



**The Mount Vernon Council of Citizens Associations, Inc.**

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

<http://www.mvcca.org>

Supervisor Daniel Storck  
2511 Parkers Lane  
Alexandria, VA 22306

Supervisor Rodney Lusk  
6121 Franconia Rd  
Springfield, VA 22310

Jan 23, 2020

Dear Supervisors Storck and Lusk

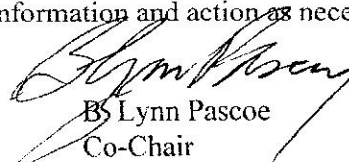
Ref: MVCCA Resolution- North Gateway CBC Shuttered Sunoco Gas Station

The members of the Mount Vernon Council of Citizens Associations (MVCCA) have debated the issue of a gas station/mini mart re-opening in the North Gateway CBC under a special exception (SE) since 2011. In all three cases, the members of the Council have opposed any gas station at this site.

While there have been no formal SE applications put forth to the County, there have been numerous discussions between the potential gas station owners, their attorney's, the county staff, and the MVCCA. We have through letters, discussions and now a resolution, made our position clear.

The MVCCA once again opposes a gas station/mini mart under an SE with or without a sundown clause from being built on the site of the shutter Sunoco in the North Gateway CBC.

The attached resolution is provided for your information and action as necessary.

  
BS Lynn Pascoe  
Co-Chair  
MVCCA

cc: Tracy Strunk- Director Zoning Evaluation  
Barbara Byron- Director Planning and Development

Mount Vernon Council of Citizens' Associations  
Resolution  
NORTH GATEWAY CBC SHUTTERED SUNOCO GAS STATION AND POTENTIAL FOR NEW BUILD  
GAS STATION/MINI MART  
At 5928 Richmond Highway under a Special Exception  
JOINT PZ-TRANS-ER 2020-01

1. **Whereas:** During the 2009-2010 APR process the MVCCA's nominations for redevelopment of the North Gateway Commercial Business Center (CBC), where the now shuttered Sunoco Gas Station is located, we have been awaiting the completion of the Huntington Area Transit Study (HATS) and the 2.0 FAR study.
2. **Whereas:** the MVCCA has been approached on numerous occasions since 2011 regarding reopening of a Gas station and food service business at 5928 Richmond Highway;
3. **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;
4. **Whereas:** in 2019 a new group purchased the closed gas station and started meeting with the MVCCA Committees and some of the nearby communities to seek support so that they would get their SE;
5. **Whereas:** the MVCCA position has remained the same – we are in opposition to this Special Exception. MVCCA Resolution Opposed the Sunoco Special Exception for a quick Mart/Gas Station. Sunoco Corporation subsequently did not move forward and put the property up for sale; The contract buyer ( represented by Walsh and Colucci) subsequently did not buy the vacant gas station site;
6. **Whereas:** in 2019 the new buyer and now owner (represented by Walsh and Colucci) of the site was advised by the ER, PZ and Transportation committees that we continue to oppose a gas station/mini mart at this site.
7. **Whereas:** in 2019 the current owner has stated the he may use the existing building and lease it to a by-right business if he does not secure his SE;
8. **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 significantly impact the future greater redevelopment of the CBC consistent with the Comprehensive Plan;

9. **Whereas:** there are multiple gas stations within a two-mile radius to North Gateway and all are on commuter routes;

**10. Whereas:**

- A. This type of development is not consistent with the Comprehensive Plan;
- B. Traffic congestion will increase – especially commuters from the beltway heading elsewhere;
- C. New underground tanks will need to be installed;
- D. Just because there is no current application to consolidate these land units; it is our opinion that allowing a gas station under an Special Exception, even with a sundown clause, will make it even harder to get an application to consolidate and redevelop;
- 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 proposed flyover (at grade interchange).

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

Resolution passed at the MVCCA General Council meeting held Wednesday, January 22, 2020.