

Hollin Hall Village Citizens Association (HHVCA)

Meeting Minutes

June 19, 2018

The meeting was called to order by Ted Godbout, HHVCA President, at 7:20 pm at the Hollin Hall Senior Center (HHSC). There were approximately 13 people in attendance, including board and committee members.

- The agenda for the meeting was set: presentation by Attorney Frank Stearns on the application to re-zone the Lafayette property, committee reports and general business, followed by a discussion of the Hollin Hall 75th Anniversary Celebration.

Application to re-zone Lafayette Property

Frank Stearns, attorney for Dr. Jerry Hinn, the property owner of 1300-1302 Lafayette Drive, provided an overview of his client's application to Fairfax County Planning and Zoning to change the property's current classification from C-2 to C-5. Mr. Stearns provided the following reasons for his client's application:

- To increase the pool of possible tenants
- To provide neighborhood retail

The application (Rz-2018-MV-007) included plans to re-stripe the parking lot's 15 spaces and add an additional 5 more. Decorative trees and shrubs were proposed for screening from the residents on Ft. Hunt Rd. Further, waivers were requested to account for the parcel size, which does not meet the requirements. The application did not include any planned construction to change the outside structure of the building. The application proposed to proffer many of the proposed uses in the C-5 ordinance, so that the following uses would not be permitted:

- Carryout restaurants
- Colleges, universities
- Commercial swimming pools, tennis courts, and similar courts
- Craft beverage production establishments
- Cultural centers, museums
- Drive-in financial institutions
- Drive-through pharmacy
- Funeral chapels
- Kennels
- Mobile and land-based telecommunication facilities
- Quasi-public athletic fields and related facilities
- Quick-service food stores
- Restaurants
- Telecommunication facilities

The meeting attendees raised a number of concerns to Mr. Stearns and Dr. Hinn, including:

- Increased traffic
- U-turns around the median directly in front of the property

- Litter
- Crime
- Overflow parking
- Signage
- Noise pollution

Mr. Stearns maintained that those issues would not be a concern with the tenants that Dr. Hinn would consider.

Upon the departure of Mr. Stearns and Dr. Hinn, HHVCA continued the discussion about the proposal. More concerns were raised about the future of the property, and the potential outcomes should Dr. Hinn sell the property after the re-zoning, which would likely increase the value of the property, but could decrease the value of surrounding homes. The HHVCA board and several attendees planned to attend the Mount Vernon Council of Citizens' Associations to raise concerns about the rezoning application.

<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/zoning/zoning%20ordinance/art04.pdf>

Committees

Consumer Affairs

- Committee chair vacant

Budget

- Committee chair vacant

Education

- Karen Hertel reported that the Board of Supervisors already approved the budget.

Environment and Recreation

Dorothy Keough reported the following:

- Eighty percent of the 8800 area of Richmond Hwy (see Planning and Zoning section) is on a flood plain. The propose 8 townhomes per acre and have requested an exemption on storm water management.
- The Mount Vernon Recreation Center has a three-phased renovation planned. 1) renovate the current indoor fitness areas (20 million already procured for this phase), 2) add an NHL-regulation hockey rink, 3) build a second leisure swimming pool.
- The Huntington Levy project will soon be complete.
- Local tree services have been impacted by the opioid crisis; residents should be aware when approached by door-to-door offers.
- The NOVA land conservation presented on their ability to own properties and areas to protect them.

Neighborhood Watch

Margaret Keagle reported that National Night Out will be held at the pool on 7 August from 6-8 PM. Rocklands Food Truck and a band are planned.

Police are investigating recent vandalism to the properties under construction on Bunker Hill Rd.

Transportation Committee

Funding for EMBARK was approved - \$127 million for the widening of Rt. 1 and \$260 million for the Rapid Transit Bus line.

Planning and Zoning

Planning and Zoning Chair Don Martin was absent, but Gretchen Walzl provided updates on the following:

- The National Trust, owners of the Woodlawn Plantation off of Rt. 1, submitted a usage of property proposal to use it for special events and a learning center for agriculture.
- There is a proposal for new condominiums behind the Riverside apartments off of Huntington Ave.
- The American Tukong Academy presented their re-zoning application (SE 2017-MV-012); which is opposed by the Gum Springs community.
- There is a proposal to re-zone the 8800 area of Richmond Hwy for residential purposes. The property is in a Resource Protection Agency area, so there is opposition. (see Environmental section)
- There is a proposal to change the regulations for Airbnb. Fairfax county residents have been renting their properties through this service, which has created problems for neighborhoods, including late-night parties.
- There is a proposal to build a K-5 private school on Lukens Lane.

Membership

Membership Coordinator Gretchen Walzl reported that there are 179 memberships.

Hollin Hall 75th Anniversary Celebration Plans

Ted Godbout provided an update on the planning for the 75th anniversary celebration. Media/politicians to present proclamation

- 1/3 of the expected funding has been procured.
- Lots of historic memorabilia is coming in.
- Venue – Senior Center or the Pool – is TBD; 7 October 2018

Respectfully Submitted by Carrie DePoto, Secretary.