

Planning Commission Meeting
May 14, 2009
Verbatim Excerpt

SE 2008-BR-029/PRC A-787 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION

Decision Only During Commission Matters
(Public Hearing held on March 26, 2009)

Commissioner Harsel: This is Braddock Special Exception; it's the 7-Eleven on Rolling Road, and the first time we heard it, although the Planning Commission, with raised eyebrows, approved it, the Board denied it, so we have a new application. It is Braddock, -029 and Proffered Condition Amendment A-787. That shows how old this application is. The new application that we have before us is a smaller store. It's more landscaping. It's more open space that's remaining in this. They have taken the advice of – when we had our public hearing on the 25th of – the 29th (sic) of March – of two fellow Commissioners, one of them being Mr. Hart, who wanted a better definition for seasonal banners, and we've provided that. They no problem with it and Mr. Hart has no problem with it. I just think Mr. Hart, though, for seasonal displays I suggest you drive down Rolling Road and see the seasonal display on the corner filling station. And go back at Christmas too; I can hardly wait 'til Thanksgiving. They have taken up Commissioner Lawrence's suggestion on the bike rack and that thing has expanded a lot more than I thought it would, because we had a County staff person that said, "absolutely." He bikes throughout the County. And there are other bikers. This isn't only for the high school kids, but this is for County residents that bike, and they get thirsty and they want to pull over and have a sports drink or something, and so that is a plus. Like I said, from the very beginning, this group of applicants have been very cooperative with us. I have a – we have a letter from a Mr. Rephlo, which Mr. Murphy claims he'd never go against anything Mr. Rephlo wants. We also have a letter for the record from the President of the Cardinal Forest. We've walked the site several times and, as far as I know, we're all pretty well settled and we have no discomfort with this application. We think we have a pretty good application. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SPECIAL EXCEPTION 2008-BR-029 AND PRC A-787, CONSISTENT WITH THE DEVELOPMENT CONDITIONS THAT WE RECEIVED TONIGHT; AND THEY'RE DATED MAY 12TH.

Commissioners Hart and Lawrence: Second.

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

Commissioner Lawrence: Mr. Chairman?

Chairman Murphy: Yes, Mr. Lawrence.

Commissioner Lawrence: I would like to commend Commissioner Harsel on her excellent sense of timing. Tomorrow is "Bike to Work" Day.

Commissioner Harsel: That's why I made it purposely on this. Thank you.

Chairman Murphy: Yeah, I just wanted to add one comment. At the public hearing, I expressed some concern about the new traffic pattern that would be established on the Rolling Road side and the access to the gas station and the problems we might have with internal circulation. But I have been assured by the experts that the new design that will go into effect with this application is going to work better than the one we have currently since the Springfield District is right across the white line. We have a lot of – I know that area very well. We have a lot of – so I'm going to support the motion. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2008-BR-029 and PRC A-787, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Abstain.

Chairman Murphy: Yes, Mr. Litzenberger abstains.

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(The motion carried by a vote of 10-0-1 with Commissioner Litzenberger abstaining;
Commissioner Hall absent from the meeting.)

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