

**Springfield District Land Use Committee Meeting  
Tuesday, September 3, 2019 7:00 p.m.  
Fairfax County Government Center, Conference Rooms 2/3  
Meeting Minutes**

**COMMITTEE MEMBERS PRESENT**

Jeff Saxe, Chair  
Mike DeLoose, Vice-Chair  
John Morrissey  
Phil Poole  
Stephen Wallace  
Susan Yantis

**COUNTY STAFF PRESENT**

Marlae Schnare, Supervisor Pat Herrity's Office

**PLANNING COMMISSIONERS PRESENT**

Tim Sargeant, Parliamentarian, At-Large

**APPLICATION & APPLICANT**

Christopher Land, LLC, RZ 2019-SP-006, FDP 2019-SP-006 & SEA 97-S-001  
John Regan, Principal, The Christopher Companies  
David T. McElhaney, P.E., Principal, Urban Ltd.

**PRESENTATION**

Mr. John Regan, Principal of The Christopher Companies, provided an overview of the application. The applicant is seeking to construct 24 homes on 8 acres of land located on Tuttle Rd. The current zoning of this property is R-1. The applicant is seeking approval for PDH-3 zoning. The surrounding properties are zoned R-1, R-3, and R-8.

The applicant noted that Tuttle Rd. is challenging. The applicant is proposing to widen the road and provide curb and gutter along the frontage of their property. They will also provide a five foot sidewalk. The applicant noted that this will be sufficient to address sight line issues with regard to the hill because they will be removing 15 – 20 feet of tree line with these improvements. There will only be one entrance/exit from this community on to Tuttle Rd. The applicant noted that there is not a good location for a second entrance.

The applicant noted the existing drainage problem along its frontage near Louis Edmund Ct. They are planning to replace the 18 inch culvert pipe along its frontage with twin 36" pipes which will properly carry the drainage to the channel on West Springfield High School property. One community member noted that this will only exacerbate the existing drainage problem on the lower Garden Rd.

The applicant discussed the large section of the property that is Resource Protection Area. The existing home will remain on this property but the driveway to this home will be removed reducing the overall imperviousness of the RPA area. The home will be occupied by a caretaker of the Accotink Academy. The Applicant stated that he will proffer that the caretaker home may

only be used by a caretaker who is an employee of Accotink Academy. If it is no longer used by an employee, it will be demolished.

Several questions from committee members and the public were asked regarding the interior road, parking, lighting, stormwater detention, water supply and fire hydrant location, and RPA issues. The applicant plans on providing multiple streetlights. The detention facility is below ground. The applicant also addressed parking -- there will be 2-car garages and space for 2 cars in the driveway. There will also be a few parking bays in the community. Parallel parking on the road will not be allowed. The road can accommodate emergency vehicles. The 24-foot road meets all Fire Marshal requirements.

Members from the Louis Edmund Ct. community were concerned about the tree line between their community and the proposed community. The applicant noted that they would save as many of the existing trees as possible and supplement with landscaping. They will not provide fencing, but the homeowners may opt to put a fence on their property.

Many community members commented on the existing conditions of Tuttle Road – excessive speeding, pedestrians walking along road, narrowness of road, sight distance issues with hill, volume of traffic, and school bus traffic and idling of school buses on the road. The applicant responded by stating that there is sufficient capacity on Tuttle Rd. for the addition of trips generated by this proposal. They did not know when the VDOT data for this road was obtained. Other questions about the timeline of this project, if approved in October, and the location of bus stops were asked.

The public hearing for this proposal before the Planning Commission is October 16. The Board of Supervisors public hearing is scheduled for October 29.

#### **VOTE**

A committee member made a motion to table this decision until the developer and community members can meet with VDOT to discuss transportation issues. The motion failed for lack of a second. A motion was made and passed unanimously to recommend approval for proposal as presented. The meeting was adjourned.