

Planning Commission Meeting
April 14, 2010
Verbatim Excerpt

SEA 79-V-093-02 – MCDONALD'S CORPORATION
(Public Hearing held on March 10, 2010)

During Commission Matters

Commissioner Flanagan: I'd like to note that on March 10th, the Commission held a public hearing to consider SEA 79-V-093-02. The Special Exception Amendment proposes the demolition of an existing McDonald's fast food restaurant at the intersection of Richmond Highway and Cooper Road and replacing it with a larger and up-to-date building. During the hearing, the adjacent commercial property owner of Pear Tree Village requested changes that would prevent overflow of McDonald's parking on his property, the control of debris from McDonald's customers, and an agreement on interparcel access. The Commission therefore agreed to defer decision on the SEA until tonight in order that McDonald's, Pear Tree building, staff, and the Land Use Committee of Mount Vernon could sort these things out. During the meetings and consultations since March 10, I was pleasantly surprised to learn the interparcel – that interparcel access already exists along the south property lines of both lots. That interparcel access is now available as a result of earlier action by this Commission regarding the Burke and Herbert Bank lot and the Pear Tree Village to the south of the McDonald's lot. The elimination of the need for Proffer 13 regarding interparcel access also made it possible to substitute a fence proffer to address the need to control overflow parking and the control of debris. I am therefore pleased to make the following four motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 79-V-093-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 14, 2010, which I think you've received a copy of just as – if you didn't receive it by email previously.

Vice Chairman Alcorn: Yes, we received it on April 14th. Is there – the motion's been made. Is there a second?

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. Any discussion of that motion? All those in favor of recommending approval of SEA 79-V-09-02 (*sic*), subject to the development conditions consistent with those in the document dated April 14th, 2010, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner –

Commissioner Harsel: Abstain. I wasn't here.

Vice Chairman Alcorn: The Chair abstains as does Commissioner Harsel, not in attendance at the public hearing.

Commissioner Hall: You know, this is how rumors start.

Vice Chairman Alcorn: Commissioner Flanagan.

Commissioner Flanagan: Yes, as a follow-up motion, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. Any discussion of that motion? All those in favor of recommending approval of a modification of the peripheral parking lot landscaping requirements in favor of those shown on the SEA plat, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries.

Commissioner Harsel: Abstain.

Vice Chairman Alcorn: And the same abstentions. Commissioner Flanagan, two more motions, I believe.

Commissioner Flanagan: Yes. I next MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE RICHMOND HIGHWAY STREETScape REQUIREMENTS ALONG RICHMOND HIGHWAY AND COOPER ROAD TO THAT SHOWN ON THE SEA PLAT.

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. Any discussion of that motion? All in favor of the motion recommending approval of the modification as articulated by Commissioner Flanagan, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Flanagan.

Commissioner Harsel: Abstain.

Vice Chairman Alcorn: Same abstentions.

Commissioner Flanagan: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION OF THE TREE PRESERVATION TARGET REQUIREMENTS OF CHAPTER 122 OF THE COUNTY CODE AND THE PUBLIC FACILITIES MANUAL BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND THE URBAN FORESTRY DEPARTMENT.

Commissioner Litzenberger: Second.

Vice Chairman Alcorn: Seconded by Commissioner Litzenberger. Any discussion of that motion? All those in favor of the motion to recommend approval of a deviation of the tree preservation target as articulated by Commissioner Flanagan, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? Chair abstains. Same abstentions.

Commissioner Harsel: Abstain.

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(The motions carried by a vote of 7-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Lusk, Murphy, and Sargeant absent from the meeting.)

JN