



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
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TTY 7111

## Meeting Minutes Planning Commission Work Session

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Thursday, December 3, 2020

6:00 PM

127 Center St. South

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### Special Meeting - Code Create Vienna - Continuity of Government - Work Session

*The Planning Commission met for a work session with the Town Council on Wednesday, December 3, 2020, at 6:00 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Adoption of the Continuity of Government allowed the following Planning Commission members to participate electronically: David Miller, Julie Hays, Andrew Meren, David Patariu, Sharon Baum, Keith Aimone, and Jessica Plowgian. Stephen Kenney, Chairman presiding was present at Town Hall.*

*Participating staff included: Cindy Petkac, Director, Planning and Zoning, Michael D'Orazio, Deputy Director of Planning & Zoning, and Kelly O'Brien, Principal Planner participated via Zoom and the Clerk to the Commission Jennifer Murphy present at Town Hall.*

### Planning Commission Work Session is scheduled for 6 pm - 7:25 pm

#### Resolution for Continuity of Government

*Resolution for Continuity of Government*

*Motion: Meren*

*Second: Plowgian*

*Roll call vote: 8-0*

#### Planning Commission Work Session on CODE CREATE VIENNA

*Chairman Steve Kenney recognized Department of Planning & Zoning Director Cindy Petkac who provided a brief review of the CODE CREATE VIENNA project to date. The draft presented for consideration includes residential standards calibration as compared with existing standards. Commissioners are challenged to assess whether these concepts merit further consideration.*

*Director Petkac introduced Sean Suder, Principal with ZoneCo, to present proposed residential standards that address deficiency of housing-type diversity as well as failure to allow for older home improvement and expansion of outdoor living.*

*The following is a representation of commissioner comments and concerns:*

- *Future work sessions should include information on past ZoneCo projects and*

*the success or problems with zoning changes;*

- *Include smaller lot options, less than 10,000 square feet (policy decision);*
- *Expressed concern with removing driveway from lot coverage assessment; consider credit for permeable driveway;*
- *Expressed concern with allowing porches to encroach into front yard setback; must include language prohibiting enclosure and/or building-out space above; language must be clear and consistent throughout;*
- *Include language addressing lot grading;*
- *Assure that residential structures are capped at a basement and two full stories;*
- *ALU's should be included but must consider language to control future problematic rental issues;*
- *Cottage housing is an interesting option;*
- *Look at future land use map and provide options for multi unit housing with consideration of sustainability;*
- *Include language specific to diversity in each zone;*
- *Consider grandfathering options for older historical lots where revised code would change the overall nature of the lot;*
- *Consider lot coverage language to allow for outdoor living space; must be cognizant that the greater the impervious surface, the more engineered solutions required to accommodate storm water runoff.*

## Work session adjournment

*There being no further discussion, Chairman Kenney concluded the work session at 7:25 PM.*

*Respectfully submitted,*

*Jinger Eberspacher  
Recording Secretary*

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*