

McLean Citizens Association Planning & Zoning Committee

Monthly Report to the Board April 1, 2005

The monthly meeting of the P&Z Committee was held on March 29, 2005 at the McLean Community Center. Ten members of the committee were present, along with nine guests.

Mouteaux Orchards: A presentation was made by Mr. Greg Reigle, McGuire Woods, on the planned development of the Mouteaux Orchards property at the intersection of Route 7 and Beulah Road. The seventy-acre site is conceived as a PDH-1 with sixty-one new homes; two existing homes would remain. There are a number of issues to be resolved, one being traffic, especially when the effect of a new fire house and soccer field are included in the mix. Planning Commission hearing will be in September.

Cingular/Sprint: An informational presentation was made by Mr. Jim Michal, Jackson & Campbell, regarding a plan to submit a 2232 application to the County for the inclusion of two additional antennas on a twenty-foot extension of the new power pole to be erected off Georgetown Pike near the CIA, in accordance with the Verizon Application 2232-D-04-7. Filing will be in mid April with a Planning Commission hearing in July. Mr. Michal explained the configuration of a pole extension with the two additional antennas attached. He also described alternative pole configurations and locations possibly involving Nextel. Mr. Al Kuhn, President of the Evermay Community Association presented the views of his neighborhood in opposition, especially in light of the recently-approved Verizon 2232, which Evermay also opposed.

Georgetown Pike BZA Appeal: The P&Z committee passed a DRAFT Resolution in opposition to the appeal submitted by Mr. V. Railan regarding the cement-block wall 6531 Georgetown Pike. Mr. Railan has been cited by the Zoning Inspector and has appealed the Notice of Violation on the grounds that the wall is necessary to block the noise and lights coming from the school. A group of neighbors are opposed to the existence of the wall, and have submitted letters to the BZA in opposition. The BZA will hear the matter in April or May.

Route 7 Soccer Field: A private "soccer" field at 9030 Leesburg Pike, had been cited by the Zoning Administrator for the unapproved operation of a semi-public facility without having the necessary approvals of the county. The owner, Mr. Michael Fields, appealed the ruling, which was heard by the BZA on March 16th. The appeal was denied. Mr. Fields, the property owner, will have to do one of the following: restore the property to its original configuration.

McLean Bible Church: The McLean Bible Church appealed to the BZA on a ruling by the County Zoning Evaluation Division that determined that the Church must return to the Planning Commission for approval for the operation of a Seminary and the installation of clothing distribution bins and storage trailers. A Resolution was passed by the MCA Board and submitted to the BZA in advance of the public hearing, which was held on March 15, 2005. After hearing presentations from the church, neighbors and MCA testified in opposition to the granting of the appeal. The BZA voted unanimously to deny the appeal. The next move is up to the MBC, which must either: 1) appeal the case to the Circuit Court, 2) submit a Special Exception to the county, which would go to the planning Commission and Board of Supervisors and give MCA an opportunity to further dig into the case, or, 3) accede to the BZA ruling and cease operations of the seminary and remove the containers.

Zoning Ordinance Amendment: The County has published a proposed 2005 Zoning Ordinance Amendment Work Program with 39 pages of prioritized issues the county would like to address. Among these are the zoning ordinance amendment about which the P & Z Committee held its special meeting on February 8, 2005. The Committee discussed the work plan and developing a strategy to deal with the original amendment and others in the Work Plan.

APR nominations will be considered by the Planning Commission on the following dates

Dranesville – April 20, 7:30 PM (Fleetwood Rd Bldg. & Madison Bldg)

Providence – April 21, 7:30 PM (Commons)