTION

**MOTION: MOSES-NEDD**

**September 16, 2020**

**SECOND: FONTANELLA**

**Regular Meeting**

**RES. No. 20-xxx**

**RE: SPECIAL USE PERMIT #SUP2020-00032  
TINY HEARTS FAMILY DAY HOME  
WOODBIDGE MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to allow a Special Use Permit (SUP) for a family day home operation with up to nine children and one non-resident employee in a single-family attached dwelling; and

**WHEREAS**, the subject property is located at 15252 Wentwood Lane, which is in the Winslow Chase Townhome community along Blackburn Road. The site is identified on County maps as GPIN 8391-22-8508; and

**WHEREAS**, the site is zoned R-6, Suburban Residential Medium; and

**WHEREAS**, the site is designated SRM, Suburban Residential Medium in the Comprehensive Plan; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 16, 2020, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

## Planning Commission Resolution

September 16, 2020  
Regular Meeting  
RES. No. 20-xxx  
Page 2

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit, #SUP2020-00032, Tiny Hearts Family Day Home with conditions dated August 18, 2020, on the Expedited Agenda with the following stipulations:

1. The Applicant shall provide a family day home for up to seven (7) children.
2. The following language shall be added to the preamble section of the conditions:  
The Applicant shall commence operations during the zoning process.

**Votes:**

**Ayes:** Berry, Fontanella, McKay, McPhail, Moses-Nedd, Perry, Taylor, Milne

**Nays:** None

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

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Antoinette Brzyski  
Acting Clerk to the Planning Commission



# Tiny Hearts Family Day Home #SUP2020-00032

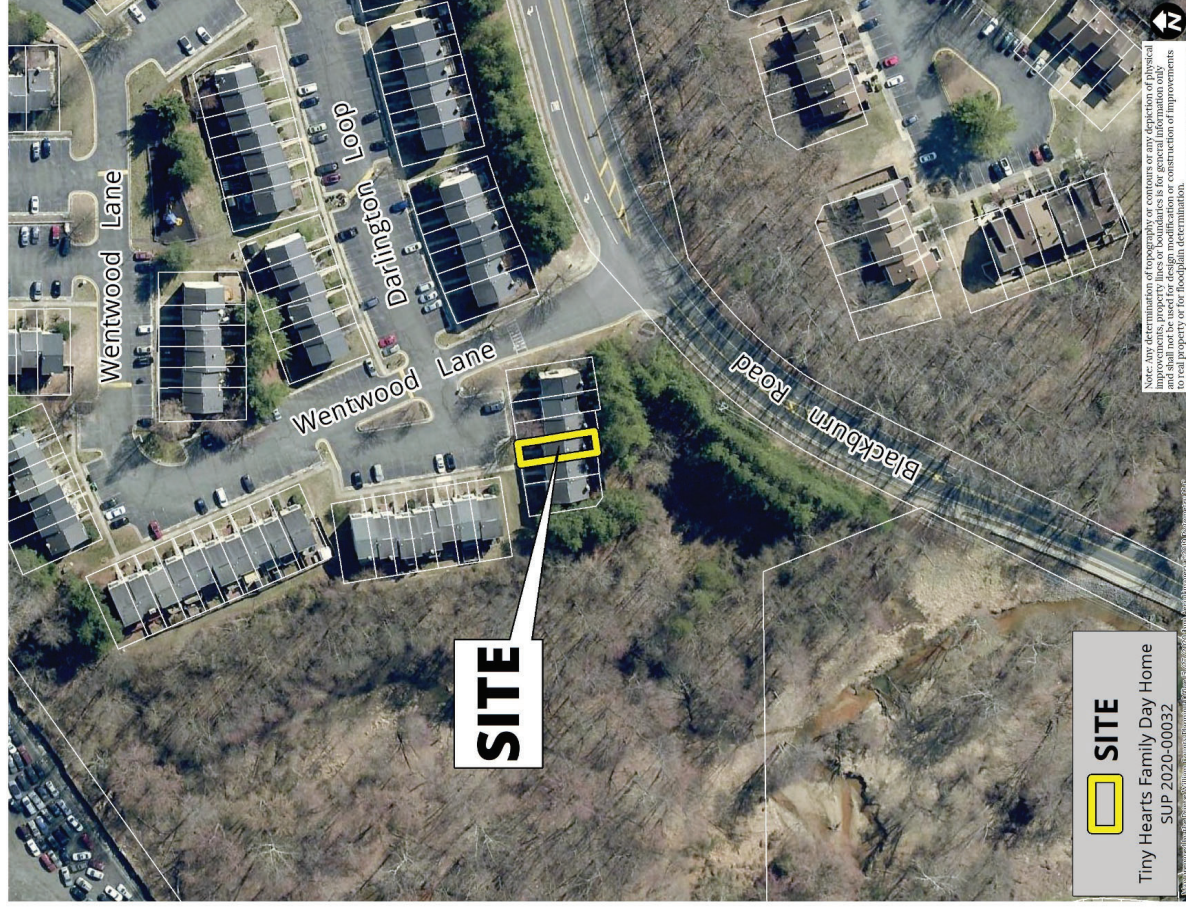
Woodbridge Magisterial District

Curtis Rowlette  
Planning Office



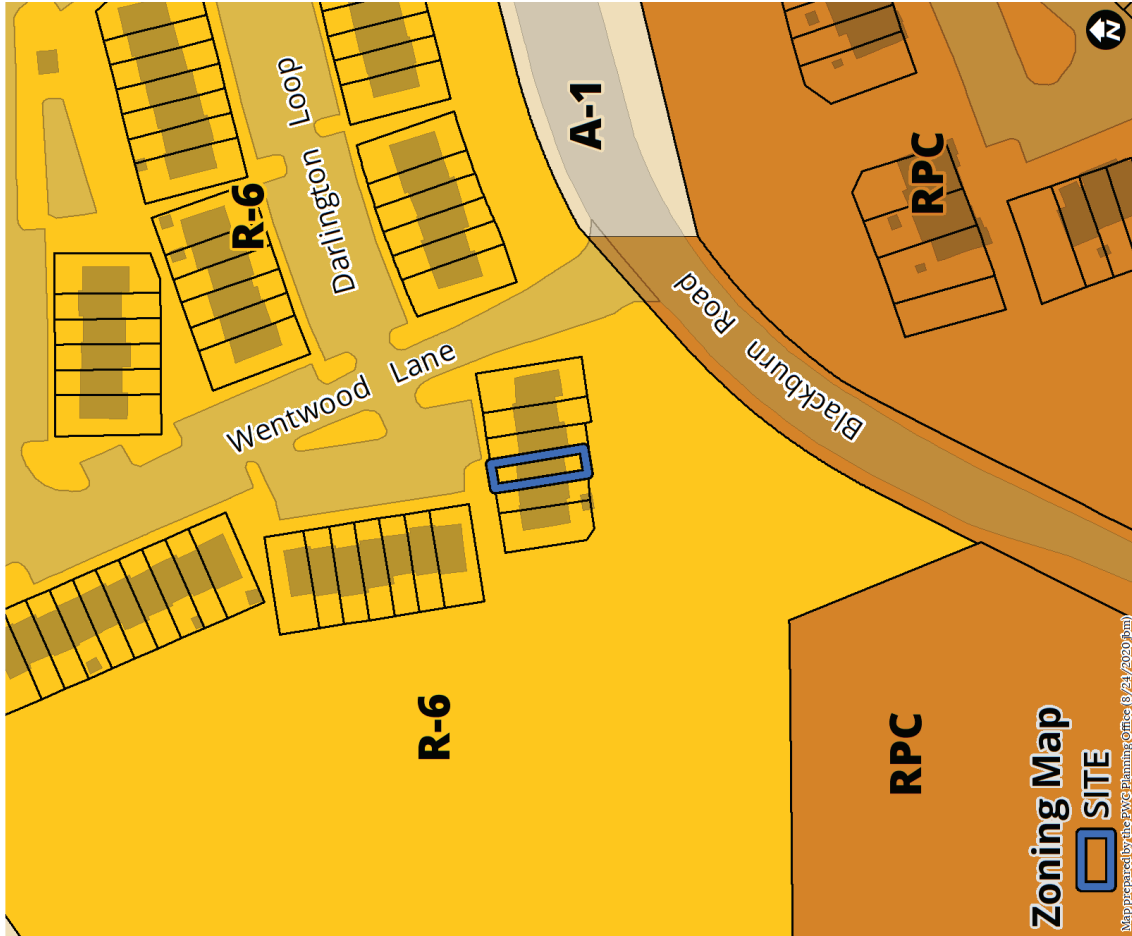
# Tiny Hearts Family Day Home, #SUP2020-00032

- SUP Request: This is a request to allow a Special Use Permit (SUP) for a family day home operation with up to seven children and one non-resident employee in a single-family attached dwelling.
- Location: The subject property is located at 15252 Wentwood Lane, which is in the Winslow Chase Townhome community along Blackburn Road.
- Recommendation: **Approval**

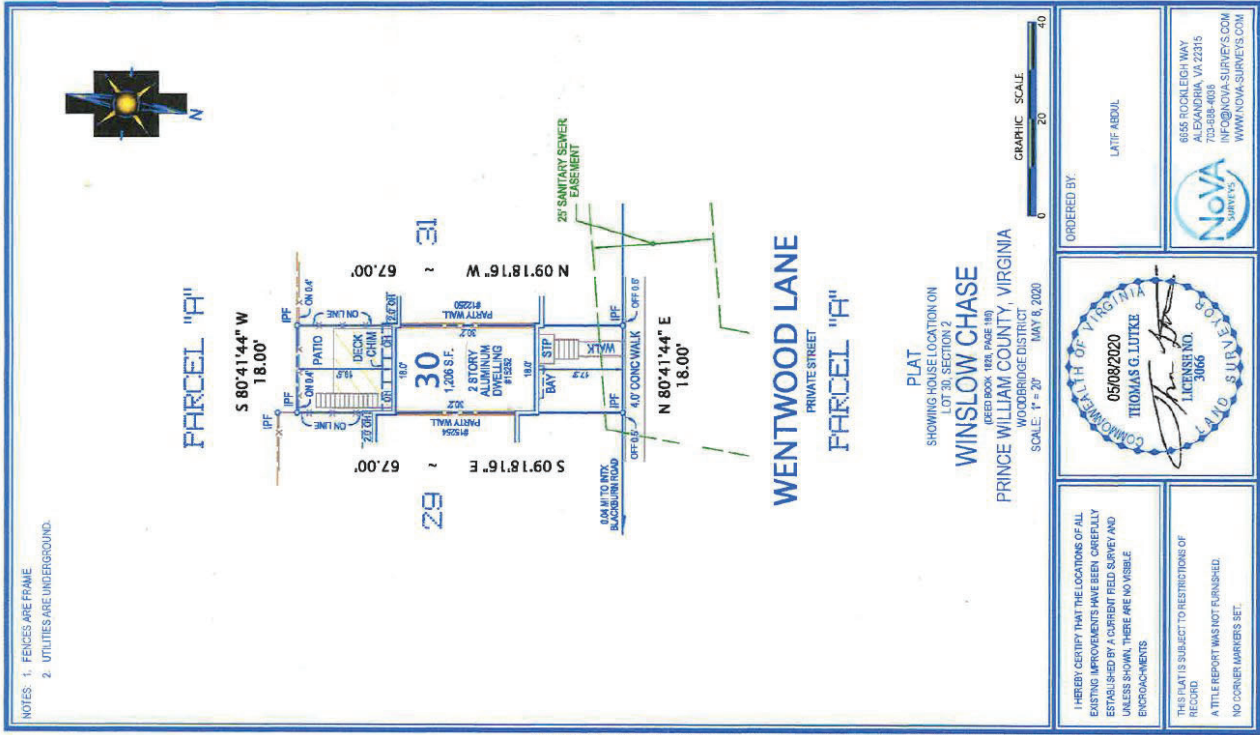




# Tiny Hearts Family Day Home, #SUP2020-00032



# Tiny Hearts Family Day Home, #SUP2020-00032



# Tiny Hearts Family Day Home, #SUP2020-00032



main level  
→  
Play area



main level  
Bathroom



Entrance



Parking

# Tiny Hearts Family Day Home, #SUP2020-00032

**Planning Commission Recommendation:** Approval of Special Use Permit, #SUP2020-00032, Tiny Hearts Family Day Home, subject to conditions dated August 18, 2020, with a reduction in children from 9 to 7, and technical revisions.

**Staff Recommendation:** Approval subject to the revised conditions dated September 21, 2020 for the following reasons:

- Zoning/Long-Range Land Use Compatibility – Family day homes with up to seven children are permitted in the R-6 zoning district and the SRM Long-Range planning designation pursuant to an approved special use permit with associated conditions that properly mitigate the impacts of the proposed use.
- Proper Mitigation of Impacts – The proposed conditions adequately mitigate the impacts of the proposed use with staggered drop-off/pick-up times, number of permitted children, and operating hours