

McLean Planning Committee
Minutes of Regular Meeting
March 16, 2011

Present:

- Richard Salopek
- Maya Huber
- Jim Turner
- Steve Keller
- Jim Peoples
- Robin Crawford
- Diane Schum
- Ann Seaman
- Mary Baker
- Gin Kinneman

Guests:

- Ben Wiles, Dranesville District Supervisor's Office
- Bobbi Bowman, *The McLean Ear*
- Craig Bennett, McLean House

Call to Order

- The meeting was called to order at 7:35 p.m. by Richard Salopek, President.

President's Report (Richard Salopek)

- By a unanimous vote of members present, Robin Crawford was elected Secretary for the MPC for the remainder of the current term (ending in June 2011)
- The Minutes of the February 16, 2011, meeting were approved.

Treasurer's Report (Ann Seaman)

- Ann Seaman reported cash on hand of \$5,627.01.

Supervisor's Report (Ben Wiles)

- EYA has requested a deferral of the 6862 Elm Street rezoning application by the Planning Commission until May.
- Capital One has submitted an appeal to the county regarding the signage proffer non-conformance matter. It was noted that this matter does not require any attention from MPC.

MRC Report (Dan DuVal)

- Dan DuVal reported that the MRC is providing advertising funding (\$1,600) for the Palladium's summer entertainment series. The group expects that the Palladium will be able to self-fund its entertainment series promotion moving forward.
- The MRC continues to have discussions with the one landowner who is a holdout on undergrounding. Technical issues still remain.

MPC 6826 Elm Street Subcommittee Report

- Jim Peoples reported that the subcommittee had received a letter from EYA's attorney Stuart Mendelsohn, in response to the MPC subcommittee's project position paper. The letter made it clear that the applicant does not plan to materially alter the overall land use plan and development concept, in spite of MPC's objections and concerns.

- Mr. Salopek read aloud the Comp Plan's McLean CBC Subarea Guidelines for Subarea 29.
Implementation Strategy: Existing zoning, except for the residential option on parcel 30-2((1))61 which may be implemented with PRM or PDC.
(<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>)
(<http://www.fairfaxcounty.gov/dpz/zoningordinance/>)
- Mr. Salopek asked Mr. Wiles to share the county zoning staff's definition of "may" as they interpret it in the comprehensive plan. Mr Wiles reported that the county zoning staff position is that the definition of "may" (as it applies to the residential use scenario in subarea 29) is permissive and suggests that this definition constitutes more of a "recommendation," rather than a zoning mandate.
- Maya Huber provided further detail on the comprehensive plan language and identified additional discrepancies between EYA's proposed project and the comprehensive plan. Ms. Huber also shared with members of the MPC drawings of a previously proposed project for the subject property.
- Mr. Salopek discussed the need for an interpretation of the word "may" in the Comp Plan language from Mr. James P. Zook, Director Department of Planning and Zoning. This issue could have broader implications for the MPC's ability to advocate its positions on other subareas in the CBC.
- Mr. Duval proposed that the MPC draft a letter to the Director of the Department of Planning and Zoning, requesting a formal interpretation of the use of the word "may" in the Comprehensive Plan. ***This motion was approved unanimously by the MPC.***
- Ms. Huber proposed that the MPC draft a letter to Mr. James P. Zook, Director Department of Planning and Zoning, requesting a formal explanation of how a project which proposes C-4 zoning in an area where C-3 zoning is stipulated by Comprehensive Plan can be deemed to be in compliance with the Comprehensive Plan. ***This motion was approved unanimously by the MPC.***
- Mr. Salopek will circulate drafts of these two letters to the MPC via email for input and comments before they are sent to Mr. James P. Zook.

Old Business

- None

New Business

- The Pedestrian Taskforce will meet on April 9, 2011 at 9 a.m. at StarNut Coffee House. The group will walk the southern section of the McLean CBC and a portion of Pimmit Run.

Adjournment

- The meeting was adjourned at 8:18 p.m.