

PLANNING COMMISSION
September 11, 2024
Regular Meeting Minutes

The Planning Commission met for a regular meeting at 7:30 PM on Wednesday September 11, 2024, at 7:30 pm, in the Vienna Town Hall Council Chambers. Commissioners present were Chairwoman Jessica Plowgian, Matthew Glassman, Stephen Kenney, and Keith Aimone. Staff members present were Director of the Department of Planning & Zoning, David Levy, Town Engineer, John Sergent, and Clerk to the Commission, Jennifer Murphy. David Miller, Deepa Chakrapani, and Douglas Noble were absent.

Roll Call

Commissioners Miller, Chakrapani, and Noble are absent.

Communications from Citizens and/or Commissioners.

Public Hearing: None

Regular Business:

Item No. 1

Request for a recommendation to Vienna Town Council on a final plat for a proposed lot consolidation of two lots into one at 841 Ninovan Rd SE in the RS-10 Residential - Single-Unit, 10,000 sq. ft. zone.

Director David Levy presented the staff report, stating that the applicant requests approval to consolidate two lots, which were approved in 2022 as a re-subdivision. The owner now plans to build one house across both lots, requiring lot consolidation. The application meets all town zoning requirements and would be consistent with the Town's Comprehensive Plan. The application is scheduled for review with Vienna Town Council at their September 23, 2024, meeting.

Rob Fisher with Fischer Custom Homes, was present on behalf of the application.

The commission discussed and reviewed the onsite utility locations and grading. Mr. Fisher is currently working with Dominion Power on possible undergrounding of power line utilities that feed the subdivision to the rear of the property. Town Engineer, John Sergent stated that the middle of the Town's drainage divide for the entire town. He is currently working with the applicant on the proposed sidewalk and final grading design for the site. There being no further discussion, a motion was in order.

Commissioner Kenney motioned that a recommendation be made to Vienna Town Council in support of the final plat proposed for lot consolidation of two lots into one at 841 Ninovan Rd SE in the RS-10 Residential - Single-Unit, 10,000 sq. ft. zone.

Motion: Kenney

Second: Aimone

Carried by roll call vote: 4-0

Item No. 2

Request for a recommendation to Town Council for approval of a lot line adjustment for lot 0382 02 0046, located at 300 Glyndon St NE, in the PR Parks and Recreation zoning district.

Director Levy presented the staff report, stating that the Planning Commission discussed this item at their August 28, 2024, work session. At the time, town staff advised of necessary corrective measures being taken to remediate area drainage issues. The Department of Public Works staff is currently working on those plans to mitigate area flooding with corrections to drainage issues. Comparing the original 1891 Ayr Hill Subdivision map with current present-day conditions, staff noted that the property line for Glyndon Park does not follow the edge of road along Glyndon Street NE. The request meets the current Comprehensive Plan and zoning map. Staff will come back with an application for an amendment to the PR zone, which requires approval by Vienna Town Council.

Additional discussion followed regarding current conditions versus improvements necessary for adjusting town right-of-way and parkland boundaries. Staff advised that they are under deadline for federal requirements in order to utilize ARPA funds. The current application seeks recommendation to correct lot line issues along Glyndon St NE. Staff anticipates future plans for addressing parking issues along the Glyndon Street NE, side of Glyndon Park that do not disrupt the park's current use. The item is scheduled for Town Council review at their September 23, 2024, meeting.

Concluding discussions, a motion was in order.

Commissioner Glassman motioned that a recommendation be made to Vienna Town Council for approval of a lot line adjustment for lot 0382 02 0046, located at 300 Glyndon St NE, in the PR Parks and Recreation zoning district.

Motion: Glassman

Second: Kenney

Carried by rollcall vote of 4-0

New Business: None

Director's Report

Director Levy reported on the following:

- Update on leftover Code Create zoning update items.
- Town Council discussions on housing diversity at their September 9, 2024, work session.
- There have been no resubmissions on either the Patrick Henry Library or Green Hedges project.
- DPZ Staffing updates.
- Comprehensive Plan Update.

Minutes:

The following meeting minutes were accepted into the record:

- June 12, 2024, Regular Meeting Minutes
- June 26, 2024, Regular Meeting Minutes

The meeting was adjourned at 8:19 pm.

Respectfully submitted,

Jennifer Murphy

Clerk to the Commission