

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Tuesday, March 1, 2022

7:00 PM

City Hall Council Chamber

## 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](mailto:PlanComm@alexandriava.gov).

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also 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, while the Planning Commission hearing will begin at approximately 7:00 p.m.

Registration Link:

[https://zoom.us/webinar/register/WN\\_qVQWcF7QRUm66ff4OzWHrQ](https://zoom.us/webinar/register/WN_qVQWcF7QRUm66ff4OzWHrQ)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 953 5394 6729

Password: 656909

City Council (Public Hearing Webinar):

Registration Link:

[https://zoom.us/webinar/register/WN\\_vGcbxS2rR\\_GdKxN9cwSPQg](https://zoom.us/webinar/register/WN_vGcbxS2rR_GdKxN9cwSPQg)

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 942 4300 3958

Webinar passcode: 282716

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) or <mailto:PlanComm@alexandriava.gov> for the Planning Commission hearing, to the City Clerk at [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov) or <mailto:Gloria.Sitton@alexandriava.gov> for the City Council hearing, or make public comments on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at [Jackie.Cato@alexandriava.gov](mailto:Jackie.Cato@alexandriava.gov) <<mailto:Jackie.Cato@alexandriava.gov>> or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

## 1 Call To Order

**The Planning Commission meeting was called to order at 7:04 p.m., with Commissioner Brown participating remotely and Commissioner Ramirez arriving at 7:06 p.m. All other members were present at the call to order.**

## 2 Election of Planning Commission Officers for Chair and Vice Chair.

**The Planning Commission re-elected Nathan Macek as Chair and re-elected Melissa McMahon as Vice Chair.**

## Consent Calendar

### 3 Special Use Permit #2021-00115 3507 Mount Vernon Avenue Public Hearing and consideration of a request for a Special Use Permit for the intensification of a non-complying general automotive repair use with the addition of automobile sales; zoned: NR/Neighborhood Retail (Arlandria). Applicant: Kostadinov Pehlivanis

**Attachments:**     [SUP2021-00115 Staff Report](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00115, as submitted. The motion carried on a vote of 7-0.**

### 4 Special Use Permit #2021-00126 3601 Richmond Highway Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a digital text and graphic sign; zoned: CDD #19/Coordinated Development District #19.

Applicant: Volta Charging, LLC., represented by Robert D. Brant, attorney

**Attachments:**     [SUP2021-00126 Staff Report](#)  
                              [SUP2021-00126 Additional Materials \(2.28\)](#)

**On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend denial of Special Use Permit #2021-00126, as submitted. The motion carried on a vote of 7-0.**

## New Business

- 5** Discussion Item: Auxiliary Apartments in Commercial Zones Text Amendment  
Staff: City of Alexandria, Department of Planning & Zoning
- Marlo Ford, Planning & Zoning, gave a presentation on Auxiliary Apartments in Commercial Zones Text Amendment.**
- 6** Zoning Text Amendment #2022-00001  
Extension of Temporary Program for Business Relief and to Address Public Need Related to COVID-19 to June 30, 2022 and to delete language related to existing City ordinances.  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to extend the expiration of an existing temporary program for business relief from April 1, 2022 to June 30, 2022 and to delete language related to existing City ordinances.  
Staff: City of Alexandria
- Attachments:** [ZTA2022-00001 Staff Report](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2022-00001. The motion carried on a vote of 7-0.**
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00001. The motion carried on a vote of 7-0.**
- 7** Development Special Use Permit #2021-10015  
345 Swann Avenue (formerly part of 403 and 300 Swann Avenue) - Oakville Triangle Block C2 - Park  
Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan to construct a 0.72 acre publicly accessible privately owned and operated open space park on Parcel 706 Oakville Triangle; zoned: CDD #24/Coordinated Development District #24.  
Applicant: Stonebridge Associates Inc.
- Attachments:** [DSUP2021-10015 Staff Report](#)  
[DSUP2021-10015 Site Plan](#)  
[DSUP2021-10015 Additional Materials \(3.1\)](#)
- On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the**

Planning Commission voted to recommend approval of Development Special Use Permit #2021-10015, with conditions. The motion carried on a vote of 6-0-1, with Commissioner Ramirez abstaining.

## Other Business

- 8 Commissioner's Reports, Comments & Questions.

## Minutes

- 9 Consideration of the minutes from the February 1, 2022 Planning Commission meeting.

Attachments: [February 1, 2022 Minutes](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of February 1, 2022, as submitted. The motion carried on a vote of 7-0.

## 10 Adjournment

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 7-0. The Planning Commission meeting was adjourned at 9:28 p.m.

**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.**