

**Springfield District Land Use Committee Meeting
February 5, 2018, 7:00 p.m. Meeting Minutes
6140 Rolling Road, Springfield, VA 22152
West Springfield Government Center Community Room**

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice Chair
Bob McDowell
John Morrissey
Mike Thompson
Tony Wiley

COUNTY STAFF PRESENT

Marlae Schnare, Supervisor Pat Herrity's Office
Tracy Strunk, Planning & Zoning
Pete Murphy, Planning Commissioner, Springfield District

Jeff Saxe made introductions to the committee members noting the three new members on the committee – Bob McDowell, John Morrissey and Mike Thompson. Phil Poole and Susan Yantis were absent.

Pete Murphy read a statement for rezoning for new residential development use in areas not exempt from the Virginia Code § 15.2-2303.4. The case before the committee, RZ-2017-SP-029 is in a “non-exempt” area. Virginia Code § 15.2-2303.4 restricts the ability of a locality to discuss possible proffers because that discussion could violate the statute and subject the County to liability. Thus, Mr. Murphy instructed the land use committee members and the public that were attending this meeting to discuss the impacts of this proposed development only.

APPLICATION PRESENTED

Christopher Land, LLC

RZ-2107-SP-029 to rezone from R-1 to PDH-3 for seven homes

Applicant: Christopher Land, LLC

Presenter: John Regan, Christopher Land, LLC

Proposed Planning Commission Public hearing: March 15 – April 5 range

John Regan noted that Christopher Land, LLC is the contract purchaser of the subject property, about 2.4 acres. They are seeking approval to rezone the property from R-1 to PDH-3. The Comprehensive Plan recommends residential development at a density of two to three units per acre. They are proposing seven homes. The homes will be about 50 feet wide and a total of 3000-3600 square feet on two floors. He noted the homes are similar to those adjacent to the property and in the surrounding community of Whisperwood. The homes will sell in the upper \$800,000 – lower \$900,000 range. The applicant was recently asked by the County to adjust the Environmental Quality Corridor (EQC) delineation. The applicant has prepared a revised plan but has not yet submitted to the County for their analysis. Mr. Regan stated that this proposal is consistent with similar cases that were approved by the County with regards to the proffers.

In response to a question about other developments Christopher Land LLC has built, Mr. Regan responded with the following list: Corbett Manor on Gambrill Rd., Reserve at Hampton Springs off of Rt. 29 in the Fairfax Center area, and Kenilworth off of Braddock Rd. Comments and questions about the EQC delineation, tree line, retaining walls, drainage areas, lot layouts and relationships, buffering and landscaping were discussed generally and specifically with regard to certain adjacent lots. Mr. Regan noted this would be a private road with curb and gutter and the pavement depth meet VDOT standards for public roads. There is also a sidewalk on the road. A motion was made and approved unanimously to recommend approval of the application with the plan shown at the meeting dated February 5, 2018.

Jeff Saxe and Pete Murphy updated the land use committee on the modernization process of the Zoning Ordinance (Zmod).

Marlae Schnare provided an update on land use cases. Brightview Senior Living (Pleasant Acres Motel site on Rt. 29) was recently approved by the Board of

Supervisors. There is also one filing accepted for review for 92 two-over-two units proposed at the site of the Centerpointe Church on Legato Rd. Also, Marlae Schnare and Mr. Murphy met with the owners of Virginia Tire & Auto who are proposing a new facility between the AAA facility and Sunoco on West Ox Rd. The applicant has not yet filed but intends to do so in a few months.

The meeting adjourned at 8:10 p.m.