

22SN0025 – Matoaca

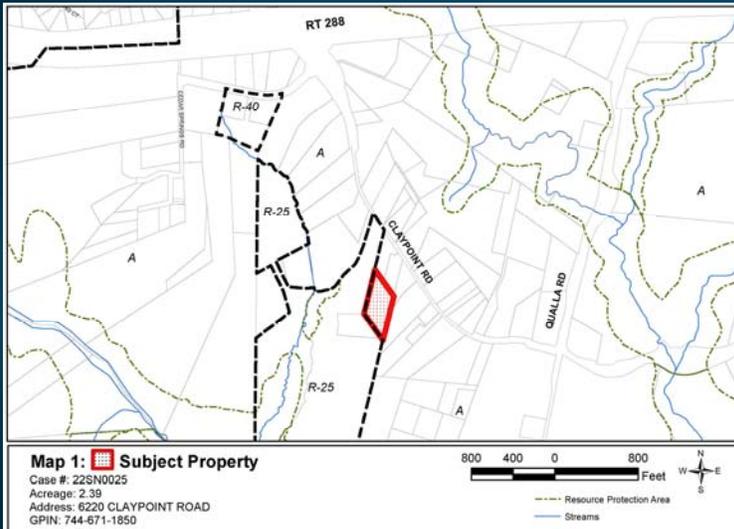


Sherri Walker

Conditional use to permit a family day care home in an
Agricultural (A) District on 2.39 acres.

Case 22SN0025 in the Matoaca District is a request for a conditional use to operate a family day care home in at 6220 Claypoint Road.

22SN0025 – Overview

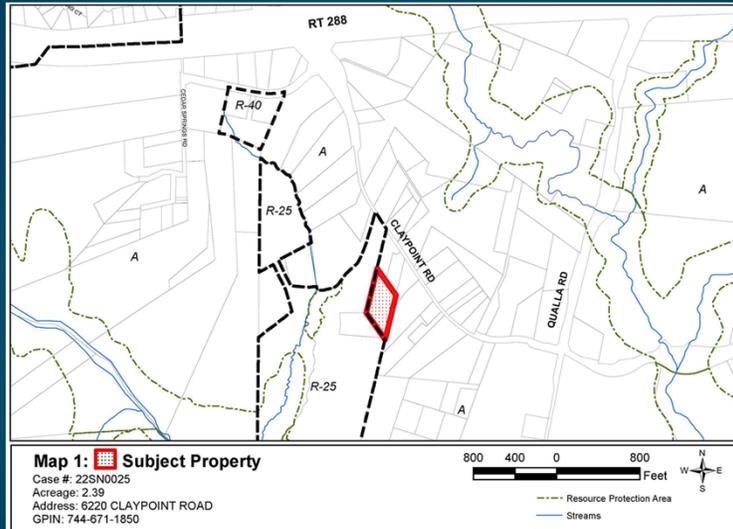


1. Conditional use to permit a family day care home for up to 12 children
2. Use was previously approved by Case 17SN0538
3. Modifying condition relative to outdoor play area
4. Staff recommends approval with conditions.

The applicant is requesting to renew a conditional use to permit the operation of a licensed family day care home, which was previously approved by Case 17SN0538. The applicant plans to continue caring for up to twelve (12) children and requests to modify a condition from the prior case that required the construction of a fenced outdoor play area. The applicant limits outdoor play to the rear deck of the house where the perimeter is secured due to health conditions of the children in her care which require the children to not play on the grass. The revised condition requires the play area be confined to the secured deck unless a fenced outdoor play area is constructed.

Staff recommends approval. As conditioned, the residential character of the area will be maintained, and this use has minimal impact to surrounding properties. There have been no zoning violations for the subject property related to the use.

22SN0025 – Zoning Map



The Property is zoned Agricultural.

22SN0025 – Aerial & Land Use Plan Map



The subject property is a relatively large parcel located approximately 365 feet off Claypoint Road. This parcel shares a driveway access with the two (2) parcels that adjoin Claypoint Road which are owned by the applicant.

The Comprehensive Plan designates the Property for Residential Agricultural, which suggests the Property is appropriate for a combination of agricultural and residential uses.

22SN0025 – Conditions



1. Non-Transferable Ownership
2. Expansion of Use
3. Signage
4. Number of Children
5. Days of Operation
6. Evening and Overnight Care
7. Pick-up & Drop-off
8. Time Limitation
9. Outdoor Play Areas
10. Employees

The applicant is requesting to renew approval of conditional use (Case 17SN0538) to continue the operation of a state licensed family day care home. This family day care home began operation in 2016 with the applicant caring for up to four (4) children at a time, which did not require zoning approval, and the capacity was increased in 2017 with zoning approval (Case 17SN0538) to a maximum of twelve (12) children. As the applicant cares for children whose parents work varied schedules/shifts, the zoning approval did not limit the hours of operation though conditions were imposed to establish specific hours for pick-up and drop-off that accommodate varied schedules, and provide flexibility to care for children seven (7) days a week while limiting the care for overnight stays for up to three (3) children at any one (1) time.

Conditions for this request will be the same as the previous case with the exception of the condition relative to the outdoor play area has been modified. The applicant cares for children ranging in age from infant to five (5) years old. The children in the applicant's care have health conditions which do not permit the children to play outside on the grass. As no outdoor play area on the ground is planned, Condition 9 has been modified to permit outdoor play on the secured rear deck or on the ground in a play area to be enclosed with perimeter fencing at least four (4) feet in height.

22SN0025 – Recommendation



Staff Recommendation: Approval

Staff recommends approval. As conditioned, the residential character of the area will be maintained, and this use has minimal impact to surrounding properties. There have been no zoning violations for the subject property related to the use.

22SN0025 – Zoning Map

