



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes - Final Town Council Work Session

Monday, September 9, 2024

9:00 PM

Charles Robinson Jr. Town Hall, 127 Center
Street S

Will begin after regular meeting

1. Regular Business

Roll Call

Council Present: Council Member Sondra Allen; Council Member Chuck Anderson; Council Member Roy Baldwin; Council Member Ray Brill; Council Member Jessica Ramakis; Council Member Howard Springsteen and Mayor Linda Colbert.

Staff Present: Mercury Payton, Town Manager; Steve Briglia, Town Attorney; David Levy, Director, Planning and Zoning

A. [24-4608](#)

8:30 p.m. - 9:00 p.m. - Annual Presentation from Board of Architectural Review

Mayor Colbert opened the Work Session by calling on Patty Hanley, Chair, Board of Architectural Review (BAR) to present the annual report of activity. The five-member board held 12 meetings, 9 work sessions, dealt with 114 applications, three projects and issued three recommendations. Comments and questions from Council included the following:

- *Most challenging issue is providing assistance to small businesses;*
- *Current Town Code is not as robust as should be to allow for adequate enforcement of signage;*
- *BAR no longer has role in CUP decisions; Continues to have role in exterior modifications not in single-family home districts;*
- *BAR is a formal decision making board that includes an appeal process;*
- *Have initiated voluntary work sessions with applicants that have proven effective.*

B. [24-4486](#)

9:00 p.m. - 10:00 p.m. - Housing Diversity: Accessory Living Units (ALUs)

Mayor Colbert called on David Levy, Director, Planning and Zoning to present the Item.

On January 29, 2024, the Town Council adopted Housing Diversity as one of four priorities for the calendar year 2024. During the summer, Council began discussion on defining goals with respect to housing diversity. Among the areas of interest was that of accessory dwelling units (ADU's).

Mayor Colbert invited comment from Council that is summarized as follows:

- *Senator Salim introduced legislation that would have required all jurisdictions to allow ADUs in all single-family zoning districts as a permitted use; Failed but likely to be brought forward again; Legislation includes provisions not acceptable to Vienna; Existing local legislation would potentially be grandfathered under any new State legislation;*
- *Suggest that Council/concerned residents weigh in with elected representative regarding this issue;*

- *Homeowners should be allowed to use interior spaces as they choose; Dedicated parking must be a consideration;*
- *Consider requirement that principal owners must be in residence – would eliminate investors purchasing single family residences to turn into rentals;*
- *Detached ADU's will potentially change the character of Vienna; Maintaining 25% lot coverage would alleviate many potential issues such as storm water management, adherence to the tree ordinance, and pressure on infrastructure;*
- *Town currently allows ADU's in commercial zones under certain conditions;*
- *Housing affordability is continuing issue in Vienna; ADU's provide tool for addressing this issue;*
- *Recognize that ADU's already exist throughout the Town;*
- *Difficult to limit units to seniors/disabled due to future sale of property.*

Staff will develop a set of questions, based upon this input, for Council consideration at the work session of September 23, 2024. The goal will be to further refine the parameters/rules for this type of housing.

2. Meeting Adjournment

With no additional discussion, Mayor Colbert closed the Work Session at 9:45 PM.