

Board Agenda Item
June 2, 2003

4:30 p.m. Item – SEA-95-Y-024-3 & PCA-95-Y-016-4 – Chantilly 50-28 Associates LP
Sully District

On Wednesday, April 23, 2003, the Planning Commission voted unanimously (Commissioners Byers and DuBois absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA-95-Y-016-4, subject to execution of proffers consistent with those dated April 22, 2003; and
- Approval of SEA-95-Y-024-3, subject to the Development Conditions dated April 9, 2003.

Planning Commission Meeting
April 23, 2003
Verbatim Excerpt

PCA-95-Y-016-4 - CHANTILLY 50-28 ASSOCIATES LP
SEA-95-Y-024-3 - CHANTILLY 50-28 ASSOCIATES LP

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. First of all I want to thank the speakers for being brief and for coming out and speaking on behalf of an application. It's always a pleasure to have people come out and testify for something because it's usually the other way. I just found out that Mr. Glickfield, Lou Glickfield, isn't here tonight because he had an operation on his arm. I just told his son Adam that I felt like I was the one that should have had my arm operated on, as hard as it got twisted, but I hope Lou's doing well. I'm sure he is. This application is kind of anti-climatic. Most of the hard work was done on the Plan Amendment which was approved by the Board on February 10, 2003. It set forth the conditions if the option of a furniture store was going to be allowed. Among others, some of the conditions were: limit development to a maximum of 67,500 square feet; demonstrate that traffic generation by this use will not adversely impact the nearby intersection; provide high quality landscaping and architectural design; provide signage that avoids the appearance of a strip retail mall -- and the last one, which we thought was very important -- provide a commitment to active recreation land or funding to offset the loss of the planned private recreation use on this site. And I want to thank the Glickfields on behalf of the Sully District for Proffer 14 which I'd like to just take a second and read part of it. It says: "Prior to the issuance of a non-residential use permit for Building D as a furniture store, the applicant shall contribute the sum of \$250,000 to Fairfax County for the development of active recreation facilities in this area." This was a very nice gesture on the part of Marlo and I just want to thank them very much because it's very needed. We have the land, we just don't have the money to develop it. And I really do feel bad about Mr. Glickfield's arm. But the application meets staff's approval. They went before the Western Fairfax County Citizens Association and they had their recommendation of approval, and the Sully District Council's Land Use Committee also, and it is in conformance with the new Comprehensive Plan. So, Mr. Chairman, --

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Mr. de la Fe.

Commissioner de la Fe: On that recreation thing -- it states that the applicant may, at its own cost, install a plaque acknowledging this contribution. Since this become law, I was wondering if we could make clear that would be subject to -- I mean the Park Authority wouldn't have any -- they have rules and regulations about what kinds of plaques and so on and so forth. I don't think they'd have a problem approving this, but I don't think we want to --

Commissioner Koch: I understand. I'll preface my motion by saying that the applicant will change the proffer before it goes to the Board to indicate that it will -- the plaque, if it is put up, will abide with all appropriate regulations from the Park Authority. Will that do it?

Commissioner de la Fe: Yeah.

Commissioner Koch: Thank you for bringing that to my attention because we -- you know, we wouldn't want a billboard up there or something like that. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-Y-016-4, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 22, 2003.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board that it approve PCA-95-Y-026-4, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Koch: I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-Y-024-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 9, 2003.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board that it approve SEA-95-Y-024-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried unanimously with Commissioners Byers and DuBois absent from the meeting.)

GLW