



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Minutes Planning Commission

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Wednesday, August 25, 2021

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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### Continuity of Government - Electronic Participation

*The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, August 25, 2021 to review 3 agenda items and 1 public hearing. Stephen Kenney, Chairman presiding was present at Town Hall. Adoption of the Continuity of Government allowed the following members to participate electronically: Jessica Plowgian, David Miller, David Patariu, Andrew Meren, and Keith Aimone were present participating via Zoom. Sharon Baum is absent.*

*Staff members Cindy Petkac and Jennifer Murphy were present at Town Hall. Staff members Kelly O'Brien, Michael D'Orazio, John Sergeant, and Andrew Jinks were present participating via Zoom.*

### Roll Call

*Sharon Baum is absent.*

### Resolution for continuity of government

*Resolution for Continuity of Government read aloud on the record by Chairman Kenney.*

*Motion: Miller*

*Roll call vote: 6-0*

### Public Hearings

Public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density

*Dennis Rice, owner of JDA Custom Homes and residing at 412 Glyndon Street NE, was present representing the application. Staff Principal Planner, Kelly O'Brien provided staff's report, stating that the applicant proposes six (6) two-family dwelling, cottage style units; totaling twelve (12) units with 2-car garages facing a common green area and clubhouse, which meets current comprehensive plan language.*

*Commissioner questions included ratios for lot to building coverage. A chart comparison of recently approved RM-2 locations was presented by staff. The chart*

comparison indicates that the proposed request does not exceed recently approved modifications. Additional discussion included requirements for stormwater management and tree canopy coverage. The applicant is required by state code to attenuate the entire site of stormwater management issues, which cannot exacerbate downstream issues. State code also requires that the applicant meet 10% canopy coverage. When asked about solar installation Mr. Rice responded that they are currently working on creating an energy efficient site requiring limited site maintenance. He is currently in discussions with the neighboring shopping center regarding tree and landscaping installation. The proposed two-way traffic street will allow enough width for fire and sanitary vehicles.

Additional discussion included onsite grading and proposed sidewalk installation. Garbage collection will be provided utilizing rollout cans from the garage. Mr. Rice provided that the site meets standards for a private road but will operate more as an access road.

There being no further discussion, Chairman Kenney called for public comment. He noted that to date staff received five written comments: two in support, two against, with one in the middle.

Present at Vienna Town Hall Council Chambers, Robert Gambarelli, residing at 600 Kearney Ct SW, spoke in support of the application, stating that it would allow for much needed housing for middle income residents. As the housing code has not changed in 50 years the proposed application seems sensible.

Present at Vienna Town Hall Council Chambers, Craig Burn, residing at 301 Center Street North asked the applicant for price points for the proposed development and stated support of the request.

In response to Mr. Burns' question, Mr. Rice answered that it would be difficult to answer. Material costs continue to escalate with a dwindling labor force. He anticipates knowing more closer to construction. They will try to keep costs as reasonable as possible while meeting any fee increases.

Present at Vienna Town Hall Council Chambers, Tina Cardenas, residing at 214 Ceret Ct. SW, had questions regarding traffic flow specific to this site. She stated concerns with current traffic stacking issues at Courthouse Road and Maple Avenue West. She asked that commission discussion include her concerns as the Town previously reviewed traffic issues in that vicinity. At the time they considered a mini roundabout, which was determined not to be possible. She asked how an influx of twenty-four (24) cars would not increase traffic.

Department of Public Works staff, Andrew Jinks and John Jay Sergent provided that the proposed development will create minor impact with respect to traffic. The mini roundabout evaluation Ms. Cardenas referenced reviewed the intersection at Lawyers Rd and Church Street NW, which was determined not to be feasible. Mr. Rice provided that the site is well situated in a central location allowing for walkability with two points of access for inbound and outbound traffic. It was suggested that staff work with the applicant to limit left turns from the site.

Online Public Comment:

Pennyellen Oszak residing 221 Nutley Street NW asked that any discussions on traffic include consideration for garbage, mail, and amazon deliveries.

*There being no further public comments, the public hearing was closed.*

*Motion: Miller  
Second: Patariu  
Roll call vote: 6-0*

*The Commission further discussed the evolution of the project, which began public review in August 2020. The proposed site being surrounded by commercial zoned properties and parking lots is well within proximity to walkable commercial locations. The project provides an additional housing type, which fits within the Town's Comprehensive Plan language; chapter 3, pg. 23, read into the record by Commissioner Patariu.*

*There being no further discussion, a motion was in order.*

*Commissioner Miller moved to recommend approval of the requested site plan modifications for lot coverage, front and rear yard setbacks, and lot area for the proposed two-family dwelling development located at 117-121 Courthouse Road SW.*

*Motion: Miller  
Second: Meren  
Roll call: 6-0*

## Regular Meeting

Recommendation to the Town Council for site plan modifications of requirements related to RM-2 Multifamily, Low Density rezoning request, located at 117-121 Courthouse Road SW, for lot coverage, front yard setback, rear yard setback, and minimum lot area requirements.

*Considering the four (4) modification requests the Commission discussed lot coverage versus green space preferences. Smaller units necessitate the need for the clubhouse, which takes up green space. Members of the Commission appreciated staff's comparison chart. The applicant was encouraged to provide additional trees on site. Mr. Rice was asked whether a wall or fencing should be provided for safety. Mr. Rice provided that a wall is required along Courthouse Rd SW, the southern side, for noise attenuation and Town Code requirement.*

*There being no further discussion a motion was in order.*

*Commissioner Miller moved to recommend approval of the requested site plan modifications for lot coverage, front and rear yard setbacks, and lot area for the proposed two-family dwelling development located at 117-121 Courthouse Road SW.*

*Motion: Miller  
Second: Plowgian  
Roll call vote: 6-0*

Recommendation to Board of Zoning Appeals for request of conditional use permit for a child day center (referred to as nursery and kindergarten schools, private in Town Code), located at Vienna Assembly of god church at 100 Ayr Hill Avenue NE (also addressed as 301 Center Street North)

*Principal Planner, Kelly O'Brien provided staff's report. The applicant requests*

*recommendation for a conditional use permit for a childcare facility for children ages 2 ½ years and older to care for thirty (30) children and eight (8) staff members. There are future plans to expand care for sixty-three (63) children and eighteen (18) staff members. All traffic will be handled onsite. The proposal's current requirement would be for eleven (11) parking spaces. If expanded future needs would require twenty-six (26) parking spaces, which is half of all available onsite parking. Aside from current church operations, there are no other uses onsite. The application meets all town code requirements for a conditional use permit and is scheduled for public hearing with the Board of Zoning Appeals on September 14, 2021.*

*Pastor Brenda Burns present on behalf of the application, stated that in their discussions with surrounding neighbors they have received nothing but positive responses. Other than church services, there are currently no weekday, daytime activities in the building.*

*Commissioner discussion included the need for additional daycare services in town. The applicant was asked to consider adding ramp access at the curb to the southside of the property. This would help to alleviate stroller access.*

*Chairman Kenney called for public comment.*

*Ann Marie Irwin, residing at 302 Center Street North, stated that she is delighted that a preschool will be so close. She supports the application.*

*There being no further discussion a motion was in order.*

*Plowgian moved to recommend approval of the conditional use permit to the Board of Zoning Appeals for a child day center located at 100 Ayr Hill Avenue NE, to be operated by The Classroom LLC.*

*Motion: Plowgian*

*Second: Miller*

*Roll call: 6-0*

### **Recommendation to Board of Zoning Appeals for request of conditional use permit for a two-Lane drive-through ATM facility located at 315 Maple Avenue East, associated with proposed new Chase Bank Building**

*Deputy Director of Planning & Zoning, Michael D'Orazio provided staff's report. The proposal calls for the demolition of the existing building, former location for the Outback Steakhouse, to construct a Chase Bank building. The new building will be smaller than the current building. Staff presented proposed elevations and site plan, stating that the applicant has held a work session with the Board of Architectural Review. The proposed ATM facility with 2 lane drive-through includes a pedestrian amenity area, screened facility with landscaping. The proposed project meets all town code criteria for conditional use permit.*

*Michelle Rosati, attorney representative for the applicant, stated that the new smaller building will be situated closer to the sidewalk and Maple Avenue East for pedestrian friendly access to the freestanding ATM. The applicant is working with staff on pulling the canopy back, providing an enhanced streetscape and sense of place with headlight screening. The application meeting all criteria for a conditional use permit they request recommendation to the Board of Zoning Appeals.*

Commissioner discussion included concerns that the proposed drive-through is situated too close to Maple Avenue. The applicant was asked to consider options for flipping or moving the proposed building with additional discussion regarding the internal traffic flow of the site and whether the project was the greatest and best use of the site. The applicant was urged to screen the site as much as possible.

Chairman Kenney asked about the transformer locations. Mr. D'Orazio explained that the proposed transformer locations are part of an underground study for future location to underground the overhead wires. Department of Public Works Engineer, John Sergent explained that the applicant is working with staff and the consultant on a preliminary plan for future undergrounding of utilities and locations of switches and transformers. The applicant was asked that the transformers be screened. Mr. D'Orazio explained with respect to parking counts, the proposed drive-through lane takes up current onsite spaces. Additional discussion followed whether to continue the item or move forward. The applicant requested to move forward with the application and would take commissioner comments into consideration.

There being no further discussion a motion was in order.

Commissioner Patariu moved to recommend approval of the conditional use permit to the Board of Zoning Appeals for a two-lane drive-through ATM facility located at 315 Maple Avenue East, associated with the proposed new Chase Bank building.

Motion: Patariu

Second: Meren

Roll call vote: 1-5 (recommendation fails)

Nays: Kenney, Meren, Miller, Plowgian, and Aimone

## Planning Director Comments

Ms. Petkac reminded everyone that the Planning Commission is holding a Code Create work session with the consultant on Tuesday, August 31st from 6-9 pm Code Create Work Session.

## Approval of the Minutes:

None

## Meeting Adjournment

The meeting adjourned at 9:41 pm.  
Respectfully submitted,

Jennifer Murphy  
Clerk to the Board

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.