

Planning Commission Meeting
April 20, 2011
Verbatim Excerpt

SE 2010-LE-025 – COSTCO WHOLESALE CORPORATION

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. The proposed Costco application that we heard tonight is a good fit for this location at this time. The current building on the site is a vacant, blighted, old movie theater. The proposed store is 115,000 square feet less than an applicant could do by right. The store will be LEED certified; it brings 250 well-paying jobs to the area, and another shopping option to the Richmond Highway corridor. It greatly improves the stormwater runoff situation, which in turn helps to protect the Little Hunting Creek water shed. And, as we've heard, this has been a two-year process with much community involvement. Through that involvement, we have reached this point where the application enjoys the support of the Mount Vernon - Lee Chamber of Commerce, the Lee District Land Use Committee, and the Southeast Fairfax Development Corporation. Therefore, Mr. Chairman, with one addition to the development conditions tonight, I have a few motions to make. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED APRIL 21ST, 2011 (*sic*). AND IT WILL INCLUDE A DEVELOPMENT CONDITION REGARDING A TRAFFIC FEASIBILITY STUDY OF EXTENDING LADSON LANE INTO THE APARTMENT COMPLEX, PAID FOR BY THE APPLICANT.

Kelli Goddard-Sobers, ZED, DPZ: Excuse me, Mr. Chairman? It should be APRIL 20TH.

Commissioner Migliaccio: Oh, I'm sorry. April 20th.

Chairman Murphy: Is there a second to the motion?

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion?

Commissioner Flanagan: Yes, Mr. Chairman.

Chairman Murphy: Mr. Flanagan.

Commissioner Flanagan: I wonder if we can, on the amendment, also call for the break in the median - - the current break in the median - - to remain open until the results of that study are known.

Commissioner Migliaccio: Question for staff: How long would a study take?

Ms. Sobers: It would be based on the length of time for VDOT to look at that.

Commissioner Migliaccio: Second question: Is it the County's call for the closing of the median? If VDOT closed it while the study was in place - - they could do that at any time, correct?

Ms. Sobers: VDOT, yes. It's up to VDOT. They can close the median break at any time they choose.

Commissioner Migliaccio: Thank you. So, I don't believe we - I don't accept that as a friendly amendment because VDOT can do what they want when they want on this median break.

Commissioner Flanagan: I'm not asking for us to direct VDOT to do that. I'm just saying recommend that they leave it open until the study is complete.

Chairman Murphy: Well, that's not -

Commissioner Migliaccio: I think I -

Commissioner Alcorn: Make a follow-on motion.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2010-LE-025, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Flanagan: Abstain.

Chairman Murphy: All right. Mr. Flanagan abstains.

Commissioner Migliaccio: Okay, thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Alcorn: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING, BARRIER, AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE EASTERN PROPERTY LINE IN FAVOR OF THE VEGETATION AND BARRIER AS SHOWN ON THE SE PLAT.

Commissioners Sargeant and Alcorn: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Alcorn. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING, PERIPHERAL PARKING LOT LANDSCAPING, AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THE VEGETATION SHOWN ON THE SE PLAT.

Commissioners Sargeant and Alcorn: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Mr. Alcorn. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING, BARRIER, AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS TO THE WEST IN FAVOR OF THE VEGETATION AND SEVEN-FOOT TALL WALL SHOWN ON THE SE PLAT.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Regina Coyle, ZED, DPZ: Mr. Chairman?

Chairman Murphy: Yes.

Ms. Coyle: Can I clarify with Commissioner Migliaccio that his motion for transitional screening and peripheral parking lot, waiver, and barrier requirements along the western property line was also included in that motion?

Commissioner Migliaccio: The western?

Ms. Coyle: Yes.

Commissioner Migliaccio: Yes, I believe that was –

Chairman Murphy: Western and southern –

Commissioner Harsel: No, he did southern and eastern the first time and he needs to put in western.

Chairman Murphy: He is now, okay.

Commissioner Hart: He did western and it was a seven-foot wall, he said.

Commissioner Migliaccio: Yes.

Ms. Coyle: Okay.

Chairman Murphy: Okay. Mr. Flanagan. Would you like to make an alternate motion – I mean an additional motion - -

Commissioner Migliaccio: Mr. Chairman –

Commissioner Hall: Wait a minute. Wait –

Commissioner Hart: He's not finished.

Chairman Murphy: Oh, I'm sorry. Go ahead.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE RICHMOND HIGHWAY CORRIDOR STREETScape REQUIREMENTS ALONG RICHMOND HIGHWAY TO THAT SHOWN ON THE SE PLAT.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DEVIATION FROM THE TREE PRESERVATION TARGET REQUIREMENT OF CHAPTER 122 OF THE COUNTY CODE AND THE PFM.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Is that it? All right.

Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Mr. Flanagan.

Commissioner Flanagan: Yes, I have a follow-on motion I'd like to make, RECOMMENDING THAT THE BOARD OF SUPERVISORS –

Chairman Murphy: – request –

Commissioner Flanagan: – REQUEST THAT

Chairman Murphy: – request VDOT... Is that what you –

Commissioner Flanagan: Yes, REQUEST VDOT TO KEEP THE MEDIAN OPEN UNTIL SUCH TIME AS THE FEASIBILITY STUDY FOR PROVIDING DIRECT ACCESS IN THAT LADSON LANE IS COMPLETE.

Commissioners Migliaccio and Alcorn: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The first motion carried by a vote of 9-0-1, with Commissioner Flanagan abstaining;
Commissioners Donahue and Lawrence absent from the meeting.)

(The second through seventh motions carried unanimously with Commissioners Donahue and
Lawrence absent from the meeting.)

(The follow-on motion carried unanimously with Commissioners Donahue and Lawrence absent
from the meeting.)

JN