



Memorandum

To: Vienna Town Council
From: Matthew Glassman, Chair of the Planning Commission *mg*
Meeting Date: March 12, 2025
Re: Recommendation for Approval – Site Plan and Fence Height Modification for Navy Federal Credit Union (800-900 Follin Lane SE)

Summary:

The Planning Commission met to review the proposed site plan modifications and request for a fence height modification of requirements related to the installation of new generators on the Navy Federal Credit Union (NFCU) campus at 800-900 Follin Lane SE. The proposal includes relocating generators to a new site on the property and constructing a 14-foot acoustic barrier fence and landscaping to mitigate noise impacts. The Planning Commission has voted to recommend approval of the proposed site plan and fence height modification with the following considerations.

Key Discussion Points:

- **Generator Relocation:** The new generator location is situated further away from nearby residential properties, addressing concerns about noise and emissions from existing generators near homes on Little Walton Court. The four older generators will be decommissioned and removed, with two remaining in operation for an estimated 5-10 years.
 - **Noise Mitigation Measures:** The proposed generators will be enclosed within a sound-attenuated structure, and the surrounding fence will feature acoustic sheathing to reduce noise transmission. Sound modeling demonstrates compliance with zoning noise level requirements (approximately 40-50 dB at the nearest residences).
 - **Fence Height Modification:** The applicant requests a variance for a 14-foot fence (exceeding the standard 6-foot maximum) to further mitigate noise impacts and provide additional visual screening. The Planning Commission inquired about increasing the fence height and whether it would have additional noise-reduction benefits. The applicant stated that the benefits of increased height were minimal.
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- **Resident Concerns:** A nearby resident initially expressed strong opposition to the project, citing concerns about existing and potential noise pollution, air quality, and impacts on property values. The resident urged NFCU to relocate the generators farther from residential areas. After getting clarifying information on what is proposed, the resident appreciated that the new locations were further from his home, however, was still concerned about the two existing generators proposed to remain.
- **Existing Generators:** The Planning Commission noted that two generators will remain in operation on the east side of the property for an extended period. The applicant confirmed these were installed in 2012 and meet current noise regulations but agreed to verify compliance with existing zoning standards.
- **Landscaping:** NFCU has proposed extensive landscaping, including 8-12 foot evergreen plantings, to provide visual screening. Commissioners emphasized the importance of ensuring realistic expectations regarding plant growth timelines.

PC Recommendation:

The Planning Commission voted unanimously to recommend **approval** of the site plan and the 14-foot fence height modification with the following additional considerations:

1. NFCU should conduct an updated noise analysis for the two remaining generators on the east side of the property to ensure compliance with current zoning requirements.
2. NFCU is encouraged to explore additional sound attenuation measures for the two remaining generators if feasible.
3. The Town Council should be provided with further information regarding the relative benefits of increasing the fence height to fully enclose the generator enclosures.

The Commission recognizes the efforts made by NFCU to mitigate noise and environmental impacts and appreciates their commitment to being a good neighbor. We respectfully submit this recommendation for Council's review and decision.

Motion: Commissioner Kenney

2nd: Commissioner Noble

Roll Call Vote: 5-0

(Commissioners Miller and Chakrapani were absent.)

Matthew Glassman, Chair	Aye
Douglas Noble, Vice Chair	Aye
Keith Aimone	Aye
Deepa Chakrapani	absent
Stephen Kenney	Aye
David Miller	absent
Jessica Plowgian	Aye