



The Mount Vernon Council of Citizens Associations, Inc.

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<http://www.mvcca.org>

February 24, 2025

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Subject: 1147 Westmoreland Rd, Alexandria, Virginia 22308; Waiver Requests and Subdivision Plan

The Mount Vernon Council of Citizens' Associations (MVCCA) and its appropriate committees have reviewed two waivers and a subdivision request submitted by RC Fields on behalf of their clients, the Snyders, in letters dated January 13, 2024 and January 15, 2025.

The MVCCA supports the first waiver request, designated as Variance/Waiver No. WAIV-2025-00012, to waive Fairfax County Code requirement to install sidewalks within 1.5 miles of an intermediate school. Currently, there are no sidewalks along the entirety of Westmoreland and Greenway Roads. A sidewalk constructed at the Greenway cul-de-sac would exist as one small section not connected to any existing sidewalks. Language in Section 8-0101.6(D) of the Fairfax County Public Facilities Manual (PFM), allows the Director, LDS, in consultation with the local Supervisor, to consider such a waiver in light of "Compatibility of pedestrian connections to adjacent and neighboring uses". Since there are no adjacent sidewalks or neighboring connections, the construction of a sidewalk would result in no public value.

The MVCCA supports the second waiver request, designated as Variance/Waiver No. WAIV-2025-00013, to waive Fairfax County Code requirements to make street improvements for subdivided lots of less than 25,000 square feet. Insofar as the property owner has requested the lot at 1147 Westmoreland be subdivided, and both subdivided lots will be less than 25,000

square feet. The requirements for the required improvements noted in the first waiver request should be waived for these proposed subdivided lots.

Lastly, MVCCA supports the property owner's subdivision request to create one lot of 19,323 square feet and an out-lot of 38 square feet, thereby giving them a back yard.

While the MVCCA has no objections to the waivers and subdivision requests when viewed singularly, we have serious concerns related to stormwater run-off, added impervious surfaces and tree removal in the right-away abutting the Westmoreland and Greenway properties. caused by potential future new construction at 1147 Westmoreland.

These concerns/comments are as follows:

1. The Wellington community is subject to flooding, especially those homeowners near and on the Greenway cul-de-sac. Stormwater management considerations should include but not be limited to minimizing the removal of trees and vegetation, especially mature hardwood trees and vegetation in the County-owned right-of-way abutting the end of Greenway cul-de-sac;
2. The County must require on-site stormwater retention at 1147 Westmoreland to mitigate any loss of pervious surface and trees as a result of new construction;
3. There should be no driveway, permanent or temporary thru the County right- of -way coming from the existing or newly built home or a detached garage at the rear of 1147 Westmoreland for the following reasons: the Greenway cul-de-sac is small and any additional vehicle movement thru the County right-of-way risks creating/aggravating safety and traffic issues; including stringent requirements for trash trucks and trash receptacle placements, VDOT snow removal and the small turning radius available for delivery trucks, trailers, service vehicles and private autos. In addition, increased vehicular traffic will create a safety hazard for pedestrians. Furthermore, if a driveway running from Westmoreland to Greenway creating yet another throughway could potentially create a security safety issue for one of our VIP neighbors.
4. Removing trees and creating more stormwater run- off issues in the County owned right-of-way runs contrary to various county documents- BOS approved Environmental Vision 2017, Resilient Fairfax Plan 2022, CECAP, and the newly written Policy Plan documents (Environmental Quality; Conservation Corridors) being reviewed now by the Planning Commission. These two documents address the retention of trees and stormwater run-off mitigation. The Wellington and Tauxmonte communities are heavily treed, and there is ample documentation that Wellington is prone to flooding from stormwater run-off. Furthermore, Infill development is destroying the tree canopy, and we do not need more trees removed from the County owned right-of-way. (note: the documents mentioned above address keeping and planting trees in County right-of-ways). Additionally, the County's Tree Commission has spoken about the need to retain and preserve tree canopy.

While the MVCCA does not object the homeowner wanting to build on their property in the future we would appreciate the County taking our concerns seriously and ensuring the trees and vegetation in the right-of-way are not removed, a driveway is not permitted on County land and that appropriate on site stormwater run-off mitigation is installed on 1147 Westmoreland.

Please feel free to contact me if there are any questions.

Katherine J Ward

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MVCCA

CC: Supervisor Strock