

McLean Citizens Association Planning & Zoning Committee Monthly Report to the Board March 1, 2006

The monthly meeting of the P&Z Committee was held on February 28, 2006. Present at the meeting were 18 committee members and 12 guests. The following is a summary of the presentations and discussions held among committee members:

Verizon Wireless: Mr. Frank Stearns, Venable, LLP, made a presentation on a Verizon Wireless Application (2232-D05-20) to install a 108 ft. high monopole in the Fairfax County Park Authority property in Pimmit Hills near the intersection of Pimmit Drive and Taylor Avenue, with a 12'x30'x10' equipment shelter at the base of the monopole. The service area would include the Dulles Access Road, Pimmit Hills, Tuckahoe and portions of Leesburg Pike. A Crane Test was conducted on January 20th & 21st, which generated some concerns by the community. Representatives of the Committee have held side meetings with Verizon to discuss these issues and try to arrive at an agreement as to the specifics of the installation. PC date is March 15, 2006. Darren Ewing is the P&Z Lead. There was considerable skepticism from a member of the Pimmit Hills community about the negative visual effect on the community and opposition to the installation, based on that and the lack of information pertaining to the evaluation by Verizon of alternate sites. A number of Committee members expressed similar concerns and a Draft Resolution was passed asking for a Decision Deferral by the Planning Commission, pending the results of further study of alternate sites.

Halcyon Estates: Mr. John Manganello, Land Developments Consultants, Inc., accompanied by Mr. Mark Eisenhower, representing the owners, made a presentation on the proposed rezoning of the 3.6-acre property at the intersection of Beulah Road and Atwood Road, RZ-2002-DR-034. The applicant proposes to rezone from R-1 to R-2 in order to construct up to six houses. The neighboring communities are opposed to the increased density and more than 100 persons have signed a petition to that effect. PC date is May 4, 2006. P&Z Lead is Phil Zanfagna. Opposition to constructing six houses was expressed by attending community members from neighboring Beau Ridge, citing an undesirable discontinuity in density and other factors that would result from the construction of the six houses. The Committee will continue to work with the parties during the next two months in hopes of bringing them together on an acceptable development plan prior to the Planning Commission hearing in May.

McLean Glen: Steve Keller provided an update to the committee on the Rezoning Application RZ/FDP 2005-DR-009 and the revised plan, which resulted from a series of side meetings between committee members and the applicant. PC date is April 19th. P&Z Lead is Steve Keller. A meeting with the Applicant has been scheduled in March in preparation for the preparation of a Draft Resolution at the March 28th Committee meeting.

Jim Robertson
Dale Murad
Co-chairs