

Board Agenda Item  
September 25, 2006

3:30 p.m.

Public Hearing on SE 2006-PR-008 (Sonic Development LLC) to Permit a Vehicle Sale, Rental and Ancillary Service Establishment, Located on Approximately 2.9 Acres Zoned C-8, I-5 and HC, Providence District

The application property is located at 2924 Prosperity Avenue and 8427 Lee Highway, Tax Map 49-3 ((1)) 41A and 42.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 20, 2006, the Planning Commission voted unanimously (Commissioner Byers absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2006-PR-008, subject to the Development Conditions dated September 20, 2006;
- Modification of the Streetscape Requirements in favor of those shown on the Special Exception Plat;
- Waiver of the 8-foot planting area; and
- Waiver of the service along Route 29.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Jonathan Papp, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
September 20, 2006  
Verbatim Excerpt

SE 2006-PR-008 - SONIC DEVELOPMENT, LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed. Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. This is a relatively straight-forward case. It's in the Merrifield Economic Revitalization Area. It's a BMW dealership, which they are reconfiguring, and they're, in fact, de-intensifying the use. They're moving their maintenance over to the other side of the street, so what's presently another building is going to be gone, and they're going to have a pure showroom area. They weren't required to do anything with stormwater - - stormwater management - - and as you know, we're trying to make up for the errors of past ways in the County and I want to commend the applicant for, in fact, doing some detention and some BMP on the site. There's also a development condition, which I think may interest Commissioners. It was just added and it was distributed to you tonight. The applicant will engage with a - - one of several organizations to recycle used fluorescent lights from the facility. These are very toxic devices indeed, and there are organizations that deal with taking care of them, which is a very good thing for the environment and I want to thank the applicant for having done that. With that, Mr. Chairman, I have motions and there are four of them. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE 2006-PR-008 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 20, 2006.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2006-PR-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF STREETSCAPE REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Third, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE EIGHT-FOOT PLANTING AREA.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG ROUTE 29.

Commissioner Lusk: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Thank you very much.

Chairman Murphy: Thank you very much.

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(The motions carried unanimously with Commissioner Byers absent from the meeting.)

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