

SE 2014-MA-012 – AAA MID-ATLANTIC, INC.

During Commission Matters

Commissioner Strandlie: Thank you, Mr. Chairman. We have an administrative matter in the – in the Mason District related to a project that Triple A Mid-Atlantic building where some development conditions need to be addressed. Mr. Gorney is going to give us a very brief overview and then I am going to make a motion accordingly. Thank you.

Chairman Murphy: Thank you, Mr. Gorney.

Mr. Joseph Gorney, Zoning Evaluation Division, Department of Planning and Zoning: Thank you, Mr. Chair. In October of 2014, the Triple A Mid-Atlantic project, a special exception was approved by the Board of Supervisors. One of the development conditions had a provision such that if the building did need to be demolished it would come back to the Planning Commission for review and affirmation that it does indeed meet the policies and objectives of the Seven Corners Community Business Center. They did find, due to structural and foundation problems, they had to demolish almost all of the building with the exception of a portion of one wall, such that they are back before you tonight. We have worked with them to make some changes to the exterior of the building, the elevations which were in a package that was distributed to you. There are no changes whatsoever to the outline of the building or the various site elements that were conditioned with the approval of this back in 2014. Some of the things that have been added were outdoor lighting, some transparent glazing and various awnings. We feel that this enhances the project and that it does indeed meet the objectives of the Comprehensive Plan.

Chairman Murphy: Okay.

Commissioner Strandlie: Thank you. There are no questions. I'll go ahead and make a motion.

Chairman Murphy: Without objection.

Commissioner Strandlie: As provided for in Condition 2 of SE 2014-MA-012 approved by the Board of Supervisors on October 28, 2014, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE PROPOSED REVISIONS TO THE ELEVATIONS PREPARED BY AI DESIGN GROUP DATED JULY 11, 2016, ENTITLED AAA CAR CARE CENTER CONSISTING OF TWO SHEETS FOR THE PROPOSED STRUCTURE ON PARCELS 51-3 ((1)) 35A POINT (sic) AND 35B POINT (sic) ARE IN CONFORMANCE WITH THE REVITALIZATION OBJECTIVES OF THE COMPREHENSIVE PLAN FOR THE SEVEN CORNERS COMMUNITY BUSINESS CENTER SUCH THAT THE APPROPRIATE SITE PLAN APPROVAL MAY BE SOUGHT FROM THE DEPARTMENT OF PUBLIC WORKS

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AND ENVIRONMENTAL PUBLIC SERVICES (SIC), INCLUDING THE DEMOLITION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF THE PROPOSED BUILDING.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion, as articulated by Ms. Strandlie, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed. Motion carries.

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(The motion carried by a vote of 9-0. Commissioners Kays-Gamarra, Lawrence, and Migliaccio were absent from the meeting.)

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