



Town of Vienna

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

Meeting Agenda Planning Commission

Wednesday, December 10, 2025

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.
South

Roll Call

Communication from Citizens and/or Commissioners

Public Hearings

1. [PC25-283](#) Public Hearing on Proposed Updates to Chapter 18 - Zoning and Subdivision in Response to State Code Changes and Other Items

Attachments:

[01 - Staff Memo - Edits of Zoning and Subdivision Ord - October 8 2025](#)
[02 and 02A - ARTICLE 2 - Sec. 18-213. Lot coverage. - Proposed Edits](#)
[03 - ARTICLE 3 - Principal & Accessory Use Tables - Proposed Edits](#)
[04 - ARTICLE 3 - Sec. 18 323. Drive Through Facilities. - Proposed Edits](#)
[05 - ARTICLE 3 - Sec. 18 340. Religious Assembly. - Proposed Edits](#)
[06 - ARTICLE 6 - Subdivision - Prop Edits](#)
[07 - ARTICLE 8 - Administration, Procedures, and Enforcement - Proposed Edits](#)
[08 - HB2660 2025 VA legislation](#)
[09 - SB974 2025 VA legislation](#)
[10 - Signed Affidavit](#)

Regular Business

2. [PC25-281](#) Recommendation to Board of Zoning Appeals for a Conditional Use Permit for a series of governmental and public outdoor parks and recreational uses for the property located at 301 Center Street South, zoned RS-10 (Single-Unit Residential, 10,000 sq. ft.).

Attachments:

[01 - Staff Report - 301 Center St S - CUP](#)
[02 - 301 Center Street S - CUP Narrative & Examples](#)
[03 - 301 Center St S - Interim Conditions Site Plan](#)
[04 - Relevant Regulations](#)
[05 - Signed Affidavit](#)
[06 - Written Testimony Received](#)
[Staff Presentation - 301 Center St S - Annex CUP](#)

3. [PC25-284](#) Draft 2026 Comprehensive Plan Update - Public Comments and Discussion
- Attachments: [01 – Public Comments Received Via Online Form or Email Through December 1, 2025](#)
[02 – Public Comments Received In-Person at the November 25, 2025, Public Hearing](#)
[03 – Analysis of Testimony Received on Draft 2026 Comprehensive Plan Through Dec](#)
[04 – Comments Received from TBLC on December 2, 2025](#)
4. [PC25-282](#) Election of Planning Commission Officers

New Business

Planning Director Comments

Approval of the Minutes:

[25-5374](#) Acceptance of the Meeting Minutes

Attachments: [PC - November 12, 2025 Draft Meeting Minutes](#)

Meeting Adjournment

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.