**MCLEAN PLANNING COMMITTEE**

**Monthly Meeting**

**October 18, 2023 7:00 pm**

**MEETING MINUTES\* (Meeting conducted at MCC and via Zoom)**

**Call to Order at 7:06 PM** Tom Passarelli convened the meeting.

**Approval of Minutes** The September minutes were approved.

**Treasurer’s Report** Sharon Gamble reported a balance of $3,780.80 in CD. It needs to be renewed in December. There is $455.47 in checking account. No expenditures made since the September meeting.

**Supervisor’s Report**

* No report

**MRC Report**

* No report.

**Ongoing Matters**

* Giant Redevelopment
  + Kent Holland checked in with County to get an update on the site plan.
  + SE requirement remains an issue.
  + September site plan submittal has been rejected again. No follow-up received from property owner.
* Mars Presentation
  + - Tom Passarelli sent out the MPC resolution from the September meeting to the Planning Commission.
  + McLean Professional Park –
    - Paul Kohlenberger reported that the subcommittee has not met with the Applicant, but will have a meeting on October 24 with the applicant. A brief discussion ensued.

* Astoria
  + Chris Zumot reported that the PC Hearing is going on tonight and introduced a draft resolution developed by the subcommittee.
  + As suggested by MPC, additional retail has been added to the corner of Old Dominion and the midblock connection.
  + Rich Salopek and Winnie Pizzano offered a slight amendment to one of the proposed resolution’s clauses relating to ground-floor retail, which was adopted by consensus.
  + *The amended resolution was passed 15-1.*

**New Matters/Announcements**

* There was a brief discussion of the relative unsightliness of a certain transformer enclosure at a new project in the CBC. Winnie Pizzano will look into this matter more fully.

**Next Meeting**: The next meeting will be November 15, 2023 (starting at 7pm).

**Adjournment:** Meeting adjourned at 8:07 PM

**IN ATTENDANCE:**

**Directors:**

|  |  |  |  |
| --- | --- | --- | --- |
| **MCA** | **SCA** | **GMCC** | **CL** |
| **Sharon Gamble (T)** | **Winnie Pizzano (VP)** | **Paul Kohlenberger (S)** | **Tom Passarelli (P)** |
| **Merrily Pierce** | **Andrew Serafin** | **Alan Edwards** | **Hans Schmidt** |
| **Rich Salopek** | **Jim O’Looney** | **Dennis Findley** |  |
|  | **Craig Bennett** | **Brian Berry** | **Chris Zumot** |

**Alternates:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Kent Holland** | Kathleen Wysocki | Ann Seaman |  |
| Connie Fan |  |  |  |
|  |  |  |  |

Guest:

April Georgelas

**End of Meeting Minutes\*.**

*\*Minutes prepared by Paul Kohlenberger.*

**McLean Planning Committee Draft Resolution**

**Application: JAG Partners, LLC   
(RZ-2022-DR-00028)**

**October 18, 2023**

**Resolution**

JAG Partners, LLC has submitted an application for rezoning of the subject sites from C-3 and C-6 to the PRM District to permit redevelopment of those sites as the Astoria, a mixed-use residential development with up to 130 multifamily units, 1,682 sf of office space and 3,109 sf of retail .

MPC supports the subject application and redevelopment plan as described in the county staff report of October 4, 2023. MPC finds that:

1. The project is consistent with the revised comprehensive plan and will stand as an example of what is possible for revitalizing McLean under the plan.
2. The mid-block pedestrian corridor will offer synergy with the Signet and the new Mars headquarters, and will enhance the walkability of McLean.
3. The current iteration of the Astoria's design includes ground-level retail, which MPC believes is needed in the CBC.

The MPC supports this project as described in staff’s October 4, 2023 report. Should significant changes be proposed, those changes should be brought to MPC’s attention for further review.

cc: Jeff McKay, Chairman, Fairfax County Board of Supervisors

Supervisor John Foust, Dranesville District

John Ulfelder, Dranesville District Planning Commissioner

Michelle Rosati, Project Attorney for JAG Partners, LLC

***Resolution approved on October 18, 2023, by a vote of 15-1.***