

PLANNING COMMISSION  
March 12, 2025  
Work Session Action Minutes

Group 2 of the Planning Commission's Comprehensive Plan subcommittee met on Wednesday March 12, 2025, at 6:30 pm, in the Vienna Town Hall Council Chambers. Group 2 members present were Douglas Noble, Matthew Glassman, and Stephen Kenney. Staff members present were Director of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Town Engineer, John Sergeant, and Clerk to the Commission, Jennifer Murphy.

Item No. 1  
Comprehensive Plan Update Discussion on Transportation Chapter

Group 2 members met with staff to discuss updates and reorganization of Chapter 5 - Transportation. Discussion focused on review of the Streets map and arterial categories, lining up with the Capital Improvements Program, and accessing safe routes to school mapping. Review objectives in Implementation Strategies and whether they still agree with them. Comments will be forwarded to group members for feedback. Everyone will also review the objectives listed under Implementation Strategy. Staff will continue to work on draft language incorporating discussion elements. Group 2 will meet again on Wednesday, March 26, 2025, at 6:30 PM prior to the regularly scheduled meeting.

Concluding discussion, the subcommittee adjourned at 7:23 pm.

Respectfully submitted,  
Jennifer M. Murphy  
Clerk to the Commission

## PLANNING COMMISSION

March 12, 2025

### Regular Meeting Minutes

The Planning Commission met for a regular meeting at 7:35 PM on Wednesday, March 12, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Douglas Noble, Keith Aimone, Jessica Plowgian, and Stephen Kenney. Staff members present were Director of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Town Engineer, John Sergent, and Clerk to the Commission, Jennifer Murphy. Deepa Chakrapani and David Miller are absent.

#### Roll Call

Commissioners Chakrapani & Miller are absent.

#### Communications from Citizens and/or Commissioners

Commissioner Noble provided an update on the Tree Advisory Committee, stating that the Committee recently met with the Town's Urban Forester at an active construction site to review and discuss the approved landscape plan. The Committee is scheduled to meet again at 6:30 pm on March 13, 2025.

#### Public Hearing – None

#### Regular Meeting

##### Item No. 1

Request for recommendations to Vienna Town Council to convert six small lots into two equally sized lots, through Boundary Line Adjustment and Lot Consolidations. Boundary line adjustment between lots 63 and 64 (0384 03 0063), lot consolidation of lots 61, 62, and 63 (0384 03 0061) into one lot, and lot consolidation of lots 64, 65, and part of 66 (0384 03 0063) into the second lot.

Director of Planning & Zoning, David Levy provided staff's report, stating that the application was originally reviewed by the Planning Commission at their January 22, 2025, meeting. At that time the Planning Commission voted not to recommend the proposed consolidation as presented. Commissioners wanted to see a design that was more evenly split amongst the parcels. That request ended up being withdrawn by the applicant. The applicant has revised their request showing an evenly split design requiring two lot-consolidations. One is for boundary line adjustments to parcels 63 and 64. The other requires consolidation of lot parcels 61, 62, the newly created 63, and the remaining partial 64.

Presenting the concept plan, Director Levy stated that it shows both lots will measure at 9,450 sq. ft each. Because the lots are substandard, the application also requires waiver approval from lot area, lot width at the mid-line, building height, and number of stories. Staff advised approval for all three steps or none, stating that the application is currently scheduled for final review with Vienna Town Council at their April 7, 2025, meeting. Concluding staff's presentation, Chairman Glassman invited the applicant forward to speak.

Colline Sekas of Sekas Homes Ltd. was present representing the application. Mr. Sekas concurred with staff's presentation and offered to answer any questions. The Commission discussed requirements for boundary line review versus following requirements for a subdivision plan. Commissioners further discussed stepping back one building for visual variation along the street.

There being no public comments or further discussion, a motion was in order.

Commissioner Noble motioned that recommendation for approval be provided to Vienna Town Council to convert six small lots into two equally sized lots, through:

1. Boundary Line Adjustment between lots 63 and 64
2. Consolidation of lots 61 and 62, and 63 to create a single parcel of 9,450 sq. ft; and,
3. Consolidation of lots 64, 65, and part of 66 to create a second parcel of 9,450 sq. ft.

As requested by the applicant Sekas Homes, Ltd., for the purpose of redeveloping two-single family lot dwellings on parcels known as 130 Wilmar Pl. NW. map numbers 0384 03 0061 and 0384 03 0063, in the RS-10 Residential Single-Unit, 10,000 sq. ft. zone.

Motion: Noble  
Second: Kenney  
Roll call vote: 5-0

The motion carrying, staff advised that the item is scheduled for review and final action by Vienna Town Council at their April 7, 2025, meeting.

#### Item No. 2

Request for recommendation to the Town Council on proposed site plan and modifications of requirements for 800-900 Follin Ln SE, Navy Federal Credit Union, for the installation of emergency generators and construction of related infrastructure.

Deputy Director of Planning & Zoning, Kelly O'Brien provided staff's report, stating that the request is to add onsite generators with surrounding fencing. The property zoned under Corporate Park requires recommendation from the Planning Commission to Vienna Town Council for site plan modification from requirement. A modification is required for the proposed 14 ft chain link fence. Deputy Director O'Brien presented the proposed site plan with BAR approved images, stating that the project will include green acoustic blanketing over the proposed 14 ft. tall chain link fence. The proposed fencing is intended to shield noise, along with landscaping, for further sound deadening. The project meets all Town of Vienna minimum zoning and aligns with the Town's Comprehensive Plan.

Concluding staff's presentation, Chairman Glassman invited the applicant forward to present.

Tim Markle, Project Engineer for Navy Federal Credit Union, was present representing the application. Mr. Markle stated that the performed acoustic analysis was based on a simulation. The project also calls for the additional installation of 65 ft of sound deadening equipment around the generators, further reducing readings by 5 decibels. He stated that the three (3) generators currently located across the street had similar reading results.

Further discussion determined the following:

- Fully obscuring the generator with fencing only reduced decibel readings by 1 decibel.
- Review of the area determined to be generally quiet except when students are attending recess at Our Lady of Good Council. The applicant did not have any vibration data with him. The noise modeling

- data obtained was collected without landscaping
- Appropriately sized landscaping was suggested. The applicant will plant 8-12 ft species and was encouraged to plant appropriately sized landscaping.
- The applicant will be coming back for additional reviews for campus upgrades

Concluding discussion, Chairman Glassman invited public comment.

Walid Mourad, of 8702 Litwalton Ct., Vienna, VA, resides approximately 40 ft from the current generator location. Mr. Mourad expressed concerns with the application, stating that the current generators are noisy, smelly, and make it impossible to open his windows or enjoy his property. No matter how many trees or fencing is installed, he stated that it doesn't work. The applicant's property is very large. He asked if they could move the generators away from the neighboring residents. Additional discussion followed with the applicant and staff showing Mr. Mourad that the proposed new location will be situated away from the residential neighbors.

Additional discussion determined that, additionally, all but two generators will remain in the current location until the data center project is completed. Completion of the project is expected in approximately 5-10 years. Staff was asked to confirm, in time for the applicant's Town Council review, whether sound attenuation for the remaining two generators is necessary. Commissioners voiced support for the proposed updates being a good start. It was further suggested that the applicant consider remediation of the remaining generators to be a good neighbor. Staff advised that the zoning district does have noise limitation requirements. Staff will confirm current standards and include remaining versus standard noise level info in staff's report to Town Council.

Concluding discussions, a motion was in order.

Commissioner Kenney motioned that recommendation be made to Town Council for approval of the proposed site plan and related modification of requirements for the 14 ft fence on the Navy Federal Credit Union property, located at 800 to 900 Follin Ln. SE. The recommendation for approval includes the strong suggestion that Navy Federal Credit Union consider analysis of the remaining two (2) generators, numbered 5 & 6, and that any analysis towards sound attenuation, as needed, be brought into current Town Code compliance.

Motion: Kenney  
Second: Noble  
Roll call vote: 5-0

New Business – None

#### Director's Report

Director Levy reported on the following:

- At the March 10, 2025, work session Town Council considered proposed draft updates to the Pools, Saunas, & Hot Tub language. The updated language will go back before Town Council for final review and adoption
- Meadow Lane Park is scheduled for March 24, 2025, site plan review with Town Council.
- Commissioners are encouraged to attend the April 21, 2025, Town Council work session, who will be

meeting with the consultants on outdoor lighting. Staff will send out the recorded presentation from the community meeting.

- The Strategic Plan is currently under review. Staff will be bringing forward a draft plan for commissioner input, which relates to Comprehensive Plan data.

Minutes:

The following meeting minutes were accepted:

- PC – February 26, 2025 – Work Session Action Minutes
- PC – February 26, 2025 – Meeting Minutes

The meeting adjourned at 8:40 pm.

Respectfully submitted,  
Jennifer M. Murphy  
Clerk to the Commission