Board Agenda Item
June 1, 2009

3:30 p.m.

Public Hearing on SEA 95-H-066-02 (Sunoco, Inc. (R&M)) to Amend SE 95-H-066 Previously Approved for a Service Station and Quick Service Food Store to Permit Modifications to Site Design and Development Conditions, Located on Approximately 42,941 Square Feet Zoned C-6, Hunter Mill District

The application property is located at 13470 Coppermine Road, Tax Map 16-3 ((1)) 38A.

PLANNING COMMISSION RECOMMENDATION:
On Thursday, May 14, 2009, the Planning Commission voted unanimously (Commissioner Hall absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SEA 95-H-066-02, subject to the Development Conditions dated May 14, 2009, with the addition of a condition providing for placement of bicycle racks at the station;
- Reaffirmation of the previously approved waivers and modifications which include modification of the transitional screening to the south and east in favor of the existing vegetation as well as waiver of the barrier requirements to the south and east, in favor of that shown on the SEA Plat; and
- Waiver of the on-road bike lane requirement along Centreville Road in favor of the eight-foot wide sidewalk shown on the SEA Plat.

ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
William O'Donnell, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
May 14, 2009
Verbatim Excerpt

SEA 95-H-066-02 – SUNOCO, INC. (R&M)

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. This is a relatively simple case. I will mention the two things that were raised. One, with relationship to the bike racks, and the applicant has agreed to provide those, so if necessary we can add that as a development condition –

Kristin Abrahamson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ): We will add a condition before –

Commissioner de la Fe: – before it goes to the Board, although I, you know. And then, with relationship to what Ms. Harsel mentioned, that was raised by the Land Use Committee and, frankly, they were satisfied that, you know, that the sale of alcoholic beverages now, was permitted by Code and that's the reason it had been there to begin with. Because at that time it was, you know, it was a requirement that that development condition be there. And the Land Use Committee did recommend approval unanimously on this. And with relationship to the waiver of the bike lane, the question that I had asked the applicant's representative addressed something beyond what I had asked. But what I had asked Mr. O'Donnell to find out and what the Department of Transportation responded was, I mean, the road, a little bit up the road is actually being widened. There's a construction project right now and that will not have a bike lane. So, I mean, it is being done by the, you know, so… And the reason was that this was planned years and years ago before the requirement for the bike lane and they did not change it. So if and when there is a decision to put a bike lane it would be done by re-striping rather than construction. So that's why I agree with staff that the waiver should be granted. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 95-H-066-02, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MAY 14TH, 2009, AND WITH THE AGREEMENT THAT AN ADDITIONAL CONDITION WOULD BE ADDED TO PROVIDE FOR THE PROVISION OF BIKE RACKS AT THE STATION.

Commissioners Alcorn and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Alcorn. Is there a discussion of the motion?

Commissioner Flanagan: Yes.

Chairman Murphy: Mr. Flanagan.

Commissioner Flanagan: The staff – my understanding of this is that our Comprehensive Plan – Trails Plan calls for a bike lane, on-road bike lane. Is that right, staff?

Chairman Murphy: Not in my district.

William O'Donnell, ZED, DPZ: Yes.

Commissioner Flanagan: Okay, so it does call for an eventual on-road bike lane, and that will be provided in the future by painting, as –

Mr. O'Donnell: That's what it appears.

Commissioner Flanagan: Yeah. That way it will not require widening of the roadway anymore in order to paint a bike lane.

Mr. O'Donnell: Right. That's correct. It would be within the existing right of way.

Commissioner Flanagan: Okay. And for some reason or other, the –

Chairman Murphy: We're on verbatim.

Commissioner Flanagan: Yes, okay. For some reason or other, the Transportation staff said existing lanes, that they shall demonstrate that they can be – and that's – so you're satisfied that it can be. Okay. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 95-H-066-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED WAIVERS AND MODIFICATIONS WHICH INCLUDE A MODIFICATION OF THE TRANSITIONAL SCREENING TO THE SOUTH AND EAST IN FAVOR OF THE EXISTING VEGETATION, AS SHOWN ON THE SEA PLAT, AND A WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH AND EAST IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioners Flanagan and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE ON-ROAD BIKE LANE REQUIREMENT ALONG CENTREVILLE ROAD IN FAVOR OF THE EIGHT-FOOT WIDE SIDEWALK SHOWN ON THE SEA PLAT.

Commissioners Flanagan, Litzenberger, and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Flanagan, Mr. Litzenberger, and Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried unanimously with Commissioner Hall absent from the meeting.)

JN