

Monthly Report of the MCA Planning & Zoning Committee  
for October 2005

The monthly meeting of the P & Z Committee was held on October 25, 2005. Two topics were discussed, the rezoning of property to enable Winchester Homes' to construct the McLean Glen subdivision, and the "Yards/Setbacks, etc." Zoning Ordinance Amendment (ZOA).

Glen Riegle, an attorney at McGuire Woods LLP, updated the committee on McLean Glen, which is currently scheduled to come before the Planning Commission on January 19, 2005. The area, which is currently zoned R1, and which is surrounded by property zoned R1, is shown as R2-R3 in the Comprehensive Plan, although it is not apparent why this property should be zoned differently from surrounding property and no one has been able to explain to the committee why the Comprehensive Plan would allow it to be rezoned to R2 or R3. The developer, Winchester Homes would like it rezoned to PDH3.

Since its last presentation to the committee, Winchester Homes, which plans to market the development through a new subsidiary named Camberly Homes, has acquired additional acreage, bringing the subdivision to 8.1 acres from 5.26 acres. Where the development would have previously supported fourteen homes under the PDH3 plan envisioned by the developer, Winchester would like to build 21 homes on the 8.1 acre area. The 3500-4300 sq ft homes, which are expected to sell at \$1.8 million and above, would have nine foot side yard setbacks. Mr. Riegle stated that if Winchester were able to get rezoning of the property, which cannot be built on within 200 ft of a right of way, to R3, twenty-one homes could be built there. At R2, he said it would support sixteen homes. There are presently ten homes on the property. The P & Z lead is Steve Keller.

Co-chair Dale Murad presented a resolution on the "Yards/Setbacks, etc." ZOA. Initially, Dale noted that two e-mail comments he had received were that MCA should oppose any amendment at all and that it should delay commenting until an actual proposal is advanced by the county. The committee discussed reasons for supporting some change in the ordinance. The committee then went on to discuss providing some initial input now, followed by a resolution at the time that an actual amendment is proposed. Following a suggestion that we submit our input by way of letter, Dale indicated he would ask MCA President Susan Turner for guidance.

The committee discussed the substance of its comments and agreed that people would provide additional comments to Dale by Friday 28 Oct and that he would incorporate comments made at the meeting with those submitted later, change the format of the input to a letter if Susan Turner indicated that would work, and send it out for coordination by e-mail.

Cingular Wireless: Cingular was scheduled to present to the P&Z Committee in October, but this was postponed pending efforts by Cingular to convince the National Park Service and the Fairfax County Parks Department to permit a monopole to be erected in Langley

Fork Park. P&Z will work with Cingular in hopes that a further extension of the Verizon/Dominion Virginia pole off Georgetown Pike near the CIA could be approved.