

DRAFT RESOLUTION: North Gateway SHUTTERED SUNOCO AND POTENTIAL FOR NEW BUILD GAS STATION at 5928 Richmond Highway under a Special Exception (number of the resolution)

Whereas: During the 2009-2010 APR process the MVCCA's nominations for redevelopment of the North Gate CBC, where the now shuttered Sunoco Gas Station is located, we have been awaiting the completion of the HATS study and the 2.0 FAR study.

Whereas: the MVCCA has been approached on numerous occasions since 2012 regarding reopening of a Gas station and food service business at 5928 Richmond Highway;

Whereas: these approaches have been made by the Sunoco Company Headquarters, a private gas station vendor (contract buyer) and most recently by another private gas station vendor who actually bought the property;

Whereas; in 2019 a new group purchased the closed gas station and started meeting with the MVCCA Committees and some of the nearby community to seek support so that they would get their SE;

Whereas: the MVCCA position has remained the same- we are in opposition of this Special Exception. MVCCA Resolution Opposed the Sunoco Special Exception for A quick Mart/Gas Station in Jan 2013. Sunoco Corporation subsequently did not move forward and put the property up for sale;

Whereas: In 2018 the PZ and Transportation committees advised the contract buyer (represented by Walsh Collucci) that we continue to oppose a gas station/mini mart at this site. That contract buyer subsequently did not buy the vacant gas station site;

Whereas; Very little community support has been generated for the SE;

Whereas; the current owner has stated that he will use the existing building and lease it to a by-right business if he does not secure his SE;

Whereas: A by-right business leasing the vacant building is not a negative option. The site will be cleaned up and many potential businesses will offer useful services to the community. And it would not saddle the CBC with a long term gas station that will hamper the future greater redevelopment of the CBC.

Whereas: there are 7 gas stations in close proximity to North Gateway and all are on commuter routes. Additionally, more gas pumps are coming to the corridor at the newly approved 7-11 (6 gas pumps) and added to the existing Costco Warehouse site.

Whereas:

- A. The Comprehensive Plan opposes this type of development at this gateway location;
- B. Traffic congestion will increase – especially commuters from the beltway heading elsewhere;
- C. New underground tanks will need to be installed- leaks can occur negatively impacting Cameron Run and subsequently the Potomac River;
- D. Just because there is no current application to consolidate these land units, allowing a gas station under an SE will make it even harder to get an application to consolidate and redevelop;

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- E. The county's tax abatement plan for consolidated properties has not yet gone into effect- that may very well create momentum for consolidation;
- F. Furthermore, the 2.0 FAR plan amendment has been stalled and now will be addressed by the PC and BOS in late 2020- this along with the tax abatement could aid in getting this property consolidated and redeveloped as a proper gateway.
- G. The HATS study has also been delayed and any gas station could very well hinder the beneficial road network proposed by county staff to accommodate the North Gateway redevelopment.
- H. Furthermore, a gas station may impact the traffic numbers for the HATS study therefore, potentially eliminating our desire to have VDOT approve the removal of the at grade interchange.

Therefore, be it resolved: This SE with or without a sundown clause is absolutely not acceptable to the MVCCA and we oppose it being approved.