



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Dan Storck
Planning Commissioner Walter Clarke

April 30, 2021

Ref: 7-11 multi-pump gas station and convenience store 8101 Richmond Highway Special Exception Request SE 2020MV-015

Dear Supervisor, Storck and Commissioner Clarke,

Richmond Highway is our “main street” based upon the EMBARK comprehensive plan. Furthermore, the Richmond Highway Market Study calls for revitalization and “main street” appropriate businesses for this corridor and opposes “traffic sewer” type businesses (ref page 67).

The MVCCA has been pushing for revitalization of the Richmond Highway corridor for years. Therefore, we oppose approval of a special exception for the 7-11 Corporation to build a convenience store and multi-pump gas station at 8101 Richmond Highway.

Your support for our opposition will greatly be appreciated. Our resolution is attached for your consideration.

We are happy to discuss our position with you and staff at any time and we intend to testify at the public hearings on this matter.

Katherine Ward

Katherine Ward
Cochair
MVCCA

Enclosed: MVCCA Resolution (PZ 2021-04)

cc: Barbara Byron- Director Planning and Development
Cathy Lewis- Branch Chief, Zoning Evaluation

MVCCA RESOLUTION (PZ # 2021-04)

8101 RICHMOND HIGHWAY 7-11 MULTI-PUMP GAS STATION AND CONVENIENCE STORE

SE 2020-MV-015 SPECIAL EXCEPTION OPPOSITION

1. Whereas, 7-11 Corporation is seeking a special exception to build a multi-pump gas station and convenience store at 8101 Richmond Highway to operate 24-7 365 days per year;
2. Whereas, the intersection of Mount Vernon Highway and Richmond Highway is a major roadway that is the gateway to the historic Mount Vernon Estate of George and Martha Washington;
3. Whereas, residential neighborhoods surround the proposed site of this project, including entry and exit points;
4. Whereas, the site location between Mount Vernon Highway and Richmond Highway and the corner across from Buckman Rd is unsuitable for a heavily trafficked, per the applicant, business;
5. Whereas, the site plan provides for unwanted through traffic to move through the site onto Mount Vernon Highway;
6. Whereas, the movements of tanker trucker and supply trucks between the Richmond Highway, the site and onto the Mount Vernon Highway will cause a safety hazard for school children, pedestrians, bikers, and private automobiles in and on Mount Vernon Highway;
7. Whereas, a gas station operating 14/7 365 days is not in alignment with the current EMBARK program because of:
 - a. Noise
 - b. Bright and late-night lights;
 - c. Loitering;
 - d. Odors; and
 - e. Possible pollution to Little Hunting Creek.
8. Whereas, Richmond Highway already has ample gas stations and convenience stores;
9. Whereas, the completion of the recent Richmond Highway Mark Study states that continued use of “traffic sewers” will inhibit the true revitalization of Richmond Highway and that preservation opportunities for higher and better uses if appropriate;
10. Whereas, the MVCCA’s previously stated position on multi-pump gas stations and convenience stores has already been established and states that they do not meet the standards for “our main street”; (attached)

Therefore, be it resolved that: the MVCCA does not support this special exception application for the reasons stated above.

Further be it resolved that: If the county just continues to approve non-conforming and site specific applications, we will never reach the potential of a truly revitalized Richmond Highway Corridor.

APPROVED UNANIMOUSLY BY THE MVCCA GENERAL COUNCIL 4-28-2021

Previously approved resolution regarding multi-pump gas stations and convenience stores.

Mount Vernon Council of Citizens' Associations (MVCCA)

Resolution PZ-2020-02

Opposing Approvals of Special Exceptions for Multi-pump Gas Stations /Convenience Stores Along the Richmond Highway Corridor

WHEREAS, The current Comprehensive Plan under the EMBARK design process created the concept of Richmond Highway, from Ft Belvoir to the beltway, as our "Main Street" with gathering places connected by walkable/bikeable wide avenues along with trees and green spaces;

WHEREAS, Multi-pump gas stations with or without convenience stores are already abundant along Richmond Highway, are more suited for major freeway locations that are not gateways to neighborhoods;

WHEREAS, Several SE requests for multi-pump/convenience stores are starting to be proposed to the County for approval; These stations make a visual statement that Richmond Highway is a drive-through commuters' road, not a "Main Street";

WHEREAS, The MVCCA supports small neighborhood gas stations that are part of the community fabric; (Example- the Station located on Ft Hunt Rd in the Hollin Hall Shopping Center. They provide assistance with gas pumping, filling tires with air, washing windows, checking the oils and other repair services and flower beds that change with the seasons.);

THEREFORE, BE IT RESOLVED, the MVCCA opposes approvals of multi-pump gas stations /convenience stores along Richmond Highway Corridor from Ft Belvoir to the Beltway;

FURTHER RESOLVED, the MVCCA requests that the county staff, our District Supervisor the Planning Commission, and the Board of Supervisors uphold the vision of Richmond Highway as a "Main Street" and oppose any and all SE requests for of multi-pump gas stations/convenience stores along the Richmond Highway.

Approved by the Mount Vernon Council of Citizens' Associations (MVCCA) General Council on
Tuesday, December 16, 2020.