

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Thursday, January 9, 2025

7:00 PM

City Hall Council Chambers

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

A Public Hearing will be held by the Planning Commission on Thursday, January 9, beginning at 7 p.m. in the City Hall Council Chambers, on the second floor, Room 2400, 301 King Street. It will be followed by a City Council Public Hearing on Saturday, January 25 at 9:30 a.m. in City Council Chambers, on the second floor, Room 2400, 301 King Street. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_IEsVzSsLQEiqfl-fC14HUA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 935 7798 6296

Password: 846276

City Council (Public Hearing Webinar)

Registration Link:

https://zoom.us/webinar/register/WN_FIUpD3AjSzCuIBY6QgXcEg

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 975 9725 9664

Webinar Passcode: 962493

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings. Public comment will be received at the hearings. The public may also submit comments in advance to Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov or make comments on the day of the City

Council hearing.

For reasonable disability accommodation or for translation services for the Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide a 48-hour notice so that the proper arrangements may be made. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). It is requested that you provide a 48 hour notice to the City Clerk so that proper arrangements can be made.

1 Call To Order

The Planning Commission meeting was called to order at 7:03 p.m. Vice Chair McMahon and Commissioner Ramirez were absent. All other members were present at the Call to Order.

Consent Calendar

2 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 #2024-00015

318 E Howell Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; Zoned R2-5

Applicant: LA Linden, LLC, a Virginia liability company, represented by Duncan Blair, attorney

Attachments: [SUB2024-00015 Staff Report](#)
 [SUB2024-00015 Presentation](#)
 [Additional Materials](#)

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB#2024-00015. The motion carried on a vote of 5-0.

3 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 #2024-00017

22 W Wyatt Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; Zoned R2-5

Applicant: 22 W Wyatt LLC, represented by M. Catharine Puskar, attorney

Attachments: [SUB2024-00017 Staff Report](#)
 [SUB2024-00017 Presentation](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve SUB#2024-00017. The motion carried on a vote of 5-0.

New Business

4 The following item will be heard by the Planning Commission only and referred to City Council for information only:

City Charter Section 9.06 Case #2024-00006
 3800 Block of Mount Vernon Avenue

Public Hearing and consideration of a request for the Planning Commission to review whether the change in use of the public street in the 3800 block of Mount Vernon Avenue by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Attachments: [SEC2024-00006 Staff Report](#)
 [SEC2024-00006 Presentation](#)
 [Additional Materials](#)

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to approve SEC#2024-00006. The motion carried on a vote of 3-2.

5 Zoning Text Amendment #2024-00010

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article IX Signs

Applicant: City of Alexandria, Department of Planning & Zoning

Attachments: [ZTA2024-00010 Staff Report](#)
 [ZTA2024-00010 Presentation](#)
 [Additional Materials - City of Alexandria Signage Brochure](#)

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0.

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to initiate ZTA#2024-00010. The motion carried on a vote of 5-0.

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of ZTA#2024-00010 as amended. The motion carried on a vote of 5-0.

Commissioners' Reports, Comments & Questions

6 Minutes

Consideration of the minutes from the November 7, 2024 Planning Commission meeting.

Attachments: [November 7, 2024 Minutes](#)

Consideration of the minutes from the December 3, 2024 Planning Commission meeting.

Attachments: [December 3, 2024 Minutes](#)

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of November 7, 2024 and December 3, 2024. The motion carried on a vote of 5-0.

Other Business

7 Adjournment

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to adjourn. The motion carried on a vote of 5-0.

The Planning Commission meeting was adjourned at 9:02 p.m.

SUP#2024-00067

1015 W Glebe Road

Administrative Special Use Permit request for a Minor Amendment to allow for an additional repair bay at an automobile service station; zoned: CG/Commercial general zone

Applicant: Wissam Tannous

Business Name: Liberty

Planner: Mavis Stanfield

Status: Approved

8 Administrative Approvals

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.