

**City of Alexandria
Meeting Minutes
Saturday, May 17, 2025 9:30 AM -Council Chamber
City Council Public Hearing Meeting**

Present: Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, Jacinta E. Greene, and R. Kirk McPike.

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Ms. Zechman Brown, Deputy City Attorney; Mr. Moritz, Director, Planning and Zoning (P&Z); Mr. Stoddard, Deputy Director, P&Z; Mr. Shelby, P&Z; Mr. Vignes, P&Z; Mr. Randall, P&Z; Mr. Cook, P&Z; Ms. Harwell, P&Z; Mr. Maines, Transportation and Environmental Services (T&ES); Ms. Atwood, T&ES; Ms. Dubin, Assistant City Attorney; Mr. Freed, Director, Office of Climate Action; Mr. Kerns, Division Chief, P&Z; Mr. Smith, ITS; Ms. Demeke, ITS; Police Sgt. Jones, and Police Lt. May.

Recorded by: Gloria Sitton, City Clerk and Clerk of Council.

I. OPENING

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All the members of Council were present with Councilman Chapman arriving following roll-call.

2. Approval of Electronic Participation Resolution (if needed).

Not needed.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried 6-0, to consider docket item #20 out of order. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Absent, Councilman Chapman.

20. Presentation of a Proclamation Recognizing Older Americans Month.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman McPike and carried unanimously, City Council endorsed the proclamation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

3. Public Discussion Period

The following persons participated in the public discussion period:

1. John D. Lawrence, representing the Northern Virginia Juvenile Detention Commission, gave an update on their activities and budget.
2. Alison O'Connell, Alexandria, spoke about Dr. Suri and thanked the members who came to protest his arrest and she spoke about divestment from Israel.
3. Erik Lips, Alexandria, spoke about divestment from Israel.
4. Janice Grenadier, Alexandria, spoke about corruption with the courts and with law enforcement.
5. Glen Pine, Alexandria, spoke about divestment from Israel.
6. Nikki Enfield, Alexandria, spoke about divestment from Israel.
7. Poul Hertel, Fairfax County, Virginia, spoke about the need for a study of the airplane noise from Reagan National Airport.

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilman McPike and carried unanimously, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

II. ACTION CONSENT CALENDAR

Planning Commission (4-8)

4. Zoning Text Amendment #2025-00004
(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the RMF/Residential multi-unit zone to comply with updated Virginia Housing Development Authority lending policies related to long-term affordability.
Staff: City of Alexandria - Department of Planning and Zoning and Office of Housing
Planning Commission Action: Initiate and Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 4; 05/17/25, and is incorporated as part of this record by reference.)
5. Special Use Permit #2024-00034
4700, 4704, 4708, 4714, 4718, 4722, 4728, 4732, 4736, 4740, 4744, 4750, 4754, 4758, 4800, 4804, 4808, 4814, 4818, 4820, 4824, 4826, 4832, 4836, 4842, 4846, 4850 and 4854 Kenmore Avenue (Parcel Address: 4800 Kenmore Avenue) - The Alante Apartments

Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned CDD #22/Coordinated Development District #22.

Applicant: KMF XI Seminary Hill, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 05/17/25, and is incorporated as part of this record by reference.)

6. Special Use Permit #2024-00035

2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258 and 2260 N Beauregard Street (Parcel Address: 2240 N Beauregard Street) - The Oliver Apartments

Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned RA/Multi-unit.

Applicant: KMF XII Alexandria, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 05/17/25, and is incorporated as part of this record by reference.)

7. Special Use Permit #2024-00063

765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, and 789 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P

Public Hearing and consideration of a Special Use Permit for a three-year extension of the previously approved SUP2020-00065 for Block P to construct a new multi-unit residential building (senior living) and an office building; zoned CDD #1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC; 765 John Carlyle MOB LLC; 765 John Carlyle Senior Living LLC

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 05/17/25, and is incorporated as part of this record by reference.)

8. Special Use Permit #2025-00009

1101 Finley Lane

Public Hearing and consideration of a Special Use Permit for a lot without frontage on a public street; zoned R-20/ Residential.

Applicant: Picketts Ridge 503 LLC represented by Duncan W. Blair, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Greene, seconded by Councilman McPike and carried unanimously, City Council closed the public hearing and approved the action consent calendar, with the exception of items 5, 7, and 8. The approvals were as follows:

- 4. City Council approved the Planning Commission recommendation.
- 6. City Council approved the Planning Commission recommendation.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

- 5. Special Use Permit #2024-00034
4700, 4704, 4708, 4714, 4718, 4722, 4728, 4732, 4736, 4740, 4744, 4750, 4754, 4758, 4800, 4804, 4808, 4814, 4818, 4820, 4824, 4826, 4832, 4836, 4842, 4846, 4850 and 4854 Kenmore Avenue (Parcel Address: 4800 Kenmore Avenue) - The Alante Apartments
Public Hearing and consideration of a Special Use Permit for a Parking Reduction associated with converting accessory space into apartments within existing multi-unit residential buildings, zoned CDD #22/Coordinated Development District #22.
Applicant: KMF XI Seminary Hill, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

- 7. Special Use Permit #2024-00063
765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, and 789 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P
Public Hearing and consideration of a Special Use Permit for a three-year extension of the previously approved SUP2020-00065 for Block P to construct a new multi-unit residential building (senior living) and an office building; zoned CDD #1/Coordinated Development District #1.
Applicant: Carlyle Plaza, LLC; 765 John Carlyle MOB LLC; 765 John Carlyle Senior Living LLC

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman McPike and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

8. Special Use Permit #2025-00009
1101 Finley Lane
Public Hearing and consideration of a Special Use Permit for a lot without frontage on a public street; zoned R-20/ Residential.
Applicant: Picketts Ridge 503 LLC represented by Duncan W. Blair, attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

III. Roll-Call Consent Calendar (9-10)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 802 and 808 North Washington Street from, CD-X/Commercial downtown (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00004 (Implementation Ordinance for Rezoning No. 2024-00004 associated with The Whitley Phase 2 approved by City Council on April 26, 2025). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 05/17/25, and is incorporated as part of this record by reference.)

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 05/17/25, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the properties located at 802 and 808 North Washington Street to construct and maintain encroachments for a portion of the front façade of the building at 802 North Washington Street and balconies on the building front façade of the building at 808 North Washington Street into the public right of way at those locations (Implementation Ordinance for Encroachment No. 2024-00008 associated with The Whitley Phase 2 approved by City Council on April 26, 2025). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 05/17/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council closed the public hearing and approved the roll-call consent calendar. The approvals were as follows:

9. City Council adopted an ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia, " adopted by SECTION 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 802 and 808 North Washington Street from, CD-X/Commercial downtown (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00004.

The ordinance reads as follows:

ORDINANCE NO. 5587

AN ORDINANCE to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 802 and 808 North Washington Street from, CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00004.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2024-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on April 1, 2025 of a rezoning of the properties at 802 and 808 North Washington Street from CD-X/Commercial Downtown zone (Old Town

North) to CRMU-X/Commercial Residential Mixed Use (Old Town North), which recommendation was approved by the City Council at public hearing on April 26, 2025;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 802 North Washington Street, Alexandria Virginia 22314

From: CD-X/Commercial Downtown zone (Old Town North)
To: CRMU-X/Commercial Residential Mixed Use (Old Town North)

LAND DESCRIPTION: 808 North Washington Street, Alexandria Virginia 22314, 054.04-02-13

From: CD-X/Commercial Downtown zone (Old Town North)
To: CRMU-X/Commercial Residential Mixed Use (Old Town North)

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

10. City Council adopted an ordinance authorizing the owner of the properties located at 802 and 808 North Washington Street to construct and maintain encroachments for a portion of the front facade of the building at 802 North Washington Street and balconies on the building front facade of the building at 808 North Washington into the public right-of-way at those locations.

The ordinance reads as follows:

(ORD. NO. 5590)

IV. Public Hearing Matters

11. Public Hearing and Consideration of a Five-Year License Agreement with the Alexandria Seaport Foundation for Docking the Maritime Heritage Center I & II Within the City Marina.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked as Item No. 11; 05/17/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing and approved and authorized the City Manager to execute a five-year License Agreement with the Alexandria Seaport Foundation. The vote was follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

12. Rezoning #2025-00001
Development Special Use Permit #2024-10010
126 Longview Drive & 2921 Nob Hill Court - Westridge Towns

Public Hearing and consideration of requests for (A) an amendment to the official Zoning Map to change the zoning designation for a portion of the site from R-8/Residential zone to the RA/Multi-unit zone, and (B) a Development Special Use Permit with a Site Plan and modifications to construct one single-unit dwelling and three multi-unit dwelling buildings, and Special Use Permit requests for additional density pursuant to Section 7-700 of the Zoning Ordinance and a parking reduction to allow compact parking spaces; zoned R-8/Residential. Applicant: Old Creek Homes LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 6-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 05/17/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Julie von Zumbusch, Alexandria, spoke about density as it relates to the existing homes in the area and about the setback allowance for the project. Ms. Von Zumbusch expressed concern about the community engagement efforts for the project.
2. Duncan W. Blair, attorney for the applicant, spoke in support of the proposal and responded to questions from Council.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman McPike, seconded by Vice Mayor Bagley and carried 6-1, City Council closed the public hearing and approved the Planning Commission

recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, Councilman Chapman.

13. Zoning Text Amendment #2025-00003

(A) Initiation of and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to: (1) correct technical errors and make clarifications in Articles IV, V, VII, and X; (2) amend Sections 3-606 and 3-706 to clarify open space requirements in the RA/Residential multi-unit and RB/Residential townhouse zones; (3) amend Articles III, IV, V, and VI to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; (4) amend Section 6-403 to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; (5) amend Section 7-202 to allow electric vehicle charging equipment in any required yard; (6) amend Section 7-203 related to accessory dwelling units to delete permit requirement and use limitations; (7) amend Section 8-200(F) to exempt churches from certain parking requirements; and (8) create provisions for a mural program in Article IX.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Actions: Initiate and Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 05/17/25, and is incorporated as part of this record by reference.)

Mayor Gaskins read a statement regarding her participation in this item and the following items regarding Episcopal High School, noting she would be participating in consideration for Item No. 13 and recusing herself from consideration for item #14 because her husband is an employee at Episcopal High School.

Mayor Gaskins made a statement clarifying the docket order regarding items 13 and 14, noting that the items are docketed consistent with orders in the past.

The following persons participated in the public hearing for the following items:

1. Roy Shannon Jr., Alexandria, representing property owners along Frost, spoke against the text amendment changes.
2. Chris Hansen, Alexandria, spoke against the text amendment changes.
3. Carter Flemming, Alexandria, representing the Federation of Civic Association, spoke against the text amendment changes.
4. Frank Putzu, Alexandria, representing Seminary Hills Association, spoke against the text amendment changes.
5. Stephanie Sparks Smith, attorney for Episcopal High School, spoke in support of the text amendment changes.

6. Duncan Blair, attorney for Episcopal High School, spoke in support of the text amendment changes.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Vice Mayor Bagley and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

City Council approved the sections of item of the Zoning Text Amendment separately.

(1) **WHEREUPON**, motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

(2) This section was removed from consideration.

(3) **WHEREUPON**, upon motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

(4) **WHEREUPON**, upon motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

(5) **WHEREUPON**, upon motion by Councilman McPike, seconded by Vice Mayor Bagley and carried unanimously, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

(6) **WHEREUPON**, upon motion by Councilman McPike, seconded by Vice Mayor Bagley and carried 6-1, City Council approved the Planning Commission recommendation with a 12 month review. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, Councilman Chapman.

(7) **WHEREUPON**, upon motion by Councilman McPike, seconded by Councilwoman Greene and carried unanimously, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

(8) This section was removed from consideration.

14. Special Use Permit #2025-00021

1200 N Quaker Lane and 4200 West Braddock Road - Episcopal High School Athletic Fields

Public Hearing and consideration of a Special Use Permit to add accessory lighting above 35 feet tall on athletic fields at a private school; zoned R-20/Residential. Applicant: The Protestant Episcopal High School, represented by Duncan W. Blair, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 05/17/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Ryan Katz, Alexandria, spoke against the proposal.
2. Megan Hansen, Alexandria, spoke against the proposal.
3. Shawn McLaughlin, Alexandria, spoke against the proposal.
4. Lisa Chimento, Alexandria, spoke in support of the proposal.
5. Amy Katz, Alexandria, spoke in support of the proposal.
6. Roy Shannon, Alexandria, spoke against the proposal.
7. Terry Androus, Alexandria, spoke in support of the proposal.
8. Frank Putzu, Alexandria, spoke in support of a narrower SUP provisions.
9. Grey Gibbins, Alexandria, spoke in support of the proposal.
10. Aurora McGowan, Alexandria, spoke in support of the proposal.
11. Nathaniel Familua, Alexandria, spoke in support of the proposal.
12. Gracie Buxton, Alexandria, spoke in support of the proposal.
13. Burnam DuBose, Alexandria, spoke in support of the proposal.
14. Kyra Lamptey, Alexandria, spoke in support of the proposal.
15. Bowen Deringer, Alexandria, spoke in support of the proposal.
16. Michael Hansen, Alexandria, spoke in support of the proposal.

17. Stephanie Sparks, attorney for Episcopal High School, spoke in support of the proposal and responded to questions from Council.

18. Duncan W. Blair, attorney for the applicant, spoke in support of the proposal and responded to questions from Council.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilman Aguirre and carried 6-0, City Council closed the public hearing. The vote was as follows: In favor, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Recusal, Mayor Gaskins.

WHEREUPON, upon motion by Councilman Elnoubi, seconded by Councilman McPike and carried 6-0 City Council approved the Planning Commission recommendation with amendments as follows:

*Approval is for 5 years and must be consistent with the approved lighting plan and light fixtures;

*Continue to work with staff on the lighting plan for the tennis courts, softball and baseball fields, which abut off-campus residential areas;

* Use of temporary lighting may continue until permanent lighting is installed pursuant to this SUP;

*Approval of the lights that are 80' or less is effective upon approval of this SUP. Approval of the lights that exceed 80' is effective upon adoption of the implementation ordinance ZTA 2025-00003.

*Light usage will be in line with school operations and end at 10 p.m. daily.

*There will be single point of contact and a one year contact requirement with adjacent community.

The vote was as follows: In favor, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Recusal, Mayor Gaskins.

Council took a lunch break 2:21 p.m. and reconvened the meeting at 3:05 p.m.

15. Special Use Permit #2025-00008

2525 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for a reduction of required parking for retail/restaurant and multi-unit dwelling uses and modifications to the front and side yard setback requirements, open space requirements, and to permit a 6 ft fence within the secondary front yard to facilitate conversion of an existing non-residential building to a mixed-use, multi-unit residential building; zoned CL/Commercial Low.

Applicant: Ganges Property Group LLC; represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 05/17/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Cathy Puskar, attorney for applicant, spoke in support of the proposal and responded to questions from Council.

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

A motion was made by Vice Mayor Bagley, seconded by Councilwoman Greene, to approve the Planning Commission recommendation.

A motion was made by Councilman Elnoubi to include in condition #4 language excluding residents from the Residential Parking Permit programs with lease and purchase agreements. The motion died for lack of a second.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried 5-2, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Chapman, Councilwoman Greene, and Councilman McPike; Opposed, Councilman Aguirre and Councilman Elnoubi.

16. Special Use Permit #2025-00010
3111 Circle Hill Road
Public Hearing and consideration of a Special Use Permit to construct a new single-unit dwelling on a developed substandard lot; zoned R-8/ Residential. Applicant: Character Holdings 7 LLC represented by Duncan W. Blair, attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 16; 05/17/25, and is incorporated as part of this record by reference.)

The following person participated in the public hearing for this item:

1. Duncan Blair, attorney for the applicant, spoke in favor of the SUP.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, closed the public hearing and approved the Planning Commission. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

17. Development Special Use Permit #2025-10001
2601 Cameron Mills Road - George Mason Elementary School Reconstruction
Public Hearing and consideration of a request for a Development Special Use Permit with a Site Plan to partially demolish and reconstruct a public school building, including Special Use Permits for an indoor and outdoor recreation facility use and to exceed the maximum number of parking spaces permitted by the Zoning Ordinance; zoned: R-8/Residential. Applicant: Alexandria City Public Schools
Planning Commission Action: Recommend Approval 6-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 17; 05/17/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Harry Wilmer, Alexandria, spoke about tree preservation and fence placement on the school property.
2. Patrick McCusker, Alexandria, spoke about tree preservation and fence placement on the school property.
3. Andrew Macdonald, Alexandria, spoke about tree preservation and preservation of open space.
4. Allison Fraser, Alexandria, spoke in support of the proposal.
5. Danielle Sims Vote, Alexandria, spoke in support of the proposal.
6. Mary Jean Kane, Alexandria, spoke about tree preservation and fence line adjustments at the project.
7. Matt Heckel, Alexandria, spoke in support of the proposal and spoke about restriction on construction noise.
8. Luisa Lancetti, Alexandria, spoke about engagement from the community on the project and about preservation on open space and preserve trees.
9. Sophie Huemer, representing ACPS, spoke in support of the proposal and responded to questions from City Council.

WHEREUPON, upon motion by Councilman Elnoubi, seconded by Councilman McPike and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilman Elnoubi and carried unanimously, City Council approved the Planning Commission recommendation with amendments to revert to staff recommendation for condition #3, amend condition #13

regarding placement of the fence (to border the playground and the field), and add a condition #95 establishing an onsite point of contact of community concerns. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

18. Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.
Subdivision #2025-00001
4018 Seminary Road
Public Hearing and consideration of a request for a Subdivision with variations to re-subdivide an existing lot into two lots; zoned R20/Residential.
Applicant: Windmill Hill LLC; represented by M. Catharine Puskar, attorney

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 18; 05/17/25, and is incorporated as part of this record by reference.)

V. ORDINANCES AND RESOLUTIONS

19. Public Hearing, Second Reading and Final Passage of an Ordinance to amend Title 11 Chapter 5: Noise Ordinance, to ban the use of Gas-Powered Leaf Blowers. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 19; 05/17/25, and incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 19; 05/17/25, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 19; 05/17/25, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Samantha Ahdoot, Alexandria, spoke in support of the proposed ordinance.
2. Paul DeCourt, Alexandria, spoke in support of the proposed ordinance.
3. Andrew Macdonald, spoke in support of the proposed ordinance.
4. Greg Delawie, Alexandria, spoke in support of the proposed ordinance.
5. Edward O'Keefe, IV, Alexandria, requested an earlier ban in the leaf blowers.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council closed the public hearing and approved the ordinance to amend Title 11, Chapter 5: Noise Ordinance, to ban the use of Gas-Powered Leaf Blowers, with an 18 month phase-in period. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5588

AN ORDINANCE to amend and reordain Article Chapter 5 (NOISE CONTROL) of Title 11 (HEALTH, ENVIRONMENTAL, AND SANITARY REGULATIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Chapter of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 11-5-2 - Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

(15.1) Gas-powered leaf blower or gas-powered leaf vacuum. Any leaf blower or leaf vacuum, including but not limited to handheld, backpack, or walk-behind equipment, directly powered by an internal combustion engine using gasoline, diesel, alcohol or other liquid or gaseous fluid.

Sec. 11-5-4 - Noises prohibited—enumeration.

The following acts, among others, are declared to be unlawful, but this enumeration shall not be deemed to be exclusive, namely:

(16) Power lawn and garden equipment.

(a) No person shall operate or permit the operation of any gas-powered leaf blowers or gas-powered leaf vacuums.

(b) The operation or permitting the operation of any power lawn or garden equipment is prohibited during the times listed in Table II, except of any power lawn or garden-

equipment—gas-powered leaf blowers or gas-powered leaf vacuums, whose use is prohibited at all times.

TABLE II		
	Prohibited Hours	
Day	Before	After
Monday through Friday	7:00 a.m.	9:00 p.m.
Saturday, Sunday, Holidays as listed in Sec. 11-5-5 (a)(5)a.	9:00 a.m.	9:00 p.m.

Sec. 11-5-5 - Noises prohibited—decibel provisions.

(4) The maximum permissible sound levels established in Table III for application to the boundaries of a property shall not be applied to construction sites or power lawn and garden equipment. Construction site noise shall be regulated by [section 11-5-4\(b\)\(10\)](#) and [11-5-4\(b\)\(15\)](#) and other appropriate sections of this chapter. Power lawn and garden equipment noise shall be regulated by section [11-5-4](#)(16) and other appropriate sections of this chapter.

Section 2. That Title 11, Chapter 5 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. Amendments to Code §§ 11-5-2 and 11-5-4 addressed in this ordinance shall become effective on November 17, 2026.

Amendments to Code § 11-5-5 addressed in this ordinance shall become effective upon the date and at the time of this ordinance's final passage.

Please note: City Council considered item #20 at the beginning of the meeting.

20. Presentation of a Proclamation Recognizing Older Americans Month.
21. Closed Session - Consideration of a closed executive session for discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected. [ROLL-CALL VOTE]

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman

Chapman and carried unanimously, City Council convened in closed executive session at 5:47 p.m., pursuant to Virginia Code sections 2.2-3711(A)(6) for discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interests of the City would be adversely affected.

WHEREUPON, upon motion by Councilman Aguirre, seconded by McPike and carried unanimously, City Council reconvened in open session at 6:39 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by **?????** and carried unanimously by roll-call vote, City Council adopted the resolution regarding the closed executive session that was previously circulated to the Council. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 3291

WHEREAS, the Alexandria City Council has this 17th day of May, 2025 recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

VI. ADJOURN.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Elnoubi, seconded by Councilwoman Greene and carried unanimously, the meeting was adjourned at 6:40 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

APPROVED BY:

ALYIA GASKINS MAYOR

ATTEST:

Gloria A. Sitton, CMC City Clerk

Adopted: June 10, 2025

DRAFT