Town of Vienna

Meeting Minutes
Town Council Conference Session

Monday, May 8, 2023　　　　　　**7:00 PM**　　　　　　**Vienna Police Department Community Room,
215 Center St. South**

1. Regular Business

*Council Present: Council Member Chuck Anderson; Council Member Ray Brill Jr.;
Council Member Nisha Patel; Council Member Steve Potter; Council Member Ed
Somers; Council Member Howard J. Springsteen and Mayor Linda Colbert.*

*Staff: Mercury Peyton, Town Manager; Shelley Kozlowski, Deputy Town Clerk; Steve
Briglia, Town Attorney; David Levy, Director, Planning and Zoning; Kelly O'Brien,
Deputy Director, Planning and Zoning; Andrea West, Zoning Administrator,
Planning and Zoning; Christine Horner, Acting Director, Public Works; Natalie
Monkou, Director, Economic Development; Leslie Herman, Director; Parks and
Recreation; Jeremy Edwards, Parks Maintenance Superintendent; Scott Diffenderfer,
Urban Arborist.*

A.　　[23-3784](#)　　Code Create Vienna: Review and Discussion of Zoning of 901 Glyndon
St SE, uses in Transitional zone, and Draft Calendar

*Mayor Colbert called on David Levy, Director, Planning and Zoning to review the
information for consideration by Council. A synopsis of Council comments is
included as follows:*

901 Glyndon St., SE
- *Property was originally annexed as a commercial zone;*
- *If zoned as Avenue Center or Avenue West, height would be ruled out due to
distance from residential;*
- *Council supports maintaining C-1 zone but with reconsideration of current uses
– those uses not appropriate for residential;*
- *This is a unique property, caution against zone name that would allow other
developments to try to replicate; Concern that Avenue Central/mixed use in
residential zone may provide precedent;*
- *Assure that property can never become either a drive through or a gas station;*

Town Attorney
- *Property has vested right to all current uses indefinitely unless property is
abandoned for two years; Creation of a new zone would be spot zoning;*
- *Advise against grandfathering;*
- *Suggest selecting existing zone for this property;*
- *Include language that reflects fact that this zone is a combination of annexed
property that came into Town as commercial.*

Uses in Transitional Zone
- *Transitional zone may become larger part of land use in future; Suggest
multiple use/light use and nontraditional uses as conditional;*
- *Child care already permitted in residential and proposing as use in
commercial-one Council Member suggests removing as option in Transitional Zone;*

- *Current model reflects office space with child care on site; Should consider this in Transitional Zone;*
- *Consider language that would allow child care as an accessory use (not primary use);*
- *Consider boutique hotel as use for Transitional Zone however recent market study indicated current state of Vienna's commercial environment does not support this; Suggest consideration of use success rate in Transitional zones when drafting language.*

Draft Calendar
Council stressed that Code Create must be complete before the close of the year. October 23, 2023 was set as the adoption date. With this in mind, Public Hearings have been set for July 10, 2023 and July 12, 2023.

Mayor Colbert called for a recess at 8:45 PM.
Council meeting resumed at 8:50 PM.

B.   [23-3761](#)   Vienna Annex Long-Term Use Study - Engagement Summary and Next Steps

Mayor Colbert called on representatives from Kimmel Bogrette Architecture & Kimley Horn to report on the Annex Long-Term Use Study.

Comments from Council are summarized as follows:

- *Aquatics identified by public as aspirational long term goal; ten to fifteen-year funding plan required; Interim use consideration imperative; Active use identified as most desirable;*
- *Must have sense of costs required to support any activity in addition to general cost recovery;*
- *Must focus on physically attainable options for the site – any decision requires cost estimates for options;*
- *Least expensive option is to demolish the building; Would allow for quick use of open land for recreational use;*
- *If retain gym in existing facility must have costs for repair, etc. in addition to operational costs; Consider that gym is already at half its life expectancy;*
- *Provide cost comparison between temporary structure and retention of gym.*

The Market/Operational Costs study will be added to the June 5, 2023 Town Council meeting agenda.

Mayor Colbert called for a recess at 10:20 PM.
Council meeting resumed at 10:25 PM.

C.   [23-3762](#)   Urban Tree Management Discussion

Mayor Colbert recognized Jeremy Edwards, Parks Maintenance Superintendent to present the Item for discussion.

The Urban Tree Canopy Report was presented by Davey Resource to council at the October 17, 2022 Town Council meeting. Staff recommendations from this report were presented.

Scott Diffenderfer, Urban Arborist, presented information on the new Planet Geo software for tree inventory management.
Comments from Council are summarized as follows:

• *Data generated by the new program is presented live; Will allow for identification of tree species appropriate for geographic site; Will eventually require developers to replant species based upon information from program;*
• *Currently 1,222 potential planting sites for street trees;*
• *Rough calculations suggest 1,000 trees will provide a 20-year growth resulting in a 1% increase in canopy;*
• *Budget constraints have created a reactive response; To be proactive, must build pool of competent professional staff;*
• *Recommended steps include a) establish a Tree Commission, b) establish a tree planting budget and track the number of trees planted, and c) adopt the tree conservation ordinance.*

2. Meeting Adjournment

Mayor Colbert concluded the conference session at 11:10 PM.

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