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 bicycleriders, 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.