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Founded in 1969

Mount Vernon
Council
of Citizens'
Associations

Record

Volume LVII, No. 07, July 2024

FROM THE CO-CHAIRS

1. Please remember to pay your community Membership Dues.
2. **Reminder:** There is no General Council meeting in August. Have a nice summer and see you in September.
3. Deputy County Executive Racheal Flynn has departed the County. She has been a strong advocate for what is important to MVCCA.
4. Woodlawn CBC (the area includes IMP bldg, 8800 Richmond Highway and the adjacent shopping center): MVCCA will organize a small task force to review the current comprehensive plan and development requests for the purpose of coming up with new plan language in order to revitalize this area. If you are interested in joining in on this project please contact one of our co-chairs.
5. Attached is a set of slides on how to use the county PLUS system. This online system allows users to track development, zoning, permitting actions.

MVCCA BOARD

Co-Chairs	Katherine Ward	co.chair1@mvcca.org
	Judy Harbeck	co.chair2@mvcca.org
	Scott Taylor	co.chair3@mvcca.org
Secretary	Tamera Srader	secretary@mvcca.org
Treasurer	Bill Kane	treasurer@mvcca.org
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E&R	Larry Zaragoza	chair.er@mvcca.org
PL/Z	Bindu Mathur	chair.pz@mvcca.org
PS	open	chair.ps@mvcca.org
TRAN	Jason Zaragoza	chair.tran@mvcca.org
SFDC	Ellen Young	rep.sfdc@mvcca.org
FCFCA	Marty Lowery	rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski	specialcommittee@mvcca.org

MVCCA General Council Meeting Minutes

MVCCA GENERAL COUNCIL MEETING MINUTES

06/26/2024 (Virtual Meeting/ZOOM)

PRESIDING: Co-Chair Lynn Pascoe

ATTENDING

- Co-Chair - Katherine Ward
- Secretary - Tamara Srader
- Treasurer - William Kane

Committees

- Environment and Recreation - Larry Zaragoza
- Planning and Zoning - Bindu Mathur
- Transportation - Jason Zaragoza
- Southeast Fairfax Development Corporation - Ellen Young
- Storm Water Management Special Committee - Leo Milanowski

Communities Attending

- Huntington
- Belle View
- Holland Court Property
- Gum Springs Homeowners Organization
- Hollin Hall Village CA
- Belle Haven Terrace CA
- Montebello
- Villamay
- Mt Vernon Civic
- Bell Haven Citizens Assoc
- Mt Zephyr
- Collingwood Springs
- Wessynton
- Huntington Club
- Civic Association of Hollin Hills
- WCA
- Mason Hill
- New Gum Springs Civic Association
- Mount Vernon Manor CA
- Potomac Valley
- Riverside Gardens CA.

Community Members – Erica Christ, Mt Vernon on the Move

Elected and Appointed Officials and Staff: Supervisor Dan Storck, Mount Vernon District; Nick Rinehart, Mount Vernon District Staff; Peyton Smith, Mount Vernon District Staff; Diego Rodriguez Cabrera, Mount Vernon District Staff

The meeting was called to order at 7:02 PM

May 2024 minutes - Minutes approved unanimously.

TREASURER REPORT: One charge for the month and on target to have ~\$1300 surplus.

Report unanimously approved as published in the Record.

Membership 16 applications for the next business year, 15 are paid.

EDU – No meetings and have been monitoring boundary policies. Predicting busy Fall. Waiting on things to happen.

E&R – As published in the Record.

Transportation – met on June 10 and VDOT attended to talk about acquisitions for Richmond Hwy. Two sound walls will be installed with communities voting in favor of this. 2028 estimated completion date for Route 1 and BRT in 2030.

PZ – Met and have resolution and joint resolution. Briefing about the IMP building occurred. 2250 on Planning Committee agenda in July and 2560 Huntington is stalled.

Co-chair – Welcomed Peyton into his new roll as Land-use Advisor; Welcomed Diego back to the office as the transportation staff advisor; and gave a big thanks to Nick as he moves on to new things in Baltimore. Karen will be leaving end of Dec. Looking for a volunteer to help with the Record.

Stormwater – Cooperating on the resolution presenting during the meeting tonight. Memo is part of the record.

Fairfax Federation – Met May 23 and elected candidates. Tim Thompson elected president.

SFDC – Exec Director testified in front of Board of Supervisors and hoping to obtain a bigger budget for next year. Working with Kathy Hosek and Wish Center on Free Little Art galleries.

Resolution Actions

Mount Vernon Council of Citizens’ Associations (MVCCA) Resolution “Comments on the May 17, 2024, Proposed County Zoning Ordinance for Data Centers “ E&R and P&Z – 2024-01

Resolution passed unanimously

Mount Vernon Council of Citizens’ Associations (MVCCA) Resolution “Recommendation to the Fairfax County Board of Supervisors on the County’s April 23, 2024 Memorandum on the proposed flooding work plan” E&R and SW 2024 J01

Added sentence to emphasize aggressively searching for Federal and State Grant and NGO grants

Resolution passed unanimously

Mount Vernon Council of Citizens’ Associations (MVCCA) Resolution Lukens Lane rezoning resolution P&Z 2024-01

Resolution passed unanimously

Officer Election for co-chairs from the nominating committee:

Two nominees:

- Judy Harbeck – 2 year position
- Scott Taylor – 3 year position

All proposed new officers approved unanimously

----- Council Minutes ----- Committee Reports -----

Supervisor Storck comments –

June 2024 newsletter and upcoming developments were sent to everyone in advance of the meeting
Peyton is stepping into Nick’s role as well as welcome to Diego.

Express lane over bridge to MD – transportation planning board met where they postponed the vote to Dec 2025. Prince George and Alexandria had concerns so they can look at rail traffic over the bridge.

North Hill Apartments Sept 30 2024 anticipated fully leased out.

Flood Warning post cards are going out and residents are concerned about the cost since multiple cards have been sent unnecessarily.

I will be considering creating a task force to look into how the Woodlawn CBC area, especially the section with the IMP bldg and 8800 Richmond Highway should be rezoned. We will also look into adjusting the HOD.

West Ford marker has been moved to property owned by Woodlawn Faith United Methodist Church

Adjourn: 8:33 PM

Respectfully submitted by Tamara Srader

----- Committee Reports -----

Budget & Finance

We are looking for a chair for this committee. If you are interested, please contact a co-chair.

Education

Education committee did not meet in July.

Environment & Recreation

Meeting minutes not available.

Planning & Zoning

Planning and Zoning (P&Z) Monthly Meeting 7/1/2024

Committee Attendees:

- P&Z Committee Chair
- Belle Haven Terrace Civic Association
- Montebello Condominium Unit Owners Association
- Hollin Hall Village Citizens Association
- Huntington Community Association
- Mount Vernon Civic Association
- Riverwood Homeowners Association
- Stratford Landing Citizens Association
- Mount Zephyr Citizens Association
- Williamsburg Manor North Community Association
- New Gum Springs CA

Other Attendees:

- Mohamed Ali – Fairfax County
- Sara Mariska - Brilliant Kidz Learning Center LLC
- Katherine Ward MVCCA Co-chair
- Janeth Garcia - Brilliant Kidz Learning Center LLC

Proceedings:

Mr. Mohamed Ali from the Fairfax County Planning Division presented a briefing on the Fairfax County land use and mapping systems. See attached slides at the end of this Record.

2704 Beacon Hill Road. Janeth Garcia

Special exception (SE 2023-MV-00002) for a child care facility was discussed next. Brilliant Kidz Learning Center LLC is requesting approval of a special exception to allow them to provide child care to up to 40 children. The site was previously approved for a special permit for child care use but the special permit has expired. Sara Mariska, attorney for the learning center and Janeth Garia, from the learning center, presented the details of the request. Site improvements include enhanced landscaping, enhanced access, right-of-way reservation, and an architectural block wall on the sides and rear of the property.

A motion to support the learning center passed unanimously, and the committee chair to prepare a resolution stating the committees support and recommending approval of the special exception.

Updates were presented for other ongoing projects. Lukens Lane Development Project – Resolution passed at last month’s general council meeting.

----- Committee Reports ----- Committee Reports -----

For the Huntington development project, the developer proposed using the common area for up to 12 events a year in lieu of 2nd story retail. This project will go before the Planning Commission July 10. No date set for BOS decision.

IMP and Alexandria crossing – Supervisor Stork stated that he did not support moving the IMP project to a Tier 1 project at this time.

Public Safety

Meeting minutes not available.

Transportation

The Mount Vernon Council of Citizens' Association (MVCCA) Transportation Committee met on July 8, 2024 in a virtual meeting on Zoom. MVCCA Transportation Committee Chair Jason Zaragoza (Huntington Community Association) served as attendance and note-taker for the meeting. Transportation Committee representatives from the following MVCCA Associations were in attendance: Belle View Condominium Unit Owners Association; Gum Springs Homeowners Association; Huntington Community Association; Montebello Condominium Unit Owners Association; Mount Vernon Civic Association; Pavilions at Huntington Metro Community Association; Riverwood Homeowners Association; Villamay Community Association; Waywood Citizens Association; and Wellington Heights Civic Association. Total attendance for the meeting was 10.

ANNOUNCEMENTS:

Chairman Zaragoza informed the committee via email that there would be no scheduled presentations and that the meeting would open with member time.

DISCUSSION: Chairman Zaragoza opened the session by sharing information about an upcoming public meeting on the DCA South of Airport Noise Study taking place Wednesday, July 17 at 7 p.m. [via Zoom](#). He noted that this meeting is specifically for Mount Vernon district residents.

The City of Alexandria held its public meeting on airport noise on June 27, which was attended by two committee members: Mark Yonchak (Mount Vernon Civic Association) and Poul Hertel (Riverwood Homeowners Association). Chairman Zaragoza called on Mr. Yonchak to provide a report. Mr. Yonchak said that the meeting was hosted by Melissa Atwood, Senior Environmental Specialist for the city, and

Vianair, the contractor hired to conduct the study. He said that the presentation was given mostly from a contractor's perspective using "FAA speak" and did not seem to be in the public's interest. It was mostly a summary of work which has already been completed and it was not clear how public input is being incorporated into the process. He noted that they have been conducting high profile community surveys but that there was no information on what they are doing with those surveys, if anything at all. He left the meeting with the impression that Vianair is largely conducting the study without community input and will make a final recommendation based on its internal process, with little transparency.

Mr. Hertel echoed Mr. Yonchak's concerns and cited a presentation by Mike Rioux to the Transportation Committee on May 13, 2024. Mr. Rioux – who serves on the Community Working Group as Mount Vernon's citizen representative – reported at that time that a recommendation had already been determined for departing air traffic. The recommendation would be to shift south-side departing air traffic two (2) degrees to the east, effectively routing planes further over the Potomac River. Mr. Hertel expressed his concerns with that route, citing his presentation at that same meeting which cited studies which show that planes flying over water cause more noise due to the reflection of sound waves. He agreed with Mr. Yonchak that the entire process lacked transparency.

Mr. Yonchak said he hoped the July 17, 2024 meeting would be an opportunity for actual community participation and not a replication of the June 27, 2024 meeting. Mr. Hertel said he attended the meeting for Prince George's County which was the exact same presentation given to the City of Alexandria. He said that the presentation to the Mount Vernon community will likely be a repetition.

Mr. Yonchak said he intends to contact Supervisor Dan Storck's office ahead of the July 17, 2024 meeting in an attempt to prevent a repeat performance and to express the need for contract control and a discussion about Vianair's performance. Chairman Zaragoza said he would support Mr. Yonchak's message and would initiate a discussion with the MVCCA Board of Directors on how the MVCCA should register its concerns with the process. He clarified that this would only address concerns about the process itself and would not take a position on any specific recommendation or flight path.

With discussion on that topic closed, a committee member noted a July 10, 2024 meeting on proposed safety improvements to the intersection of Fort Hunt Road and Rollins Drive/Westgrove Boulevard. He asked what the process would be after that meeting in order to make a final decision. Chairman Zaragoza said he was unsure but would follow up with Supervisor Storck's office to find out.

----- Committee Reports ----- Committee Resolutions --

Meeting Adjourned:

The July 2024 MVCCA Transportation meeting concluded at 7:27 PM.

Future (2024) Scheduled Transportation Committee

Meetings (2nd Monday of the Month):

- Aug – No scheduled meeting
- Sep 09
- Oct 7
- Nov 11
- Dec 09

Note: Until further notice, all meetings will be held remotely.

Fairfax Federation

Meeting minutes not available.

SFDC

No report this month.

Planning & Zoning

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) PROPOSED RESOLUTION "BRILLIANT KIDZ LEARNING CENTER (SE 2023-MV-00002) SPECIAL EXCEPTION" (P&Z-2024-02)

WHEREAS, Brilliant Kidz Learning Center LLC has applied for a special exception (SE 2023-MV-00002) to operate a child care facility at 2704 Beacon Hill Road, Alexandria, VA 22306;

WHEREAS, Under the current Zoning Ordinance, a child care facility is permitted with approval of a special exception by the Fairfax County Planning Commission and Board of Supervisors (BOS);

WHEREAS, the Board of Zoning Appeals previously approved a special permit for child care use at the site that has since expired;

WHEREAS, the proposed child care facility intends to accommodate up to 40 children ranging from birth to 13 years old, with a staff of 9 employees;

WHEREAS, the hours of operation are planned to be from 5:00 a.m. to 11:00 p.m. on Mondays through Fridays, and from 6:30 a.m. to 7:45 p.m. on Saturdays and Sundays, to cater primarily to families in industries requiring extended hours and flexible child care arrangements;

WHEREAS, transportation services will be provided for a majority of children, including pick-up and drop-off at homes and schools, as well as for several employees, thereby mitigating traffic congestion and reducing the need for parking on the site;

WHEREAS, the applicant has a history of successfully operating child care services within the Mount Vernon District, and proposes to enhance the site with improved landscaping, access enhancements, right-of-way reservation, and an architectural block wall for privacy;

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations (MVCCA) hereby recommends that the Fairfax County Planning Commission and Board of Supervisors (BOS) approve the special exception (SE 2023-MV-00002) for Brilliant Kidz Learning Center LLC to operate a child care facility at 2704 Beacon Hill Road, subject to compliance with all applicable zoning and regulatory requirements.

END: PROPOSED RESOLUTION P&Z-2024-02

----- Treasurers Report -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year Compared to Budget Periods Ending June 30, 2024

	<u>June</u>	Total <u>July 1 to June 30</u>	2023-2024 <u>Annual Budget</u>	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ -	\$ 3,965	\$ 4,250	
Money Market Interest	0	1	2	
Total Cash Receipts	0	3,966	4,252	\$ (286)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	398	545	147
Insurance Premium	-	792	760	(32)
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	200	1,180	1,400	220
Web Site	115	325	1,000	675
Total Cash Disbursements	315	2,695	3,705	1,010
Net Budget - Receipts in Excess(less than) Disbursements:	(315)	1,271	547	\$ 723

Other Sources/Changes in Cash:

Cash at Beginning of Period	10,290	8,625	8,625
Total Cash at End of Period	\$ 9,975	\$ 9,895	\$ 9,172

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 5,383
Burke & Herbert - Money Market	6,162
Total Cash	\$ 11,545

Respectfully Submitted,
William J Kane, Treasurer
July 1, 2024

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 Amounts are rounded to the nearest dollar

NEXT COUNCIL MEETING

Wednesday, July 24, 2024, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Certificate of Appreciation presented to
Racheal Flynn
- Minutes Approved
- Committee Reports
- Treasurer Report
- Resolutions
- Supervisor's Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—July 24 7:00 p.m., Virtual
MVCCA Board—September 10, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	<i>open</i>
EDU	TBD	7:00	Virtual	Hosek
E&R	9/4	7:00	Virtual	L. Zaragoza
PL/Z	8/26	7:00	Virtual	Mathur
PS	TBD	7:00	Virtual	<i>open</i>
TRAN	9/9	7:00	Virtual	J. Zaragoza
MSCS	TBD	7:00	Virtual	Milanowski

*The Record is published monthly except August by the
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Mount Vernon, VA 22121-0203.*

PLUS Overview

July 1, 2024



PLANNING & DEVELOPMENT

MVCCA



Agenda

1. PLUS Introduction
2. Case Studies
3. Discussion and Questions



Zoning/Planning Cases

- 2550 and 2560 Huntington Ave (RZPA-2022-MV-00093 / RZ-2022-MV-00015)
- Alexandria Crossing (RZ-2021-MV-008)
- 6001 Richmond Highway (PA-2021-00023)

Resources

- PLUS Link: <https://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>
- PLUS Youtube Video: <https://www.youtube.com/watch?v=8PwBV9DP7b4>
- Plan Amendment Interactive Map:
<https://fairfaxcountygis.maps.arcgis.com/apps/webappviewer/index.html?id=ce133d69364e4c4b99e9af930239b15c> -
- Current Work Program Plan Amendment:
<https://www.fairfaxcounty.gov/planning-development/plan-amendments/current>
- Comprehensive Plan Amendment Work Program:
https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf
- Planning & Zoning Viewer:
<https://fairfaxcountygis.maps.arcgis.com/apps/webappviewer/index.html?id=9e238ecc6855430fbb4ce1782dea1336>
- Weekly report on Zoning Applications Accepted:
<https://www.fairfaxcounty.gov/>
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- Maps and Geographic Applications: <https://www.fairfaxcounty.gov/planning-development/maps-and-geographic-applications>



Discussion and Questions



PLANNING & DEVELOPMENT

Mo Ali
Mohamed.Ali@fairfaxcounty.gov
Phone: 703-246-8459



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To use these online services, please register for a free user account by clicking on the Register for an Account link above. For complaints, either register for an account or click on the Enforcement tab above to submit directly.

PLUS may be unavailable the third Sunday of each month between 6PM and midnight

λειτουργία PLUS
لغة العربية، يرجى الضغط هنا
中文請點擊這裡

General Search in PLUS

General Search General Search

Search All Records

Record Number Record Type

Project Name

Start Date End Date

License Type State License Number County License #

First Last Name of Business

Street Number - Street Prefix Street Name Street Type

Unit Type Unit #

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your shopping cart right now.

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100+ Record results matching your search results

Click any of the results below to view more details.

Showing 1-10 of 100+ | [Download results](#)

<input type="checkbox"/>	Submitted/ Initiated	Record Number (xxTMP records have not been submitted)	Record Type	Status	Project Name	Address	Action	Original Application
<input type="checkbox"/>	03/07/2023	STL-2023-0	Short-Term Lodging	Submitted				
<input type="checkbox"/>	03/07/2023	23TMP-048	Zoning Compliance Letter Request					
<input type="checkbox"/>	03/06/2023	ZAPL-2023	Zoning Appeal	Submitted				
<input type="checkbox"/>	03/06/2023	INTZED-20 00020	Determination of Substantial Conformance	Submitted				
<input type="checkbox"/>	03/06/2023	EVENT-200	Special Event	Submitted				
<input type="checkbox"/>	03/06/2023	STL-2023-0	Short-Term Lodging	Submitted				
<input type="checkbox"/>	03/06/2023	23TMP-048	Rezoning Plan Applications and Amendments					
<input type="checkbox"/>	03/06/2023	23TMP-047	Sign Permit					
<input type="checkbox"/>	03/06/2023	23TMP-048	Sign Permit					
<input type="checkbox"/>	03/06/2023	23TMP-048	Sign Permit					

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27 Record results matching your search results

Click any of the results below to view more details.

Showing 1-10 of 27 [Download results](#)

<input type="checkbox"/>	Submitted/ Initiated	Record Number (xxTMP records have not been submitted)	Record Type	Status	Project Name	Address	Action	Original Application
<input type="checkbox"/>	01/13/2023	CSPA-20 03	Rezoning Plan Applications and Amendments	Review In Progress See Parent				
<input type="checkbox"/>	01/13/2023	RZPA-20 00003	Rezoning Plan Applications and Amendments	In Review				
<input type="checkbox"/>	11/28/2022	CSP-201	Rezoning Plan Applications and Amendments	Review In Progress See Parent				
<input type="checkbox"/>	11/28/2022	RZPA-20 00146	Rezoning Plan Applications and Amendments	In Review				
<input type="checkbox"/>	11/21/2022	FDP-201 03	Rezoning Plan Applications and Amendments	Review In Progress See Parent				
<input type="checkbox"/>	11/21/2022	FDPA-20 01-01	Rezoning Plan Applications and Amendments	Review In Progress See Parent				
<input type="checkbox"/>	11/21/2022	RZPA-20 00142	Rezoning Plan Applications and Amendments	In Review				
<input type="checkbox"/>	11/21/2022	RZPA-20 00141	Rezoning Plan Applications and Amendments	In Review				
<input type="checkbox"/>	10/18/2022	PCA-201 03	Rezoning Plan Applications and Amendments	Review In Progress See Parent				

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BLDR-2023-00399



Public Health

Fire

Planning

Site

Zoning

Street name in question and click Search to return results.

While entering fewer search fields expands the search results.

BLDR-2023-00399

Record in PLUS

The screenshot shows a web application interface for zoning records. At the top right, there is a search bar containing the text "RZPA-2023-PR-00003" and a green search icon. Below this is a navigation menu with tabs for "Home", "Building", "Enforcement", "Environmental Health", "Fire", "Planning", "Site", and "Zoning", with "Zoning" currently selected. A blue banner below the navigation menu contains the text "Search Applications". The main content area displays "Record RZPA-2023-PR-00003" and "Rezoning Plan Applications and Amendments". Below this, it states "Record Status: In Review". A horizontal menu contains four items: "Record info" (with a dropdown arrow), "Payments" (with a dropdown arrow), "More..." (with a dropdown arrow), and "Parcel Information" (with a dropdown arrow). A blue banner below the menu contains the text "Work Location". At the bottom of the page, there is a map showing a street grid with several yellow markers and a zoom control panel with a plus sign and a minus sign.