



**Commonwealth of Virginia**

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**Board Matter - Koinonia**

**Franconia District Supervisor Rodney Lusk**

**March 18, 2025**

**Mr. Chairman –**

Koinonia is a non-profit organization that provides emergency relief in the form of food, clothing and financial assistance to those in need in the Franconia community, very near the existing Franconia Government Center site. They currently operate from a very small accessory building on the site of Franconia United Methodist Church, adjacent to Franconia Elementary School. I am sad to say, the needs in the community have grown and so too have the space needs for Koinonia to adequately serve the community. Koinonia was fortunate enough to find a larger available space, almost right across the street at Olivet Episcopal Church. There are no exterior modifications needed. To move into the space requires interior modifications to a portion of one of the existing accessory buildings. Koinonia filed a minor site plan with the County last fall and as you can imagine, the learning curve has been very steep. Koinonia learned earlier this year that Board approval of both a proffered condition amendment and a concurrent special exception are also required for their interior only improvements prior to moving into the space.

Navigating the land development process has been a daunting experience thus far for a small non-profit like Koinonia, even with the assistance of the non-profit coordinator within the Department of Land Development Services (LDS).

Staff from the Department of Planning and Development (DPD) have indicated they will assign a staff person to provide further special assistance during the zoning process. I am grateful to our staff for their efforts to help Koinonia navigate the processes to come. However, the zoning application filing fees were unforeseen and are cost prohibitive for this small non-profit. My staff has coordinated with the Office of the County Attorney on this point, and I believe this situation demonstrates “good cause” for a zoning application fee waiver.

Therefore, Mr. Chairman, I move that the Board of Supervisors direct the Department of Planning and Development to waive the zoning application fees and expedite the schedule for all applicable zoning applications required for the Koinonia proposal to relocate to 6107 Franconia Road - Tax Map Parcel 81-3 (5)) 1B. I further move that the Board of Supervisors authorize the Department of Land Development Services to concurrently process the required site plans and building permit applications with the zoning applications.

These motions should not be construed as a favorable recommendation by the Board of Supervisors on the proposed applications and does not relieve the Applicant from compliance with the provisions of all applicable ordinances, regulations or adopted standards in anyway.