

12/5/94

5:00 p.m. Item - SE-93-D-053 - SHELL OIL COMPANY
Dranesville District

On Thursday, October 27, 1994, the Planning Commission voted unanimously (Commissioners Baldwin, Byers, and Harsel not present for the vote) to make the following recommendations to the Board of Supervisors concerning SE-93-D-053:

- 1) approval of SE-93-D-053, subject to the development conditions dated October 26, 1994, modified as follows:

-- delete Conditions #7 and #8 and substitute:

"The entrance from Walker Road to the existing service drive shall be closed by extending the existing curb line of the island separating Georgetown Pike from the service drive to connect with the existing curb line along Walker Road; and by extending the curb line of the island separating Georgetown Pike from the service drive at the westernmost entrance of the service station to connect with the proposed curb line on the site creating a new landscaped area. All, as is generally shown on the sketch attached, is Exhibit A. This design shall be subject to review and approval by the Department of Environmental Management."

- 2) waiver of the minimum lot size requirements, relative to lot area and lot width.

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Verbatim Excerpts

SE-93-D-053 - SHELL OIL COMPANY (Decision Only)

Decision Only During Commission Matters

Commissioner Downer: Thank you, Mr. Chairman. And I do apologize to Mr. McBride and, and Dianne for having to wait. This special exception was for a Shell station at the intersection of Walker Road and Georgetown Pike. And when we heard the case we had a question really on whether it should be called an access from the service station to the shopping center, should be called an interparcel access, or an easement. If you remember, it was a legal opinion. I did get Kare -- Karen Harwood on this and she did come back with some verbiage which -- I don't know, did everyone get a copy of, of our new proposed development conditions dated October 26?

Chairman Murphy: Yeah.

Commissioner Downer: So you've seen on there what we've added. We've also added in that the Great Falls Citizens Association will work with the applicant on developing the landscape plans. The applicant is, is going to make an effort to preserve an existing oak tree closest to the intersection of Walker Road and Georgetown that, depending when we take out the service road, as to whether we could save it was an issue. Now what I'm going to do on this in my motion, I am taking out staff development Conditions #7 and #8. And I will be inserting #7, from what was the applicant's supposed condition of last week, which you probably don't have, so I will read it. What, in essence, this says -- if you remember we had two entrances along Georgetown Pike to get in and out of the service station. Staff wanted us to close off one and only give one access in and out. The Great Falls citizens felt very strongly. They wanted the two accesses in and out and they have studied this, this is what they want. They want the service drive done away with. We are doing that. And staff also wanted the entrance from Walker Road to the existing service drive closed by extending the curb line from Georgetown Pike to connect with the existing curb line along Walker. That's being taken out and that will be addressed in the new #7 that I'm putting in. The applicant has, since we last discussed this, agreed to put on a cedar shake mansard roof and the columns will now be of brick veneer, as shown on the attached Exhibit B. Then we get to where the County Attorney was concerned on the interparcel access that should the property ever be subdivided and sold off and another user come in, and if it had two different owners -- the shopping center had one and the, the new use or the service station had another owner, that we would lose the interparcel access. So we have put in a clause that says that an easement would be recorded in that event. Basically, those are the changes. I don't think I've missed anything have I, Diane? Have I covered -- okay.

Therefore, Mr. Chairman, I'm going to go ahead and MAKE A MOTION THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-93-D-053 FROM THE -- AND THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 26, 1994, WITH THE EXCEPTION OF THE DELETION OF #7 AND #8, AND A NEW DEVELOPMENT CONDITION REPLACING THOSE THAT SAYS: "THE ENTRANCE FROM WALKER ROAD TO THE EXISTING SERVICE DRIVE SHALL BE CLOSED BY EXTENDING THE EXISTING CURB LINE OF THE ISLAND SEPARATING GEORGETOWN PIKE FROM THE SERVICE DRIVE TO CONNECT WITH THE EXISTING CURB LINE ALONG WALKER ROAD; AND BY EXTENDING THE CURB LINE OF THE ISLAND SEPARATING GEORGETOWN PIKE FROM THE SERVICE DRIVE AT THE WESTERNMOST ENTRANCE OF THE SERVICE STATION TO CONNECT WITH THE PROPOSED CURB LINE ON THE SITE CREATING A NEW LANDSCAPED AREA. ALL, AS IS GENERALLY SHOWN ON THE SKETCH ATTACHED, IS EXHIBIT A. THIS DESIGN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT."

Commissioner Hartwell: Second.

Commissioner Strickland: Second.

Chairman Murphy: Seconded by Mr. Hartwell and Mr. Strickland. Is there a discussion of the motion? All --

Commissioner Downer: Yes, I have, I have something else. This should be inserted. The sketch got left out.

Chairman Murphy: All right. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-93-D-053, say aye.

Commissioner Downer: (Unintelligible.)

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Downer: Thank you.

Chairman Murphy: Thank you very much.

Ms. Johnson-Quinn: Mr. Chairman.

Commissioner Downer: Do I have a waiver?

Commissioner Murphy: Yes.

Ms. Johnson-Quinn: Staff -- I would remind Mrs. Downer that there's a waiver on -- associated with this also, the lot width and lot -- minimum lot area.

Chairman Murphy: Okay.

Ms. Johnson-Quinn: (Unintelligible.)

Commissioner Downer: I'm looking for it right here. Mr. Chairman?

Chairman Murphy: Ms. Downer.

Commissioner Downer: I would MOVE THAT -- let's see where I find it here -- and Diane, where is it?

Ms. Johnson-Quinn: The addendum report speaks to the waiver issue. It's the smaller report dated October 5th. The staff recommendation is at page 2. Concerns the lot -- minimum lot area requirement and the minimum lot width size.

Commissioner Downer: Well, for some reason I don't have an addendum. All I have is the -- did the addendum come out tonight?

Ms. Johnson-Quinn: No, October 5th. But here's one coming up for you.

Commissioner Downer: I don't have it. Okay, thank you. All right, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD WAIVE THE MINIMUM LOT SIZE REQUIREMENTS ON THIS APPLICATION.

Commissioner Hartwell: Second.

Ms. Johnson-Quinn: It's much -- could we add: ". . . relative to lot area and lot width."

Commissioner Downer: I'm sorry. Say that again.

Ms. Johnson-Quinn: If you could waive the minimum lot width and the minimum lot area.

Commissioner Downer: All right, I AMEND THE MOTION TO WAIVE THE MINIMUM LOT SIZE REQUIREMENTS, THE LOT WIDTH, AND THE LOT AREA. Well, we've got that in lot size.

Commissioner Hartwell: Second.

Chairman Murphy: Seconded by Mr. Hartwell. Discussion of the motion? All those in favor of the motion, say aye.

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Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Both motions carried unanimously with Commissioners Baldwin, Byers, and Harsel not present for the votes.)

PAM

