

**TRANS 2008-03**  
**SEA 84-V-035 Drive-in Bank**

WHEREAS, Huntwood LLC has filed an application for an amendment to a Special Exception to allow the construction of a drive-in facility at the intersection of Fort Hunt Road and Richmond Highway; and

WHEREAS, the Board of Supervisors approved Special Exception 84-V-035 in 1985 for the office building height increase on parcels 8, 10, and 11 of subject property providing the following development conditions were adhered to 1) Automobile-oriented retail uses “shall not be permitted in the office building or on this site” and the 2) “applicant shall provide a two-way service drive” between the frontage road or easement; and

WHEREAS, the proposed drive-in uses portions of parcels 8 and 10, which include the above requirements that “run with the land” and were required in order to meet citizens’ objections to the building’s effect on transportation and to resolve transportation problems (see December 1984 and January 1985 Record of Mount Vernon Citizens’ Associations); and

WHEREAS, free flow of traffic on Richmond Highway and access to the 4 business parcels are needed; and

WHEREAS, Richmond Highway is a Highway Corridor Overlay District, where Article 7-603 of the Zoning Ordinance regulates automobile-oriented retail uses such as drive-in facilities, fast food restaurants, quick-service food stores, service stations and service station/mini marts so that the regulated uses will not have an adverse impact on level of service, increase danger and/or congestion in the streets; and

WHEREAS, the September 19, 2007 VDOT Speed Study for Richmond Highway states “many of the commercial entrances do not have auxiliary lanes to accommodate vehicles entering and exiting the highway” and the “safety of traffic is adversely impacted by the lack of control” due to interruption of the traffic flow caused by reduced speed of vehicles exiting and entering the highway; and

WHEREAS, the Woodrow Wilson Bridge project has a bike trail along Richmond Highway from the bridge to Fort Hunt Road and the proposal does not provide clear and delineated traffic patterns for pedestrian and vehicular traffic thereby endangering riders and pedestrians on the bike trail; and

WHEREAS, there is no controlled access on Richmond Highway to the proposed site which would result in impeded traffic going to the Woodrow Wilson Bridge (against Article 7-608, paragraph 1, A and B of the Zoning Ordinance); and

WHEREAS, contrary to Article 9-006 of the Zoning Ordinance, the proposed use shall **not** be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood; and

WHEREAS, the Comprehensive Plan states that the Richmond Highway Corridor Overlay District increases the County’s control over the further construction of drive-in banks within a thousand feet of either side of the centerline of Richmond Highway; and

WHEREAS, the proposed use at the specified location is not in harmony with the adopted comprehensive plan text: “Strongly discourage freestanding uses with drive-through facilities and uses that create high traffic volumes to and from and along the corridor and that contribute to the strip-commercial character of Richmond Highway”; and

WHEREAS, the amendment to the 1984 Special Exception deletes two transportation conditions: automobile-oriented uses on the site; and the two-way service drive connecting the frontage road;

THEREFORE BE IT RESOLVED that Mount Vernon Council of Citizens’ Associations opposes the amendment to SEA-84-V-035 and opposes a drive-in facility at that location.

**Resolution as written passed at MVCCA General Council Meeting June 25, 2008**

**February 2008 MVCCA Adopted Resolution**

**Amendment to Huntwood Plaza Special Exception SEA 84-V-035**

**To Construct a Bank with a Drive-Thru Facility**

**Whereas** Huntwood LLC has filed an application for an amendment to Special Exception SEA 84-V-035 to allow the construction of a bank with a drive-thru facility at the intersection of Richmond Highway and Fort Hunt Road, and

**Whereas** Huntwood LLC accepted development conditions in 1984 as part of their application for construction of the office building, and

**Whereas** Development condition number 10, accepted by Huntwood LLC, lists specific retail uses that will not be allowed on the property even though they are normally permitted in a C-8 district, and

**Whereas** One specific non-allowed use is “automobile-oriented uses,” and

**Whereas** A drive-thru bank is considered an “automobile-oriented use,” and

**Whereas** One reason for the restriction on the permitted retail uses is the difficult traffic situation at that intersection owing to the number and type of vehicles, the number of travel lanes, and the hazards to pedestrians and bicyclers, and

**Whereas** the traffic situation has become even more complex and hazardous as a result of the addition of two Wilson Bridge access lanes, and

**Whereas** the Comprehensive Plan discourages drive-thru facilities on Richmond Highway, and this location has no special conditions that justify setting aside the guidance in the Comprehensive Plan, and

**Whereas** Special Exceptions must stand on their own merit and

**Whereas** the location could make the bank a potential target for burglaries since it provides access to the Wilson Bridge as an escape route,

**Therefore be it RESOLVED**, that the Mount Vernon Council of Citizens’ Associations opposes the amendment to Special Exception SEA 84-V-035 and opposes the construction of a bank with drive-thru at that location.

**Adopted RECORD 2/2008, page 2 Resolution passed by MVCCA General Council Feb 2008**