

Docket Item # 9  
Planning Commission Public Hearing  
November 6, 2023

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of November 6, 2023.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 6, 2023

**\*\*\* MINUTES \*\*\***  
**ALEXANDRIA PLANNING COMMISSION**  
November 6, 2023, 7:00 p.m.  
**Council Chamber**  
Alexandria, Virginia

Members Present:

Melissa McMahon, Vice Chair  
David Brown  
Stephen Koenig  
Mindy Lyle  
Jody Manor  
Vivian Ramirez

Members Remote:

Nathan Macek, Chair

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Lindsay Dubin	Office of the City Attorney
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Julian Swierczek	Department of Planning & Zoning
William Skrabak	Department of Planning & Zoning
Jesse Maines	Department of Transportation & Environmental Services
Lindsay Dubin	Department of Transportation & Environmental Services
Brian Rahal	Department of Transportation & Environmental Services

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 6, 2023

### 1. **Call to Order.**

The Planning Commission meeting was called to order at 7:00 p.m. with Chair Macek participating remotely for personal reasons. Commissioner Manor arrived at 7:36 p.m. All were present at the Call to Order.

Vice Chair McMahon then read the following statement into record:

This is the November 6, 2023 Planning Commission Public Hearing. Chair Macek is participating remotely due to a business obligation. I will be acting as Chair for the purpose of tonight's proceedings.

“If you wish to speak on a docket item and have not already signed up to do so, please fill out a Speaker Form online by following the “Sign Up to Speak” hyperlink present on the cover page of this evening’s Public Hearing docket or in person by filling out a hardcopy speaker form, which can be found on either materials tables (located immediately outside the Chambers or at the back of the Chambers), and providing it to Ms. Williams, who has her hand raised.

Please note, comments from the public are limited to 3 minutes per speaker, with the exception of applicants and their representation. To make your public comment through the Zoom application, please click on the "Raise Hand" button located on the Zoom taskbar once you hear your name called upon to make your statement, in order to let staff know it is you who needs to be unmuted in order to make your public comment.

To make your public comment if you are dialing into tonight’s meeting via phone, please press \*9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by \*6 to toggle the unmute function. To make your public comment in person, please come up to either podium located at the front of the Chambers when you hear your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

The City encourages and welcomes public comment from all residents on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles.

A reminder to all, including Commissioners, Staff, and Speakers in the Chamber to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

Vice Chair McMahon inquired as to whether there were any changes to tonight’s Docket. Staff responded that there were no changes to the Docket.

**CONSENT CALENDAR:**

2. Special Use Permit #2023-00072  
5318 and 5320 Eisenhower Avenue (parcel address: 5300 Eisenhower Avenue)  
Public Hearing and consideration of a Special Use Permit for expansion of an existing non-complying general automobile repair use (amending Special Use Permit #2004-00049); zoned OCH/Office Commercial High  
Applicant: East Coast Collision, Inc., represented by Matthew Roberts, attorney

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 5-0 on the Consent Calendar.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.

3. Special Use Permit #2023-00079  
600 Madison Street and 724, 728, 730, and 734 North Saint Asaph Street (parcel address: 734 North Saint Asaph Street)  
Public Hearing and consideration of a Special Use Permit for outdoor dining; zoned CDX/Commercial Downtown (Old Town North)  
Applicant: ARP Royal OPCO, LLC, represented by M. Catharine Puskar, attorney

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00079, including the Staff Memorandum of November 6, 2023. The motion carried on a vote of 5-0 on the Consent Calendar.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00079. The motion carried on a vote of 6-0 on the Consent Calendar.

4. Development Special Use Permit #2023-00012  
550 South Pickett Street - Avanti 550 Retail Building  
Public Hearing and consideration of a request for a Development Site Plan, with a modification, to construct a new retail building; zoned I/Industrial.  
Applicant: Avanti HG 550, LLC, represented by M. Catharine Puskar, attorney

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00030, as amended. The motion carried on a vote of 5-0 on the Consent Calendar.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to reconsider the initial vote. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00072. The motion carried on a vote of 6-0 on the Consent Calendar.

**ITEMS PREVIOUSLY DEFERRED:**

5. Zoning Text Amendment #2023-00005  
  
Issue: (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-300 to: revise the effective date of the Federal Emergency Management Agency's (FEMA) updated Flood Insurance Rate; revise existing and add new definitions related to floodplain management and development in floodplain districts; revise existing and add new sections to update language related to floodplain management and regulations for development in floodplain districts in compliance with federal regulations related to the National Flood Insurance Program (NFIP); and to correct typographical errors.  
Staff: City of Alexandria - Department of Transportation & Environmental Services  
  
Brian Rahal, Transportation and Environmental Services, presented the Docket Item and answered questions from the Planning Commission.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to initiate Zoning Text Amendment #2023-00005. The motion carried on a vote of 6-0.

On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00005. The motion carried on a vote of 6-0.

**Reason:**

The Planning Commission agreed with the staff analysis.

**OTHER BUSINESS:**

6. Planning Commissioners' Reports, Comments & Questions

Commissioner Brown gave commentary of the Planning Commission's actions concerning the votes that occurred during the Planning Commission Public Hearing on November 1, 2023. He expressed that while he was in the minority in the votes on single family zoning, he did not have an issue with the final outcome of the votes because the majority vote expressed optimism that the change in the definition of family and parking requirements would work.

Commissioner Brown expressed that he is very cautious about making changes and he wasn't convinced that those changes to the ordinance were necessary. He expressed his personal regret for not making a motion to adjourn the hearing until the November 6, 2023 Public Hearing. He provided three reasons in hindsight that he regrets not making the motion. The first reason was his age. He asserted that at his age the hours of 10:00 p.m to 12:00 a.m are not his peak hours of concentration, thought, and performance. Commissioner Brown's second reason was the schedule of Public Hearings. He used as an example the amount of times the City Council has to consider an item before casting a vote on the item. He asserted that the amount of times the Council has to review an item with public comment provides a delay between hearings which allows plausible deniability that the citizens who voiced concerns weren't listen to.

Commissioner Brown expressed to the Members of the Planning Commission they should consider following the scheduling model that the City Council uses to hear it cases. The third reason for his regret was a concern for the lack of time afforded to thoroughly study and understand the entirety of the Zoning Text Amendment which the Planning Commission voted on. He also expressed that he would like the answers to the questions that were presented in his memorandums to Staff submitted as part of the record. Karl Moritz, Planning and Zoning, assured Commissioner Brown that Staff will answer his questions and communicate those answers to the Council ahead of the Public Hearing.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 6, 2023

### **MINUTES:**

Consideration of the minutes from the October 3, 2023 Planning Commission meeting.

The vote on the minutes was deferred to the December 5, 2023 Public Hearing.

### **ADJOURNMENT:**

The Planning Commission meeting was adjourned at 7:36 p.m.