



PLANNING COMMISSION SUMMARY OF ACTIONS

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July 17, 2003

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

ABSENT: Commissioners Moon, Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SEA 78-D-098-3 AND PCA 83-D-050, MCLEAN BIBLE CHURCH TRUSTEES, BE DEFERRED TO A DATE CERTAIN OF JULY 24, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ 2003-SU-005, KUSTOM KASTLES LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SEA 93-Y-005-2, VAN, LLC, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT (Merrifield) (Decision Only)
(Public Hearing held on May 29, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AN ALTERNATIVE DATED JULY 17, 2003, FOR OUT-OF-TURN PLAN AMENDMENT S03-II-F1.

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

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SE 2003-PR-005 - RIGGS BANK N.A. (Decision Only)
(Public Hearing held on July 10, 2003)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-005, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 17, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE LOT WIDTH REQUIREMENT FOR BOTH THE MILLER ROAD AND CHAIN BRIDGE ROAD FRONTAGES ON THE SITE.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE IT ABUTS A PDH-4 DISTRICT TO PERMIT EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE IT ABUTS A PDH-4 DISTRICT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG ROUTE 123 IN FAVOR OF THE EXISTING SIDEWALK.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Harsel abstaining; Commissioners Moon and Murphy absent from the meeting.

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SEA 00-D-006 - OAKCREST SCHOOL (Decision Only)
(Public Hearing held on July 10, 2003)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 00-D-006, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 17, 2003.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Hall, Harsel, and Smyth abstaining; Commissioners Moon and Murphy absent from the meeting.

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FS-P03-12 - FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY
1970 Chain Bridge Road (1751 Pinnacle Drive)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PUBLIC SAFETY COMMUNICATIONS FACILITY PROPOSED BY FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY AT 1970 CHAIN BRIDGE ROAD, ALSO KNOWN AS 1751 PINNACLE DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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FS-D03-15 - MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT
8328 Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY THE MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT, LOCATED AT 8328 GEORGETOWN PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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2232-D03-7 - MONTGOMERY COUNTY PUBLIC SAFETY DEPARTMENT

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY THE MONTGOMERY COUNTY, MARYLAND PUBLIC SAFETY DEPARTMENT, AS AMENDED, TO CONSTRUCT A TELECOMMUNICATIONS FACILITY AT RIVERBEND PARK, LOCATED AT 8818 JEFFERY ROAD, GREAT FALLS, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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PCA 2002-SU-028 - P-Q CENTREVILLE, LLC
SEA 2002-SU-033 - P-Q CENTREVILLE, LLC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2002-SU-028, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 18, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2002-SU-033, SUBJECT TO THE APPROVAL OF PCA 2002-SU-028, AND THE DEVELOPMENT CONDITIONS, DATED JULY 2, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Moon and Murphy absent from the meeting.

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FDPA 78-C-118-14 - GIANT OF MARYLAND, LLC (Sully)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 78-C-118-14, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 16, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE THE MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENTS TO PROVIDE A TEN FOOT WIDE LANDSCAPING STRIP WITH A SIX FOOT SOLID FENCE ALONG THE NORTHERN PROPERTY LINE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Moon and Murphy absent from the meeting.

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SE 2002-DR-026 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
2232-D02-19 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA 2002-DR-026 AND 2232-D02-19 TO A DATE CERTAIN OF JULY 30, 2003.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Moon and Murphy absent from the meeting

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The meeting was adjourned at 10:15 p.m.
Vice Chairman John R. Byers