

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action Docket - Final

Saturday, February 22, 2025

9:30 AM

City Council Public Hearing

The February 22, 2025, Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 999 9869 9264

Webinar Passcode: 556875

Dial-in number: 301-715-8592

Registration :

https://zoom.us/webinar/register/WN_vw1_RFT2QI-IDm0JV3HA9w

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 webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of City Council were present, with Councilman Chapman arriving during the public discussion period.

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

3. Public Discussion Period

The following persons participated in the public discussion period:

1. Alison O'Connell, Alexandria, spoke about the City divesting from Israel in protest of the war in Gaza.

2. Melissa Elbirt, Alexandria, spoke in protest of the war in Gaza.

3. Amanda Eisenhower, Alexandria, spoke about the City divesting from Israel in protest of the war in Gaza.

4. Glen Pine, Alexandria, spoke in protest of the war in Gaza.

5. Erik Lipscomb, Arlington, Virginia, spoke in protest of the war in Gaza.

6. Rose Esber, Alexandria, spoke in protest of the war in Gaza.

7. Nikki Enfield, Alexandria, spoke in protest of the war in Gaza.

8. Gerard Waldron, Alexandria, spoke about the need for improving the check-in systems at the City's recreation centers.

9. Sara Husein, Alexandria, spoke in protest of the war in Gaza and requested the City to divest.
10. Aaron Probst, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
11. Stephen Dawson, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
12. Tiffany Dixon, Alexandria, spoke about the conversion of Jefferson-Houston to a middle school and the need for ACPS to work with families and the community on the process.
13. Eva Hartman, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
14. Adi Serbaroli, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
15. Tomashia Cornitcher, Alexandria, spoke about the conversion of Jefferson-Houston to a middle school and the effect it would have on the school community.
16. John D. Lawrence, Vienna, Virginia, representing the Juvenile Detention Commission, spoke about the work the Commission is doing with the children at the center.
17. Katlyn Cotton, Alexandria, spoke in protest to the war in Gaza.
18. Cameron White, Alexandria, spoke in protest to the war in Gaza.
19. Sujata Mitra, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
20. Helen Morris, Alexandria, spoke about the conversion of Jefferson-Houston to a middle school and how it would impact the surrounding community.
21. Bridget Shea Westfall, Alexandria, spoke in opposition to the conversion of Jefferson-Houston to a middle school.
22. Samar Naija, Alexandria, spoke in protest to the war in Gaza.
23. Paul Noursi, 2005 Labrador Lane, Vienna, Virginia, requested that the City divest from Israel.
24. Evan Lee, Alexandria, spoke about policies at ACPS and the possible revocation of Federal funds if the City does not comply with administration policies and offered recommendations.
25. Jacob Yoseph, Alexandria, spoke about snow removal on pedestrian bridge.
26. Shane Kosinski, Alexandria, spoke about the conversion of Jefferson-Houston to a middle school and how it would impact the school community.

27. Kathleen Sheehy, Alexandria, spoke about the conversion of Jefferson-Houston to a middle school and how it would impact the school community.

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of docketed items.]

II. ACTION CONSENT CALENDAR

Planning Commission (4-6)

4. [25-2863](#) Special Use Permit #2024-00075
628 King Street
Public Hearing and consideration of requests for Special Use Permits to convert an existing non-residential building to a residential use and for a parking reduction; zoned CD & KR/Commercial Downtown & King Street Urban Retail
Applicant: Jemal's 628 Newco LLC; represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
5. [25-2864](#) Special Use Permit #2024-00079
1506 Mount Vernon Avenue
Public Hearing and consideration for a Special Use Permit for two temporary trailers, a restaurant, and outdoor dining; zoned CL/Commercial Low
Applicant: Beckham Baffer
Planning Commission Action: Recommend Approval 6-1
6. [25-2865](#) Development Special Use Permit #2024-10014
Eisenhower Block 23 - Extension
2111 & 2121 Eisenhower Avenue
Public Hearing and consideration of a request for an extension of previously approved Development Special Use Permit #2021-10028 with Site Plan to construct a new multi-unit residential building; zoned CDD#2/ Coordinated Development District #2.
Applicant: MidAtlantic Realty Partners, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0

City Council approved the action consent calendar, with the exception of items 4 and 6, which were considered under separate motions. The vote was as follows:

4. City Council approved the Planning Commission recommendation with the addition of new condition related to a parking reduction. (separate motion)

5. City Council approved the Planning Commission recommendation.

6. *City Council approved the Planning Commission recommendation. (separate motion)*

III. Roll-Call Consent Calendar (7-8)

7. [25-2868](#) Public Hearing, Second Reading and Final Passage of an ordinance to temporarily move the polling place in the George Mason School Precinct to Trinity United Methodist Church and temporarily rename the Precinct accordingly. [ROLL-CALL VOTE]

8. [25-2869](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Temporary Designation of On-Street Parking Spaces in the 3800 Block of Mount Vernon Avenue for Vending. [ROLL-CALL VOTE]

City Council adopted the items on the roll call consent calendar separately.

7. City Council adopted an ordinance to temporarily move the polling place in the George Mason School Precinct to Trinity United Methodist Church and temporarily rename the Precinct accordingly. (ORD. NO. 5573) (separate motion)

8. City Council adopted an ordinance approving and authorizing the temporary designation of on-street parking spaces in the 3800 block of Mount Vernon Avenue for vending. (ORD. NO. 5574) (separate motion)

IV. Public Hearing Matters

9. [25-2866](#) Zoning Text Amendment #2024-00011
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article VII (Supplemental Zone Regulations), section 7-1400 to establish short-term residential rental regulations and permits; delete Section 7-203(B)(7) related to the maximum number of days an accessory dwelling may operate as a short-term residential rental; and amend section 7-302 to clarify that short-term residential rentals are not regulated as a home occupation.

Applicant: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Recommend Approval 7-0

City Council approved the Planning Commission recommendation, with the addition of language to section 1403-c-3 stating the following, "if the short term rental is in an enhanced transit area, there may be another approved arrangement approved by the Director of Planning and Zoning," and to approved the staff recommendation regarding notice to ensure consistency in public noticing requirement across all land use approval types.

10. [25-2867](#) **Zoning Ordinance Subdivision cases and Development Site Plans are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

****Please note that the Vacation case listed below will be considered by City**

Council.**

Development Site Plan #2024-00016

Subdivision #2024-00011

Vacation #2024-00007

Clarens Estates - 1 & 2 N. Clarens Street

Public Hearing and consideration of requests for: a Development Site Plan with modifications to construct six detached homes, a Subdivision to create six new lots, two outlots, and dedicate right-of-way; and to vacate a portion of the N. Clarens Street public right-of-way, zoned; R-20 Residential.

Applicant: Clarens Estates, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval 7-0

Please note that item #10 was considered earlier in the docket.

City Council approved the Planning Commission recommendation regarding the vacation. Mayor Gaskins appointed the following viewers: Ann Tucker, David Kaplan, and Michael Porterfield.

11. Closed Session (if needed).

12. ADJOURN.

The meeting was adjourned at 12:29 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.