



PLANNING COMMISSION SUMMARY OF ACTIONS

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June 12, 2003

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Wilson

ABSENT: Commissioner Smyth

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

January 9, 2002	January 23, 2002
January 10, 2002	January 24, 2002
January 16, 2002	January 30, 2002
January 17, 2002	January 31, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

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SEA-97-V-033 - MOUNT VERNON COUNTRY CLUB (Decision Only)
(Public Hearing held on May 29, 2003)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-97-V-033, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JUNE 11, 2003.

Commissioner Hall seconded the motion which carried by a vote of 7-0-2 with Commissioners DuBois and Wilson abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRAIL REQUIREMENT ALONG OLD MILL ROAD.

Commissioner Hall seconded the motion which carried by a vote of 7-0-2 with Commissioners DuBois and Wilson abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioner Hall seconded the motion which carried by a vote of 7-0-2 with Commissioners DuBois and Wilson abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ALONG ALL BOUNDARIES IN FAVOR OF THAT SHOWN ON ATTACHMENT 1 AND DESCRIBED IN ATTACHMENT 2 OF THE DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried by a vote of 7-0-2 with Commissioners DuBois and Wilson abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

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FS-L03-16 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS, 6354 Walker Lane

Commissioner Kelso RECOMMEND THAT THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF A "FEATURE SHOWN" FOR FS-L03-16, OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC, T-MOBILE, AND THAT IT IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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RZ-2002-MV-037 - NATIONAL CAPITAL LAND AND DEVELOPMENT, INC.
FDP-2002-MV-037 - NATIONAL CAPITAL LAND AND DEVELOPMENT, INC.
(Decisions Only) (Public Hearing held on March 26, 2003)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-037, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 28, 2003.

Commissioners Wilson and Hall seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-037, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING 2002-MV-037.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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RZ-2002-MV-046 - PULTE HOME CORPORATION
FDP-2002-MV-046 - PULTE HOME CORPORATION (Decisions Only)
(Public Hearing held on May 29, 2003)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-046, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO EXECUTION OF PROFFERS NOW DATED JUNE 12, 2003.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-046, SUBJECT TO THE BOARD'S APPROVAL OF REZONING 2002-MV-046, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, AND THE FINAL DEVELOPMENT PLAN CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

Commissioner Byers FURTHER MOVED THE PLANNING COMMISSION RECOMMEND THE REQUESTED WAIVER OF THE LIMITATION OF THE LENGTH OF PRIVATE STREETS BE APPROVED AND THE MODIFICATION OF THE BARRIER AND TRANSITIONAL SCREENING YARD REQUIREMENTS ON THE PORTIONS OF THE EASTERN, SOUTHERN, AND NORTHERN BOUNDARIES BE APPROVED TO THAT SHOWN ON THE CDP/FDP.

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Wilson abstaining; Commissioner Smyth absent from the meeting.

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RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT (Decision Only)
(Public Hearing held on May 1, 2003)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-HM-041, SUBJECT TO THE PROFFERS WHICH ARE NOW DATED JUNE 11, 2003.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISIONS PURSUANT TO SECTION 9-610 OF THE ZONING ORDINANCE.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE OPEN SPACE REQUIREMENT FOR CLUSTER SUBDIVISIONS TO ALLOW AN OPEN SPACE WIDTH OF LESS THAN 50 FEET AND LESS THAN AN ACRE, AS SHOWN ON THE GDP, PURSUANT TO PARAGRAPH 4 OF SECTION 3-309 OF THE ZONING ORDINANCE.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES BE DIRECTED TO APPROVE A MODIFICATION OF THE MAXIMUM NUMBER OF PIPESTEM LOTS PERMITTED FROM 20 PERCENT TO 40 PERCENT AS SHOWN ON THE GDP.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, Hall, and Harsel abstaining; Commissioner Alcorn not present for the vote; Commissioner Smyth absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Outdoor Lighting Standards) (Decision Only)
(Public Hearing held on May 1, 2003)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE JUNE 11, 2003, VERSION OF THE PROPOSED ZONING ORDINANCE AMENDMENT, ENTITLED "OUTDOOR LIGHTING STANDARDS," WITH THE CHANGES SET FORTH IN HANDOUT 1 DATED JUNE 12, 2003, AND SUBJECT TO TWO FOLLOW-UP MOTIONS ADDRESSING SERVICE STATION CANOPIES AND THE EFFECTIVE DATE.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Alcorn abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD ADOPT OPTION 1 OF THE TWO ALTERNATIVE PROVISIONS GOVERNING SERVICE STATION AND SERVICE STATION/MINI-MARTS CANOPY LIGHTING, AND VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS, AND RECREATIONAL SPORTS FACILITIES, AT A LIGHTING LEVEL OF 30 FOOTCANDLES, BUT WITH THE ABILITY TO APPROVE A DIFFERENT LIGHTING LEVEL, AS SET FORTH IN THE FIRST VERSION OF PARAGRAPH 1 OF SECTION 14-903, ON PAGE 6 OF THE JUNE 11, 2003, PROPOSED TEXT.

Commissioner de la Fe seconded the motion which carried by a vote of 6-0-2 with Commissioners Alcorn and DuBois abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE ZONING ORDINANCE AMENDMENT ON OUTDOOR LIGHTING STANDARDS, AS RECOMMENDED FOR APPROVAL TONIGHT, WITH AN EFFECTIVE DATE OF 90 DAYS FOLLOWING THE DATE OF BOARD APPROVAL, AS SET FORTH IN MY HANDOUT 2, ENTITLED "EFFECTIVE DATE AND GRANDFATHERING," DATED JUNE 12, 2003, AND THAT THE BOARD ADOPT THE GRANDFATHERING PROVISION THAT IS ALSO SET FORTH IN MY HANDOUT 2. THIS DOES NOT INCLUDE THE GRANDFATHERING ORIGINALLY SUGGESTED BY STAFF FOR SPORT ILLUMINATION PLANS AND SERVICE STATION CANOPIES AND VEHICLE SALES AND SERVICE ESTABLISHMENTS.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Alcorn abstaining; Commissioners Byers, Hall, and Kelso not present for the vote; Commissioner Smyth absent from the meeting.

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PCA-C-448-28/FDPA-C-448-05-04 - KINGSTOWNE SHOPPING CENTER I, LP
SEA-94-L-004-2 - KINGSTOWNE SHOPPING CENTER I, LP

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-28, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 28, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-94-L-004-2, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, WITH THE FOLLOWING CHANGE TO DEVELOPMENT CONDITION NUMBER 13: "ALL FAST FOOD RESTAURANTS WHICH ARE NOT CURRENT TENANTS ON THE SITE WILL CLOSE NO LATER THAN 11:00 P.M., SEVEN DAYS A WEEK."

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PREVIOUSLY APPROVED WAIVERS OF THE BARRIER REQUIREMENTS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES BE REAFFIRMED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES IN FAVOR OF

THOSE SHOWN ON THE FDP DATED JULY 28, 1998, WITH A REVISION DATE OF FEBRUARY 24, 1999.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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SEA-85-D-097-4 - THE POTOMAC SCHOOL

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-D-097-4, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, WITH THE FOLLOWING REVISION ADDED TO CONDITION NUMBER 16, AFTER THE FOURTH PARAGRAPH: AN ADDITIONAL COMPLIANCE MEASURE, COMMENCING WITH THE 2004 REGULAR SCHOOL SESSION, THE SCHOOL SHOULD COMPLY WITH THE FOLLOWING REQUIREMENTS FOR VEHICLE TRIP PER DAY CEILINGS, MONDAY THROUGH FRIDAY, DURING BOTH THE REGULAR SCHOOL SESSION AND EACH SUMMER PROGRAM:

- 24 HOUR PERIOD - THERE SHOULD BE A MAXIMUM DAILY AVERAGE OF 2,080 VEHICLE TRIPS PER DAY IN ANY SEMESTER OR SUMMER MEASUREMENT PERIOD.
- FROM 7:00 A.M. TO 9:00 A.M. - THERE SHOULD BE A MAXIMUM DAILY AVERAGE OF 710 VEHICLE TRIPS PER DAY IN ANY SEMESTER OR SUMMER MEASUREMENT PERIOD.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL LOT LINES TO ALLOW THE EXISTING VEGETATION TO SERVE AS TRANSITIONAL SCREENING AS PREVIOUSLY APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, AS REVISED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN AND SOUTHERN SIDES OF THE SITE, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11, 2003, AS REVISED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Smyth absent from the meeting.

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The meeting was adjourned at 10:02 p.m.
Peter F. Murphy, Jr., Chairman