



# County of Fairfax, Virginia

---

October 15, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

-----  
**Ellen J. "Nell" Hurley**  
*Braddock District*

**John Ulfelder**  
*Dranesville District*

**James Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**Janyce N. Hedetniemi**  
*At-Large*

-----  
**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Keith Martin, Esquire  
Tramonte, Yeonas, Roberts & Martin, PLLC  
8245 Old Courthouse Road, Suite 400  
Vienna, VA 22182

**Re: SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER  
Sully District**

Dear Mr. Martin:

At its October 15, 2015 meeting, the Planning Commission voted 9-0. (Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript and the proposed development conditions, dated September 30, 2015, are attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non Residential Use Permits. Information concerning building permits may be obtained by calling 703-222 0801.

Sincerely,

  
John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District  
John Litzenberger, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
William O'Donnell, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)  
Robert Harrison, ZED, DPZ  
October 15, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



## PROPOSED DEVELOPMENT CONDITIONS

SE 2015-SU-018

September 30, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-SU-018 to permit site layout improvements to an existing service station with a mini-mart in a Highway Corridor Overlay District and a modification of the minimum lot width requirement located at Tax Map 34-4 ((5)) A, pursuant to Sects. 4-804 and 7-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede any previous conditions on the property:

1. These Special Exceptions are granted for and run with the land indicated in this application and are not transferable to other land.
2. These Special Exceptions are granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with these applications, as qualified by these development conditions.
3. These Special Exceptions are subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan (which may include a minor site plan) submitted pursuant to these special exceptions shall be in substantial conformance with the approved Special Exception Plat entitled "Chantilly Service Station," prepared by Walter Philips Inc. consisting of eight sheets and dated September 9, 2015 and these conditions. Minor modifications to the approved special exceptions may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The stormwater management facilities shown on the SE Plat shall be in conformance with the County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval; provided those measures are in substantial conformance with the SE Plat, no SEA shall be required.
5. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-RUP). Vehicle storage spaces shall not be subject to these standards.

6. Right-of-way shown on the SE Plat along Route 50 (Lee Jackson Memorial Highway) shall be dedicated to the Board of Supervisors. All dedications shall be in fee simple for public street purposes, for no consideration, monetary or otherwise, and shall occur at the time of site plan approval.
7. The hours of operation for the service station fuel sales and mini-mart may be 24 hours a day; however, the service station service bays shall be limited to 7:30 A.M. to 5:00 PM Monday through Friday and 8 A.M. to 2 P.M. on Saturday.
8. No major mechanical or body work; repair of transmissions or differentials; straightening of body parts; painting, welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations, or to an extent that the use would be considered a Vehicle Major Service Establishment by the County of Fairfax, shall be permitted.
9. In no event shall any one abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding 72 hours.
10. All servicing of vehicles shall be performed within an enclosed service bay and shall not be performed elsewhere on the Property, except for limited procedures such as changing windshield wipers or filling tires with air. Doors to the service bays shall be closed when performing any service that generates excessive noise.
11. There shall be no outside storage of materials except for the outdoor storage or display of goods permitted at a service station by the Zoning Ordinance, which is a maximum of fifty (50) square feet of accessory outdoor storage and display area for goods offered for sale
12. Prior to the issuance of a Non-Rup, a building permit for the existing service station building expansion shown on the SE Plat shall be obtained.
13. Landscaping shall be provided in general as shown on the SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval UFM.
14. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary, as determined by the UFMD, DPWES. A replanting Plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any

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.

//

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

JN



# County of Fairfax, Virginia

---

October 2, 2015

**2015 Planning  
Commission**

**Peter F. Murphy, Jr.**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

-----  
**Ellen "Nel" Hurley**  
*Braddock District*

**John C. Ulfelder**  
*Dranesville District*

**James T. Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**John L. Litzenberger**  
*Sully District*

**Janyce N. Hedetniemi**  
*At-Large*

-----  
**Jill G. Cooper**  
*Executive Director*

**Kim A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Keith Martin  
Tramonte, Yeonas, Roberts & Martin, PLLC  
8245 Boon Boulevard, Suite 400  
Vienna, VA 22182

**Re: SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER  
Sully District**

Dear Mr. Martin:

At its October 1, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Hedetniemi and Lawrence were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of October 15, 2015. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper  
Clerk,  
Planning Commission

cc: Michael Frey, Supervisor, Sully District  
John Litzenberger, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
William O'Donnell, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
October 1, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting  
October 1, 2015  
Verbatim Excerpt

SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER

During Commission Matters

Commissioner Litzenberger: I MOVE WE DEFER SE 2015-SU-01 – 018, CHANTILLY AUTO CARE CENTER, TO A PUBLIC HEARING DATE OF OCTOBER 15<sup>TH</sup>, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor of the motion to defer the public hearing on Chantilly Auto Care Center, SE 2015-SU-018, to a date certain of 10/15/15, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Thank you, Mr. Chairman.

//

(The motion carried by a vote of 10-0. Commissioners Hedetniemi and Lawrence were absent from the meeting.)

JLC