

Planning Commission
November 12, 2025
Meeting Minutes

The Planning Commission met for a regular meeting and public hearing at 7:30 PM on Wednesday, November 12, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Douglas Noble, Keith Aimone, Jessica Plowgian, Stephen Kenney, David Miller, & Deepa Chakrapani. Staff members present were Director of Planning & Zoning David Levy, Deputy Director of Planning & Zoning Kelly O'Brien, Principal Planner Lyndsey Clouatre, Town Engineer Brian Nguyen, and Clerk to the Commission Jennifer Murphy.

Roll Call

All Commissioners were present.

Communication from Citizens and/or Commissioners

None.

Public Hearing

Item No. 1.

Public Hearing for the Draft 2026 Comprehensive Plan Update

Director of Planning & Zoning, David Levy, provided an overview of Virginia State Code requirements, stating that extensive public outreach had been conducted through meetings, website postings, social media, email notifications, and advertising. Written comments are currently being accepted through December 1, 2025. Commissioners will have an opportunity to review those comments at their December 10, 2025, meeting. He thanked staff members Kelly O'Brien and Lyndsey Clouatre for their significant work on public outreach and preparation of the draft document.

Chairman Glassman opened the public hearing and invited members of the public to speak.

Public Comments

Miguel Ordoñez, residing at 804 Desale Street SW, has been a resident of the town since 2010. He is a voting member of the Conservation and Sustainability Commission (CSC) and has attended all Tree Advocacy Committee meetings. He commended staff on a well-written plan, stating that he is still in the process of reviewing the document, adding his technical comments. He stated that there is a Greek word, oikos, which means home or house. It gives the prefix 'eco-' as in economics and ecology. Economics is the goods-and-services, or money side, and ecology is the interrelationship of living things. The draft plan strikes a good balance between economic needs as a town and the ecological relationships that sustain them. That has been his main focus serving on the CSC, being part of nature and not apart from nature. He wanted that consciousness to be part of the town, stating that Government cannot do everything. He hoped to continue encouraging public-private partnerships and volunteerism efforts like clean-ups, tree plantings, invasive species removal, and serving on town boards and commissions. For private land, he hoped to encourage people to plant trees, remove invasive plants, and to plant native plants.

His personal vision for town sites includes:

- The Beulah Road property (leaf/compost site): To be transitioned into a natural park, rezoned as parkland, and restored once the industrial composting ends.
- The Robinson property: Becoming an educational center focused on native plants and wildlife, including signage, brochures, books.
- The Town Annex property: Recommending they plant as many trees as possible.

Concluding his comments, Mr. Ordoñez was seated.

Arthur McKay, residing at 205 East Street NE, has lived in the town since 1992. Since the plan was last updated there have been massive changes in the town. Specifically in terms of population and the surrounding environment. He congratulated everyone involved for producing a very impressive and thorough document, stating that it is a strong appraisal of where the town is now and its goals for the future.

He stated that a government organization needs something like this to keep everyone focused and moving in the same direction. Even when disagreements come up, with compromise they can reach solutions. As he only recently skimmed the document, he hoped to spend more time reviewing it before the December 1st deadline. There are several areas where the Town could get ahead of emerging problems that he's noticed around Vienna. He'll include them in his written comments, which he wouldn't have time to speak to in detail.

He suggested that the town take a step back to reconsider some of its current traditions that may not be appropriate, given the changes between Tysons Corner and the Merrifield area. This would allow time to consider ways those populations and development patterns affect Vienna. He hoped to talk through those ideas, either in person, one-on-one, or with a small group. A discussion would refine thoughts to better understand how they resonate with others. Concluding his comments, Mr. McKay was seated.

Robert McCahill, residing at 429 Center Street North, is the President of the Northeast Vienna Citizens Association (NEVCA). He complimented Director Levy, the Commission, and everyone involved on their work in preparing the draft Comprehensive Plan. Mr. McCahill had submitted online comments that expressed concern that no long-term vision had been identified for the Beulah Road leaf collection site. He explained that Director Levy responded to his comment that it is mentioned on page 121 of the plan, which states, *"That the Town continues to explore future uses of the site..."*, which is good. He had also mentioned in his online statement that the Comprehensive Plan is the perfect vehicle to envision repurposing the entire eight-acre site. Only one or two acres are currently used for leaf collection, four to five months of the year.

Going forward, he suggested adding language under Goals, Policies, and Strategies in Chapter 6, Policy 1.2: *"...Town facilities provide for residents' needs for years to come..."*, to include that, *"The Town act as a good steward of the site while exploring potential future uses..."* For example, maintaining its arboreal integrity and removing invasives that damage trees as was raised by Mr. Ordoñez. Saplings were planted recently and watered during the drought. Maintaining the site while planning for the future is important. Concluding his comments, Mr. McCahill thanked the Commission and was seated.

Penny Oszak, residing at 221 Nutley Street NW, stated that she submitted feedback online but wanted to speak on the record. She appreciated the amount of work that has gone into producing the document, stating that the chapters are well organized and easy to navigate. She is especially pleased to see the new language found in the Land Use chapter concerning conditional use permits for Strategies to ensure clear and enforceable conditions for noise, parking, and traffic, which is valuable.

She is also excited to see the Implementation Guide, located in Chapter 9, which demonstrates a commitment to turning strategies into actionable steps. She would like to see more depth assigning accountable departments and adding key performance indicators. She asked for further explanation on how the public will see those updates and whether that is online, at a public meeting, or an annual review.

She has concerns with proposed modifications to Future Land Use designations. Particularly to changes from 'Mixed Use' to 'Mixed Use – Ground Floor' and with changing 'Office' to 'Mixed Use' as there is no corresponding information with zoning code changes to support these. The Future Land Use Map is a guiding document. The Town should not acknowledge or advance related development proposals until zoning codes go through public input. Otherwise, it's hard to evaluate whether the use is appropriate.

Referencing the new 'Special Planning Area' designation, she asked for further clarification on the process for:

- How areas are identified,
- What criteria the Town considers, and
- How residents or property owners could apply for their area to be considered.

This is of interest due to the challenges they've experienced along the Northwest Nutley corridor, where she lives. It is a unique neighborhood that has a mix of non-residential uses that are in close proximity to commercial and mixed-use along Maple Avenue West. Since they continue to face noise, parking, and traffic issues, she stated that a Special Planning Area designation could help guide redevelopment and provide a framework that balances neighborhood character with surrounding activity. Concluding her comments, she thanked the Commission for the opportunity to speak and for the Commission's hard work on the document.

There being no additional speakers, Chairman Glassman called for a motion to close the public hearing.

Commissioner Noble motioned to close the oral portion of the public hearing on the Draft 2026 Comprehensive Plan while leaving the written record open until 11:59 PM on December 1, 2025.

Motion: Noble

Second: Plowgian

Rollcall Vote: 7-0

Director Levy announced that members of the public can contact staff with any questions when preparing written comments. Commissioners expressed appreciation for the positive, constructive public input, and acknowledged staff's extensive effort in developing the document. Staff was asked if other boards and commissions had submitted comments. Staff advised that they had not. Deputy Director O'Brien explained that staff presented to all town boards and commissions in October notifying them of the draft's availability

and that comment submissions were open until December 1st. They hoped to give them time to discuss as needed at subsequent meetings.

Discussing the Implementation Table, Director Levy explained that it will remain a companion document to the Comprehensive Plan, which will be updated following final adoption to include responsible departments, metrics, and processes for monitoring implementation.

Planning Director Comments

Director Levy reported the following:

- The upcoming December 10, 2025, agenda will include review of received Comprehensive Plan written comments and a public hearing on zoning code updates. Staff will also bring back the CUP application for the Town's Annex site at 301 Center Street South.
- Formal applications have been received from Green Hedges school for modification of requirements and revision of their existing conditional use permit. Public meetings are anticipated for early 2026.
- There are several pending CUP applications that are forthcoming in 2026.

Acceptance of Meeting Minutes

There being no corrections, the October 8, 2025, regular meeting minutes were accepted into the record.

There being no further discussion, the meeting was adjourned at 7:59 pm.

Respectfully submitted,

Jennifer Murphy
Clerk to the Commission