

## **Hunter Mill District Land Use Advisory Committee Minutes October 20, 2009**

Members Present: Steve Cerny (acting chair), Betty Little (acting vice-chair), Genaro Pedroarias (recorder), Steve Akinbileje, and Ellice Stern

Frank de la Fe and Goldie Harrison were also present.

The meeting began at 7:45 PM.

### New Committee Business

#### Presentation by Sarah Hall on the Sagatov Property on Wendover Drive, Vienna Special Exemption

- The residents have applied for a special exemption with the goal of approving the construction of a narrow driveway rather than a cul-de-sac
- The County is seeking to preserve tree growth and prefer a cul-de-sac
- Discussion took place by members of the committee
  - The Planning Commission will hear the case on December 2, 2009
  - It was noted by Ms. Hall that the property owners have gone to great expense and effort to comply with staff's requests
- Presentation by Kelly \_\_\_\_ with staff on objections and concerns
  - There are concerns with the EQC (Environmental Quality Corridor)
  - Staff claims that nursery operations are degrading the area near Wendover Drive; the driveway is a major disruptor
  - Staff is essentially asking the Sagatov's not to further "destroy" the property, but rather "restore" it
  - The proposed new design does indeed provide for reduced impervious surface
  - The question was raised as to whether a cul-de-sac design is preferred by the county rather than the special exception
    - The Committee proposed the idea of a shared driveway with two separate spurs rather than one large cul-de-sac
- Ms. Hall was asked why a shared driveway is not a viable option. She responded that it is not in keeping with the style of the neighborhood
- There was discussion on the types of trees and shrubs that the Sagatov's propose to plant. The Sagatov's hired an independent arborist to work with the county arborist
- Claims were made that there has been tree clearing on the property. The authorities have found no such evidence according to the Sagatov's
- The Committee continued to raise questions regarding the impermeable surface
- The Committee clarified that the Sagatov's neighborhood does have some larger homes
  - It was also noted that these larger homes were built prior to the EQC
- There was audience participation
  - Mr. Frank Murphy spoke on the Sagatov's good efforts; he supports the special exception

- He added that the Sagatov's efforts and contributions have benefited the neighborhood in positive ways
    - Mr. Murphy claims that the community has no pipe stem driveways or cul-de-sacs
    - He has included a letter of support for the Committee and Planning Commission
  - Mr. de la Fe asked if the proposed driveway has been designed with a pervious surface
    - Mr. Sagatov responded that the pervious materials are not a viable option nor are they economically viable
    - Mr. de la Fe responded that there are a number of commercial surfaces for parking lots and driveways that are indeed pervious and work well
  - Mr. Cerny asked a question about the odd shape of the lot
- A motion was made by Ms. Stern to accept the proposal of the special exception and recommend it to the Planning Commission; the motion was seconded by Mr. Akinbileje
- A friendly amendment was introduced by Mr. Cerny stating that the Planning Commission should try to limit the amount of impervious surface to the extent possible; All on the Committee agreed
- The motion to recommend passed unanimously

#### Administrative Business

- Next meeting scheduled for November 17, 2009

The meeting adjourned at 8:35 PM.