

Hunter Mill Land Use Advisory Committee Minutes
Tuesday, April 21, 2009

Members Present: Steve Cerny (Acting Chair), Steve Akinbileje, David Gibson, Betty Little, Brian McMillan, Sarah Newman, Ellice Stern (Acting Recorder)

Other Attendees: Pete Toscano, Sara Manzka of Walsh Colucci (Repr. Sunoco), Jenifer Adams of Core States Group (Repr. Sunoco), Clayton McCane of Sunoco

The meeting was called to order at 7:37pm by Acting Chair Steve Cerny.

9946 Vale Road, Vienna, Pedro & Carmen Toscano – RZ 2005-HM-028 and SE 2007-HM-02 (Rezone from R-1 to R-2 and SE for waiver of minimum lot width) CM Betty Little

The staff report was completed on April 15, 2009. The staff recommendation was for denial of both requests. Mr. Toscano made a presentation to the committee and answered questions posed by the committee members. Concerns of the committee included: storm water management which Mr. Toscano said would be addressed by the two rain gardens to be installed at a cost of \$15,000 each, conformance of house size on Lot 2 with county design criteria and average of all contiguous neighbors excluding the house on Lot 1, re-establishment of tree canopy potentially to 2003 levels (date of original application) using a mix of native tree species as opposed to fast growing white pines, and 45' road dedication with 8' trail. One of the neighbors spoke and informed the committee that the surrounding communities had no objections to this proposal. The neighbors were not in favor of widening Vale Rd. but were in favor of creating the 8' wide asphalt path which would adjoin the existing sidewalk and path located further up the street. Ellice Stern showed photos of the property including the existing road and current sidewalk.

Discussion ensued, and the committee suggested the following recommendations to the applicant for consideration:

- 1. The applicant should proffer that the home to be constructed on lot 2 would be no larger than the average size (i.e., the square footage) of homes on the immediately contiguous properties, excluding the home located on lot 1.*
- 2. The applicant should proffer that the pad or foundation upon which the prospective home on lot 2 will be built should be fixed on the site plans submitted for approval.*
- 3. The applicant should proffer that he will re-establish the approximate tree canopy cover and species composition found prior to the construction of the home located on lot 1.*

After much discussion by the committee a motion was proposed by Betty Little.

Motion to defer the decision until the May 19th meeting was made by Betty Little, seconded by Brian McMillian. Passed unanimously.

**Recommended that Mr. Toscano work with staff to address all concerns voiced by committee members. Steve Cerny will forward a list of committee concerns to Mr. Toscano directly via e-mail.*

Centerville Road Sunoco SE A 95-H027-02 (Amend SE 94-H-066 previously approved for a service station and quick food store to permit building additions and site modifications)

The committee was provided a short review of the proposal. Staff report has not yet been completed but thus far no objections have been found. The owners would like to convert two service bays into additional convenience store space. Committee members were given the opportunity to have all concerns addressed to their satisfaction.

Motion to recommend approval of SE A 95-H-066-02 – Sunoco Inc. was made by Ellice Stern; seconded by Betty Little. Passed unanimously.

Our next meeting will be held on May 19, 2009 at 7:30pm.

Meeting was adjourned at 9:26pm