

Notes from Joint E&R and P&Z Meeting on Jan. 9, 2008 Leatherland Re-Zoning

E&R Representatives: In attendance for E&R: Newington Civic Association; Winstead Manor (guest); Woodley Hills Community Association; Hollin Hall Village; Collingwood-on-Potomac; Spring Bank Civic Association; MVCCA co-chair; Mt. Zephyr; Williamsburg Manor; Mount Vernon on the Potomac; Newington Forest; Sulgrave Manor; Friends of Dyke Marsh (guest); Wessynton (E&R committee chair); Wellington Civic Association; Wellington Heights; Woodley Hills Estates; United Voice @ Kings Crossing Civic Association.

P&Z Representatives: Wessynton, Woodley Hills Civic, Sulgrave Manor, Wellington Heights, Williamsburg Manor North, Montebello, Woodley Hills Estates, Springbank, Hollin Hall Village, Mt Zephyr, New Alexandria, United Voice at Kings Crossing, Wellington Civic, Newington, Mt Vernon Civic.

Larry Zaragoza called the meeting to order at 7:10 pm. He reviewed ground rules for participating, and possible outcomes. He explained why the staff report was not available and why no County staff member was present. He asked that we think about where we wanted be at the end of the evening and that we focus on a general approach because of the large number of technical issues.

Discussion ensued about the ability of the assembled group to produce a viable resolution without complete information, i.e., staff report and soils report. Also discussed was the opposition of the two adjacent communities and the desirability of respecting their position on the proposed re-zoning. Another question was about the sufficiency of the proffers to warrant re-zoning from R-1 to PDH-2.

Lynn Stroebel said that the soil report was distinct from the staff report and that it had not yet been submitted. Dan Burrier-Fisher reminded the group that the P&Z resolution included a statement that the committee could change its stance when the staff report was issued. He also said that St. Clair Williams would be able to meet with the committees on Jan 14, 15, 16, or 18.

John Byers moved that public hearing on Leatherland be deferred for 30 days so that the committees could see the staff report. Discussion ensued. The motion was amended so that the public hearing would be on Feb. 28, allowing time for the Council to meet on Feb. 27. Earl Flannery said that there was no date currently scheduled for the Board of Supervisors and that he would request a delay by the Planning Commission. The motion, as amended, passed 22-1-1.

At the urging of Katherine Ward, MVCCA co-chair, discussion continued.

John Byers asked about the concerns of E&R about the proposed development. Items stated included:

- Opposition of neighboring associations.
- Width of buffer.
- Potential for landslides given soils with lots of marine clay.

- Storm water management concerns because of old style design that should be carefully reviewed.
- Proffers insufficient to warrant PDH-2.
- Environmental damage to tree cover.
- PDH should have innovation, creativity, and excellence in design. These have not been mentioned.
- Carr Homes is not well regarded because of wet yards, dead-ended trails, dead trees in tree save areas, wet basements, etc., in Winstead Manor.
- Large sweet gum and 80% of tree cover will be clear-cut.
- Wet, seepy area, probably spring-fed, will be eliminated.
- Flooding downhill along Telegraph Road and in Newington.
- Up-zoning will increase likelihood of re-zoning of horse farms south on Telegraph.
- Increasingly crowded schools.
- Telegraph Road is the main thoroughfare in neighborhood. It has very heavy traffic now. It narrows to two lanes and there are no plans to widen this part of Telegraph.
- Plan call for only a few trees within a 15 ft. buffer between proposed development and Winstead Manor homes

Those in favor of PHD-2 stated:

- PDH is the only tool that allows any control over tree save and other concerns.
- Both VDOT and DPWES have studied and found no problem with the road Winstead Manor.
- Engineers have sought evidence of flooding cited by Cindy Smith and none has been found.
- Carr has a good reputation.
- Sweet gum tree is not a monarch.
- Landslide was due to VDOT construction.
- Flooding was one-time event during construction of Winstead Manor.
- People would cut down trees if they lived on R-1 lots. Residents would build swimming pools. Houses would be very large.
- Amount of impervious surface in chart supplied by Carr Homes is only an estimate.

Questions were addressed to Carr Homes and Lynn Stroebl:

- How about LEEDS certified homes?
- Have you considered pervious pavers for driveways to reduce amount of impervious surface?
- Have you considered handicapped-accessible designs so people can age in their homes?
- Look at Hollin Hills that is an award winning, highly desirable community built in the trees. Homes there attract high prices. There are creative ways to build that are compatible with nature.

Answers from Carr Homes and Lynn Stroebl included:

- Commercial homebuilders are not yet building LEEDS certified homes.
- Our geo-technical engineers probably would not want water to run back into the ground.
- Handicapped people are not our buyers.

The meeting was adjourned at approximately 9:00 pm.