

Village of Waxpool Special Meeting – Sheetz/Tillett Property – June 29, 2020 6 p.m. VIA ZOOM

Attendees:

Micheal Romeo & Representatives from The Land Lawyers

Phyllis Glass

John Fitzgerald, VOW Board President

Shannon Cook, Sequoia Management

Tony Foreterro, Sheetz

Meeting was called to order at 7:05 p.m.

Micheal Romeo discussed the proposed sheetz gas station application and responded to concerns noted to date.

Reviewed presentation with members on the call. This is considered an application for special exception.

Accepted in March 2020 for review

Received first round of referral comments

Second round will be presented by county staff

Bill Tillett property originally zoned rural commercial. 3 acre area. Recapped to commercial zoning district. 4 uses allowed, auction house, furniture house, convenience store or gas station.

Agreed to install traffic signal if warranted

Agreed to right turn lane from Belmont ridge rd

Won't open until Belmont Ridge Road is developed. Was supposed to be 2022 Likely 2024 push back due to development of the road.

Hoa boundaries are 800 ft from waxpool rd. 1400 ft from Village of Waxpool. 1400 ft from Reserve at Waxpool

Tony Forterrero sheetz representative discussed sheetz company and overall mission.

Site would be similar to Sterling location. Discussed age restricted items, pornographic items, traffic concerns and safety concerns. Discussed spill kit on site can address up to a 20 gallon spill.

Sensitivity of store location to reservoir was discussed. Water separator was discussed.

6 fuel pumps... architectural features to building.... no mushroom canopy for this location.. lighting on bottom of canopy and shining down. No lights shall protrude from the property

One resident inquired about sheetz locations that are near schools. Sheetz reps confirmed there are some located near schools in VA, PA and MD.

One resident asked about criminal activity tracking. Sheetz does have 24 call line and emergency pendants on employees. Utilizes indoor and outdoor cameras systems

One resident discussed concerns regarding cut through traffic

Discussed public hearing will likely be scheduled after September for the first planning commission hearing prior to BOS public hearing.

One resident discussed site lines to properties.

One resident discussed concerns related to walkers on the road related to the station and discussed traffic analysis projections and impacts.

Meeting adjourned at 8:15 p.m.