

Planning Commission Meeting  
October 15, 2015  
Verbatim Excerpt

SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER

After the Close of the Public Hearing

Vice Chairman de la Fe: I'll will close the public hearing; Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. Mr. Martin, could you please confirm for the record to the proposed development conditions dated September 30th, 2015?

Keith Martin, Esquire, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC: Yes, we agree to that.

Commissioner Litzenberger: This is a fairly straightforward application. It's the result of the elder-care facility going in across the street and they had to kind of clean up the site here to have access on the service road, so therefore, I MOVE THAT THE PLANNING RECOMMEND APPROVAL OF SE 2015-SU-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 30<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there any discussion?

Commissioner Flanagan: Yes.

Vice Chairman de la Fe: Yes, Mr. Flanagan.

Commissioner Flanagan: On page 4 of the staff report, there is a layout of the station and it shows that the station faces Lee Jackson Memorial Highway. Is that correct?

William O'Donnell: That's correct.

Commissioner Flanagan: And it shows an access into the station fairly close to Lee Jackson Highway. Is that correct?

Mr. O'Donnell: What it shows is there's - - Actually there's four existing access points on the site today. There's two on Downs Drive. Oh, there it goes. There's two on Downs Drive, and then there's the service road, and then there's two existing off of Lee Jackson Memorial Highway. Those were built - those were available when the station was first built, probably in the 70s. This applicant with the proposal is proposing to close the access - - The two on the service drive stay, but they're closing this access point here and then one of the Downs Drive access points here, and then they're doing the sidewalk improvement. They're adding the ability to store more cars here for their service station and then in this location right here they're adding an ability to queue up for state inspections. So they're actually doing quite a good amount of improvements to the existing site as it is today.

Commissioner Flanagan: But right up there, just to the right of your cursor -

Commissioner Litzenberger: Do you know we're on verbatim, Mr. Flanagan?

Vice Chairman de la Fe: Yes, we - we are on verbatim and this is, you know, we

Commissioner Litzenberger: If you want a staff report -

Vice Chairman de la Fe: You had the - you had the opportunity before.

Commissioner Flanagan: I just wanted to draw attention to the similarity of the geometry of this case and the one we were previously talking about.

Vice Chairman de la Fe: Well, that's okay. Any further discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Litzenberger: I have three more, Mr. Chairman. We support this 100 percent, which is one of the reason we're doing this at this time. I move that the planning commission recommend approval of a modification of the transitional screening and barrier requirements to the north, west, and east, in favor of the landscaping treatments depicted on the SE plat as conditioned.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Litzenberger: Two more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING IN FAVOR OF THE LANDSCAPING TREATMENT AS DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Litzenberger: Lastly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENTS ON ROUTE 50, WHICH IS LEE JACKSON MEMORIAL HIGHWAY, IN FAVOR OF THE EXISTING EIGHT-FOOT WIDE TRAIL AND THE PROPOSED TEN-FOOT WIDE TRAIL SHOWN ON THE SE PLAT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(Each motion carried by a vote of 9-0. Commissioners Lawrence, Murphy, Strandlie were absent from the meeting.)

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