

PLANNING COMMISSION
July 10, 2024
Regular Meeting Minutes

The Planning Commission met for work session on Wednesday July 10, 2024, at 7:00 pm, in the Vienna Town Hall Council Chambers. Commissioners present were Chairwoman Jessica Plowgian, Matthew Glassman (participated by Zoom), Stephen Kenney, David Miller, Keith Aimone, Deepa Chakrapani, and Douglas Noble (participated by Zoom). Staff members present were Director of the Department of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Principal Planner, Maggie Costello, Town Engineer, John Sergent, and Clerk to the Commission, Jennifer Murphy.

Item No. 1

Discussion on Proposed Rezoning and Redevelopment of 128 Nutley St NW

John Sekas and Connor Sekas of Sekas Homes, Ltd. presented two conceptual design layouts. The residentially zoned lot would need to be rezoned to an RMU zone to allow for townhome construction. Conceptual layout 1 would require modification approval from the required rear-yard setback. Design layout 2 would require no waivers or modifications from the required setback.

Commissioner discussion and feedback included:

- Concern that introducing an RMU zoned property will isolate the remaining four residential homes. Consider design that does not leave four isolated, single-family residences to be purchased for additional townhouse development;
- Windover Avenue and Nutley Street NW is a heavily trafficked intersection. Additional residential units could overburden the street with no overflow parking;
- Consider designing with fewer units;
- The Comprehensive Plan's Future Land Use map does not support the project but has supportive language leaving it open to consideration;
- Limit loss of buffer area as development moves to greater density.

Concluding discussions, the work session adjourned at 7:40 pm.

Respectfully submitted,



Jennifer Murphy
Clerk to the Commission