

From: Stephen Kenney, Chairman Planning Commission

To: Vienna Town Council

Meeting Date: June 24, 2020

Re: 117 Courthouse Road SW – Requested Change of Zoning Map from C-2/C-1A to RS-10

Overview

The contractor owner, JDA Custom Homes (Dennis Rice), has proposed to build a three new single family lots from the existing two lot parcels located at 117 Courthouse Road SW. The request involved changing the zoning of a narrow lot from C-2 General Commercial and C-1A Special Commercial zoning to RS-10, Single-Family Detached Residential.

No citizens spoke during the Planning Commission meeting.

The Planning Commission spent a fair amount of time during the meeting discussing the intended use and if Transitional Zoning might be more appropriate for at least a portion of the overall site. The PC acknowledged that this lot in particular is a bit unique as compared to other lots bordering the commercial zone.

Votes in favor of this application felt the property had been used for years as, more or less, a residential property. The property in question is full of vegetation and overgrowth and has had no commercial use for years. With the surrounded RS-10 zones it seemed logical to allow for this zoning update.

Those voting against the zoning map change felt this may not be the best use of this particular property and that perhaps some form of Transitional Zoning may be worth consideration. The Chairman did point out that viewing a zoning map only would show this property is entirely surrounded by RS-10 zoning and seems to make sense on the surface. However, a view of the aerial photograph of the area shows this property is bound by commercial properties to the North (office building, Jiffy Lube and Vienna Shopping Center), and commercial parking lots on the West and East as well as accessed from a major roadway (Minor Arterial). While the Chairman was only interested in discussion the potential for Transitional Zoning for the property in question the applicant and others on the PC were open to discussing conversion of the entire two-lot parcel to such use. The Chairman did point out that the history of such zoning in the Town has been met with resistance on several recent properties. As such any such discussion would hinge on community support for such a change and would need proper public notification and advertisement.

In the end the Chairman pointed out that the applicant had not made a suggestion for Transitional Zoning in his request. He was applying for a simple three lot subdivision only at this time. The PC did then record a vote for the application as submitted.

PC Action and Concerns

The Commission had a split vote 4-4 to recommend that Town Council approve the requested zoning map change.

Motion: Miller

2nd: Gelb

Roll Call Vote: 4-4

(Aye: Hays, Miller, Gelb, Patariu & Baum ; Nay: Hays, Meren, Couchman & Kenney)

Note – The Planning Commission had nine members at the time of this meeting but one member was away on a scheduled trip prior to joining the commission.