



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes Town Council Work Session

Wednesday, December 4, 2019

7:30 PM

Charles A. Robinson, Jr. Town Hall, 127
Center Street, South

Work Session

1. Regular Business

Members Present:

*Mayor Laurie DiRocco
Council Member Colbert
Council Member Majdi
Council Member Noble
Council Member Patel
Council Member Potter
Council Member Springsteen*

Staff Present:

*Mercury T. Payton, Town Manager
Cindy Petkac, Director of Planning and Zoning
Mike D'Orazio, Deputy Director of Planning and Zoning
Kelly O'Brian, Planner
Andrea West, Planner
Steve Briglia, Town Attorney
Melanie Clark, Town Clerk*

[19-1513](#)

Discuss Draft Commercial Development Survey related to Town Council Directive to draft Amendments to Maple Avenue Commercial (MAC) Zone and Other Commercial Zoning Districts along with Related Amendments

Town Manager Mercury Payton opened the December 4, 2019 Town Council Work Session at 7:31p.m. and thanked everyone for coming to the work session. He stated that there is only one item on the evening's agenda, the Commercial Development Survey related to Council Directive to draft amendments to Maple Avenue Commercial MAC zone and other commercial zoning districts along with related amendments. He stated that the goal for the evening is for staff to receive feedback from Council so the survey could go live in January 2020. He adds that the survey would be advertised quite possibly in the Vienna Voice, town's website and via social media.

Director Cindy Petkac highlighted the draft survey including the 6 areas of common interest that staff was directed to draft survey questions. They included: height, residential/commercial balance, streetscape, open space/gathering space, parking and MAC eligibility area. She stated the purpose of the survey is to learn how residents, business owners and property owners would like to see the commercial area of the town developed in the future. Ms. Petkac described to Council how the survey will be organized on "Survey Monkey". Concerns shared from the Council included demographics and format as well as availability to all residents, number of

questions and content, specific concerns regarding the cottage housing, building height, definition of equitable community and a possible expert to assist with the survey.

Council Member Potter stated that he feels we need to move development forward in a smarter fashion. He further stated that at the next Town Council meeting he will make a motion for a comprehensive reorganization and update of Chapters 17 and 18 of the Town Code. In it he shall move to direct Planning and Zoning Staff to expand the scope of the Maple Avenue MAC and other proposed commercial zone coding amendments as directed by the Council to date. He added that this effort will include a request for proposal preparation for the comprehensive reorganization update of Chapters 17 and 18. He noted consultant interviews and selection recommendations for consulting firms with National and Virginia experience and determination of realistic moratorium period for the MAC based on the scope of the work identified. He stated all pertinent work accomplished to date by staff, committees, commissions, boards and council as well as relevant results from public comments, surveys and workshops shall be retained and shared with the winning consultant firm for use in the development of the aforementioned reorganization and update. He concluded by asking that this intent be added to the December 9th meeting's agenda. The Mayor and Council Members concurred.

Further discussion ensued regarding the survey. Possibly adding additional questions concerning traffic and adding an increase in open/gathering space questions with numbers and diagrams.

Director Petkac added that she will send out a highlighted draft that will include comments and how she has adjusted the scope based on the discussion.

2. Meeting Adjournment

The Work Session meeting adjourned at 9:22 p.m.

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