



# Town of Vienna

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

## Meeting Minutes Town Council Work Session

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Wednesday, December 4, 2019

7:30 PM

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

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### Work Session

#### 1. Regular Business

*Members Present:*

*Mayor Laurie DiRocco  
Council Member Colbert  
Council Member Majdi  
Council Member Noble  
Council Member Patel  
Council Member Potter  
Council Member Springsteen*

*Staff Present:*

*Mercury T. Payton, Town Manager  
Cindy Petkac, Director of Planning and Zoning  
Mike D'Orazio, Deputy Director of Planning and Zoning  
Kelly O'Brian, Planner  
Andrea West, Planner  
Steve Briglia, Town Attorney  
Melanie Clark, Town Clerk*

[19-1513](#)

Discuss Draft Commercial Development Survey related to Town Council Directive to draft Amendments to Maple Avenue Commercial (MAC) Zone and Other Commercial Zoning Districts along with Related Amendments

*Town Manager Mercury Payton opened the December 4, 2019 Town Council Work Session at 7:31p.m. and thanked everyone for coming to the work session. He stated that there is only one item on the evening's agenda, the Commercial Development Survey related to Council Directive to draft amendments to Maple Avenue Commercial MAC zone and other commercial zoning districts along with related amendments. He stated that the goal for the evening is for staff to receive feedback from Council so the survey could go live in January 2020. He adds that the survey would be advertised quite possibly in the Vienna Voice, town's website and via social media.*

*Director Cindy Petkac highlighted the draft survey including the 6 areas of common interest that staff was directed to draft survey questions. They included: height, residential/commercial balance, streetscape, open space/gathering space, parking and MAC eligibility area. She stated the purpose of the survey is to learn how residents, business owners and property owners would like to see the commercial area of the town developed in the future. Ms. Petkac described to Council how the survey will be organized on "Survey Monkey". Concerns shared from the Council included demographics and format as well as availability to all residents, number of*

questions and content, specific concerns regarding the cottage housing, building height, definition of equitable community and a possible expert to assist with the survey.

Council Member Potter stated that he feels we need to move development forward in a smarter fashion. He further stated that at the next Town Council meeting he will make a motion for a comprehensive reorganization and update of Chapters 17 and 18 of the Town Code. In it he shall move to direct Planning and Zoning Staff to expand the scope of the Maple Avenue MAC and other proposed commercial zone coding amendments as directed by the Council to date. He added that this effort will include a request for proposal preparation for the comprehensive reorganization update of Chapters 17 and 18. He noted consultant interviews and selection recommendations for consulting firms with National and Virginia experience and determination of realistic moratorium period for the MAC based on the scope of the work identified. He stated all pertinent work accomplished to date by staff, committees, commissions, boards and council as well as relevant results from public comments, surveys and workshops shall be retained and shared with the winning consultant firm for use in the development of the aforementioned reorganization and update. He concluded by asking that this intent be added to the December 9th meeting's agenda. The Mayor and Council Members concurred.

Further discussion ensued regarding the survey. Possibly adding additional questions concerning traffic and adding an increase in open/gathering space questions with numbers and diagrams.

Director Petkac added that she will send out a highlighted draft that will include comments and how she has adjusted the scope based on the discussion.

## 2. Meeting Adjournment

The Work Session meeting adjourned at 9:22 p.m.

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