

April 4, 2018

Dear Mayor DiRocco and Members of the Town Council,

At its March 28, 2018 meeting the Planning Commission voted unanimously to express to the Town Council our support of Planning & Zoning staff's budget request to engage a zoning code consultant.

The Town's authority over its own zoning has been essential to shaping Vienna's distinctive identity as the region around us has changed. Having a Zoning Code that continues to work for us as a Town is crucial to our continued self-determination and vitality.

We believe the Council and Commission are in agreement that the Town's 50-year-old zoning code is in need of a comprehensive review and, in some instances, should be revised. As it is, the code may not fully address the transforming regional environment nor effectively support Vienna's current priorities. The required review is a significant challenge and we must find the most efficient way to achieve it.

We believe that the code should be viewed as unified document in which each section connects with and relies on other sections. Recent efforts show that attempting to tackle the task on a section-by-section basis is neither comprehensive nor efficient. The Commission agrees with DPZ staff that engaging knowledgeable specialists working against a contractual deadline will be a more effective and expeditious approach to the task.

Thank you for your consideration.

Sincerely yours,

Michael Gelb

Planning Commission Chairman