Town Council
Regular Meeting
Agenda Item 5.b.

Agenda Item: **Resolution 26-G-14 to approve an application for a special exception SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district**

Meeting Date: March 24, 2026

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:
This application is to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use would increase the maximum number of children enrolled from seven to twelve. The property is zoned PD-R, Planned-Development Residential District. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 8,929 square-foot lot is located on the south side of Sunrise Court, at the intersection with Morningside Court.

Background/Timing Impact:
The applicant applied for and received approval of a Zoning Inspection Permit (ZIP #25-045) to operate a home-based childcare use with a maximum enrollment of seven children at the subject property. Zoning Inspection Permit (ZIP) #25-045 was issued on September 22, 2025. The daycare currently operates between the hours of 7:00 a.m. and 6:00 p.m., which complies with the standard allowances under Sec. 78-80.5(b), Home-Based Business, Childcare or Daycare, and may be approved administratively by town staff. An increase in enrollment to a maximum of 12 children requires the approval of a special exception. Special exception applications are subject to review and recommendation by the Planning Commission, with final action taken by the Town Council. The Town has not received any complaints related to the daycare operation at this address.

If approved by the Town Council, the Special Exception will enable the applicant to proceed with obtaining the appropriate licensing and permits required by the Commonwealth of Virginia to operate a childcare facility serving up to twelve (12) children.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
N/A

Legal Impact:
The zoning ordinance allows a home-based daycare for up to 12 children enrolled with the granting of a special exception permit by the town council, in accordance with Sec. 78-80.5. If approved, the Special Exception will enable the applicant to proceed with obtaining the appropriate licensing and permits required by the Commonwealth of Virginia to operate a childcare facility serving up to 12 children.

Staff Recommendation/Next Steps:
Recommend approval with conditions.

Attachments:
1. Resolution (proposed)
2. Town Council Staff Report SE25-03
3. Presentation
4. Legal Ad