

## PLANNING COMMISSION

May 14, 2025

### Regular Meeting Minutes

The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, May 14, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, 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 Cloutre, Town Engineer, John Sergent, Town Traffic Engineer, Andrea Jinks, and Clerk to the Commission, Jennifer Murphy.

#### Roll Call

All members called present.

#### Communications from Citizens and/or Commissioners

None

#### Public Hearing

None

#### Regular Meeting

##### Item No. 1

Continued discussion on the proposed rezoning at 128 Nutley Street NW from the Residential - Single-Unit, 12,500 sq. ft. Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

Presenting staff's report, Principal Planner, Lyndsey Cloutre stated that the property currently zoned RS-12.5 single-family residential has a by-right primary use limiting lot sizes to no less than 12,500 square feet. The 29,534 sq ft lot is located at the southeastern corner of Windover Avenue and Nutley Street NW. If approved for rezoning, the applicant intends to submit a separate application to redevelop the property for a nine (9) unit townhouse development. For the proposed rezoning request, the Comprehensive Plan language provides mixed messaging. The future land use map is clear that the site is envisioned for low density residential use but plan language under affordable housing, range of housing, climate change, and expanding sidewalk network could support the project at this site.

At the April 23<sup>rd</sup> public hearing the Planning Commission heard public comments from eighteen (18) speakers. Comments heard focused on concerns for impacts on traffic, loss of green space/trees on the subject lot, whether or not market pricing for a townhouse would be considered affordable, compatibility with the Town's future land use map, and whether townhouses are a family friendly housing option in an area known for attracting families. Presenting locations on a map where written comments were received, she stated that a total of fourteen (14) pieces of written testimony were received in support, twenty-three (23) received in opposition, and two (2) recommended action taken to preserve the history of the home currently on site.

Ms. Cloutre advised that the applicant has since developed an alternative layout that retains the nine (9) entrances but moves the property's entrance from Windover Avenue NW to the Nutley Street NW side of the property. This revision includes a pocket park, a historic gazebo honoring the Holmes' family, and three (3) new

parking spaces along Windover Avenue NW. As the alternative layout was recently received, staff has been unable to conduct a thorough review of all elements. The Department of Public Works staff is reviewing transportation improvements with the amended technical memo submitted by the applicant, and is examining impacts on moving the entrance from Windover Avenue NW to Nutley Street NW.

Ms. Clouatre advised that the Planning Commission currently has several options that they may choose to proceed with. They may choose to vote on the rezoning request, with recommendation that Town Council approve the rezoning as is, with amendments, or recommend that Town Council vote to deny the rezoning request. The Planning Commission may also choose to re-open the public record to receive public comments on the latest alternative. Members of the public can also submit public comments for the Town Council's public hearing, which has yet to be scheduled. Concluding her presentation Ms. Clouatre offered to answer any questions.

Chairman Glassman opened discussion amongst the Commission, which included the following:

- Concerns were expressed with proposed density, which could exacerbate current traffic/safety issues.
- Commissioners supported lower density with comments that they would more likely support 2-duplex units, creating less stress on the surrounding neighbors.
- The concept is a well thought out product, which supports housing diversity, providing public benefit such as sidewalks and open space. The current pedestrian experience being not positive, which should be a larger discussion for what the community wants.
- Traffic was noted as the larger issue. Commissioners supported the town investigating the area, which currently includes commercial use, schools, daycares, and the unconstructed MAC development at the corner of Maple Avenue and Nutley Street SW.
- Current Comprehensive Plan criteria for rezoning being ambiguous.
- The revised alternative design concept does not replace the current layout that is under review. Staff was asked that updated traffic information not be brought to them until after staff has had a chance to perform their analysis. Further discussed including a transportation section to the staff report.

The applicant was invited to speak. John Sekas and Connor Sekas of Sekas Homes, Ltd, were present on behalf of the application. Mr. John Sekas requested a deferral of their application decision, adding that the Commission may want to reach out to the developers and town residents for feedback on the Comprehensive Plan update to avoid repeating this situation. When originally designing the project, twelve (12) units were the minimum allowance. To date they have spent approximately \$150,000 designing the project, which equates to \$15,000 per unit. A project of four units may not work, which may not meet the sliding scale between square footage and number of units. Due to costs, lower pricing requires higher density. He asked commissioners for feedback on appropriate density numbers that he could take back to the property owners. Discussion followed on how to proceed moving forward with the newly presented concept design.

Commissioner Miller motioned that the Planning Commission recommend denial of the requested proposed rezoning at 128 Nutley Street NW from the Residential - Single-Unit, 12,500 sq. ft. Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU).

Commissioner Chakrapani seconded the motion. Chairman Glassman called for discussion. Commissioner Noble agreed that a deferral and vote would provide clarity to the applicant on potential density options. He is amenable to something but not to what has been presented.

Commissioner Plowgian asked if voting against the item still results in a public hearing with Town Council. Staff advised that the Town Council would still hold public hearing. The Planning Commission can take some time to decide what comments they wish to forward in their memorandum, which can be provided at a later time. Commissioners briefly discussed procedural next steps. Concluding discussion, Chairman Glassman called the question.

Motion: Miller

Second: Chakrapani

Fail: 3-4

Nays: Plowgian, Noble, Kenney, Glassman

Discussing density feedback commissioners expressed support for a range of density, falling within 4-6 duplex units that had a single-family design and was limited to no more than two buildings. There was support for aspects of the plan that proposed to fix current issues at the corner that a 2-lot subdivision would not address, but the responsibility for fixing current neighborhood roadway issues should not be left entirely to the developer.

Chairman Glassman invited the Town's Transportation Engineer, Andrew Jinks to update the Commission on his review of submitted traffic data. Mr. Jinks stated that the applicant provided a preliminary Traffic Impact Analysis (TIA) report in the original application layout. He had requested additional information for more context to actual impacts that the development will have, stating that the applicant was going to tailor the update with the alternative design. Although it is a challenging area in the Town, the project would bring additional impacts to the area, but they do not seem to be significant. Mr. Jinks is waiting for revised TIA information to see what those impacts will be, stating that street frontage and overall improvements would benefit the area with respect to on-street parking and pedestrian safety from created bump outs. The alternative design appears to remove some of traffic at the intersection. Shifting the entrance would be less impactful with the alternative design as most vehicles exiting from the development will be traveling to and from Maple Avenue. Mr. Jinks is still reviewing the TIA report, which he will be happy to share more details once he has completed his review.

Commissioner Chakrapani asked what the town has planned for the area. Mr. Jinks responded that the Town is currently reviewing the HAWK signaling design at James Madison Drive and Maple Avenue West. He stated altering the existing design would be beneficial to the area and intersection. Especially the areas involving school bus routes. Concluding his comments, he invited Mr. Sergent to speak to other projects planned for the area.

Town Water Resource Engineer, John Sergent, stated that staff is currently in early discussions on a project that would impact Windover Avenue NW, between Pleasant Street NW, and Nutley Street NW, improving the intersection that is across from this project on the other side of Nutley Street NW. The CUP application for Green Hedges School, currently under discussion, will impact frontage along that road. This will require sidewalk Escrow for that segment of road, improving one side of the road down to the WaWa at the corner. It does not improve the other side, from WaWa up to Windover Avenue NW. Staff is currently under discussion for improvements along Windover Avenue NW, from Pleasant Street NW, to Nutley Street NW. Additional discussion followed. Concluding discussion, Chairman Glassman called for a motion.

Commissioner Chakrapani motioned that the Planning Commission recommend denying the request for rezoning at 128 Nutley Street NW, from residential single unit, 12, 500 square feet RS-12.5 zone to the residential multi-unit, RMU zone.

Chairman Glassman clarified that the previous, original motion discussion was a call to close debate on the motion. There being no further discussion, Chairman Glassman called the question.

Motion: Chakrapani

Second: Noble

Roll Call Vote: 6-1

Nay: Kenney

#### New Business

- Commissioner Noble suggested consideration to update town code requirements for measuring constructed building height and requirements for lot grade deviation.
- Commissioner Chakrapani requested future discussion to clarify town rezoning procedures, such as criteria, guidance, and the role of the Planning Commission.

#### Director's Report

Director Levy reported the following:

- Staff will be bringing the following forward to Planning Commission:
  - CUP reviews for specialized instruction.
  - Updated Comprehensive Plan draft text for Chapter 3: Land Use.
  - NFCU site plan amendment to relocate an onsite ATM.
  - Additional zoning amendment items.
- Ongoing comprehensive plan discussions. Updated draft chapters will be forthcoming.
- Town Council recently held a work session to discuss Corporate Park Land Use options in anticipation of the upcoming comprehensive plan's land use discussions.
- DPZ staff is continuing to collect council feedback on a possible joint meeting and public hearing with the Planning Commission for Comprehensive Plan review
- The Town recently held a tree planting event at the Town Green with key Fairfax County officials. The event was in response to Dominion's tree removal.
- The Town and NOVA Parks has signed a 2-year optional agreement to explore acquiring properties located at 125 Church St NE and the old bank building at 200 Dominion Rd NE. NOVA Parks is considering construction of a Visitor Center for the W&OD trail at 125 Church St NE. Staff anticipates a community planning process to discuss optional uses along the trail.

#### Minutes

The following meeting minutes were accepted into the record:

- PC - April 9, 2025 – Work Session Action Minutes
- PC – April 9, 2025 – Regular Meeting Minutes
- PC – April 23, 2025 – Work Session Action Minutes
- PC – April 23, 2025 – Regular Meeting Minutes

The meeting adjourned at 9:11 pm.

Respectfully submitted,  
Jennifer M. Murphy  
Clerk to the Commission