

Action Details from June 3, 2024, Town Council discussion of “Review of Conditional Use Permit Application – Annex Property 301 Center Street S.”

Mayor Colbert called on Leslie Herman, Director, Parks and Recreation and Kelly O’Brien, Deputy Director, Planning and Zoning to present the Item for consideration. Council comments are summarized as follows.

- Concern expressed over proposed motorcycle training exercises in the space; Abutting neighbors troubled by noise;
- Additional parking spaces offered by the presented design options would help alleviate current parking strain at Community Center;
- Property is currently zoned single family residential, this proposed action will allow best uses for property prior to long term use decision;
- Caution that short term use may set expectations; Long term vision and use for the community should be component of any discussion of short term use; Should focus on long term; Long term use discussion already on upcoming agenda; Long term vision
- Available funding for any long term use unlikely for many years; Interim use important to Town;
- Planning Commission must review all applications and make recommendation to Board of Zoning Appeals which sets conditions for permit approval;
- Consider “government use” to capture several potential application categories;
- Costs not yet available for three presented space designs;
- Newly adopted Code provisions require screening buffer.

It was moved to direct staff to submit an application for a conditional use permit for the uses outlined in Attachment 4 (Review of Conditional Use Permit Application for Annex Property at 301 Center St S submitted by Parks and Recreation Department to the Vienna Town Council June 3, 2024, pgs. 5-7) for the property located at 301 Center St S. and it was further moved direct staff to include Exhibit 3 (pg. 10) as part of the conditional use permit application. Motion, Council Member Anderson; second, Council Member Springsteen.

An amendment was offered as follows: Staff is directed to include sufficient visual screening and sound buffering for homes that abut the property. Additionally, motorcycle training exercises shall be excluded. Motion, Council Member Baldwin; second Council Member Allen. Discussion included concern that the amendment language was too vague for a clear interpretation and application of the requirements. Imposing standards is unnecessary because applications are reviewed by the Planning Commission and the Board of Zoning Appeals. Mayor Colbert called for a vote on the amendment. The amendment failed in a 4-3 vote.

A new amendment was offered as follows; It was moved to direct Staff to include language that will exclude motorcycle training exercises from the approved uses. Motion, Council Member Baldwin; second, Council Member Allen. Jim Morris, Police Chief, Vienna Police Department, indicated that training exercises only occur when a

Action Details from June 3, 2024, Town Council discussion of “Review of Conditional Use Permit Application – Annex Property 301 Center Street S.”

police officer is preparing to attend the County Motorcycle school. The preparation typically includes two-hour exercises twice per week. The next applicant will be scheduled in 2025. Council expressed concern about removing the Town’s ability to make this kind of decision but agreed that there must be standards. In response to concern over removing resident input in these decisions it was pointed out that the Planning Commission holds public hearings for conditional use permits and the Board of Zoning Appeals allows for public testimony. Mayor Colbert called for a vote on the amendment. The amendment failed in a 5-2 vote.

The original motion passed in a 5-2 vote.