



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Minutes Planning Commission Work Session

---

Wednesday, October 13, 2021

6:00 PM

127 Center St. South

---

### Continuity of Government - Electronic Participation

*The Planning Commission met for work session on Wednesday, October 13, 2021, at 6:00 PM in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Adoption of the Continuity of Government allowed the following members to participate electronically and in-person: Steve Kenney, chairman presiding attending at Town Hall with David Miller, Andrew Meren, Jessica Plowgian, Keith Aimone and Jessica Ramakins participating via Zoom.*

*Participating staff included: Cindy Petkac, Director of Planning & Zoning, Michael D'Orazio, Deputy Director, and John Sergent, Town Engineer with Department of Public Works participated via Zoom with Jennifer Murphy, Clerk to the Commission present at Town Hall.*

### Resolution for Continuity of Government.

*Resolution for Continuity of Government was read aloud by Chairman Kenney*

*Motion: Meren*

*Roll call vote: 6-0 (absent from vote, Miller)*

### Work session on potential rezoning of 127-133 Park Street NE (Vienna Courts Condos) from T Transitional Zone to RM-2 Multi-Family, Low Density Zone

*Steve Bukont and Patty Hanley of BFR Construction were in attendance at Town Hall presenting conceptual architectural drawings for a proposed rezoning of an existing T, Transitional zoned site. The site currently consists of 4 separate, three-story, office buildings. Applicant representatives are proposing rezoning to RM-2 Multi-Family, Low Density zone to construct Vienna Courts; 15 buildings, two units totaling 30 units. The proposed development would include elevators and 2-car garages for each unit with visitor parking. Each unit would include screened outdoor living space. All are proposed for one level living to include storage space within the unit.*

*Commissioners expressed an interest in hearing neighbor feedback. The applicant is currently reaching out to surrounding neighbors. Discussion included concern for density, visitor parking options and rooftop plans for solar panels. There was additional discussion regarding the ADA ramp. It was suggested that the applicant consider shortening the proposed ramp to provide a covered lift that would allow kiosk space for mailboxes and green space. The applicant should also consider snow removal procedures. The Commission discussed shared community space. The applicant provided that buyers are generally not interested in shared spaces. The existing brick wall was discussed in reference to screening. Mr. Bukont was*

*encouraged to work with surrounding neighbors in determining screening preferences and to alleviate concerns.*

### **Work session on consideration of a zoning ordinance text amendment for Section 18-72 and Section 18-210, related to the allowance of outdoor dining**

*Department of Planning & Zoning Deputy Director, Michael D'Orazio provided a brief presentation explaining that Town Council last extended allowance for temporary outdoor dining on June 7, 2021. State restrictions limit the Town from extending the temporary ordinance past December 30, 2021. To date the Town has received twenty-two (22) permits for temporary outdoor dining. There are currently twenty (20) approvals issued through the Town's approved CUP process. Staff presented draft language that would allow by-right outdoor dining. Revised ordinance language will allow for a by-right permit for several tables and a non-permanent structure. Options for public hearing dates are November 3rd or 4th.*

*The Planning Commission considered protections in place for tables and tents in open parking lot settings. Current draft language would request that the applicant define areas for tables in parking areas with a limit to an annual permit review. Vehicular traffic language is provided per Section 3. Anything permanent will still require Board of Architectural Review.*

*The Commission discussed how 20% was determined. Staff provided that half of all sites met 20%, not taking up all required parking and getting some meaningful space. Staff will reach out to the Economic Development Manager for business feedback.*

*A public hearing will be scheduled to review proposed draft language on Wednesday, November 3, 2021 with an option for an additional date for public hearing on Thursday, November 4, 2021. The Commission further discussed whether a grace period should be in place for businesses currently utilizing tents and if staff should explore expanding outdoor seating during warmer months.*

*Concluding work session discussion staff advised that Town Council passed a resolution limiting Planning Commission membership from 9 down to 7 members. Commissioner Ramakis will serve on the Planning Commission's Comprehensive Plan Group 1: Land Use & Economic Development. Group 2 will meet for subcommittee work session directly after the work session adjourns.*

### **Work Session Adjournment**

*The work session adjourned at 7:31 pm.*

*Respectfully submitted,*

*Jennifer Murphy  
Clerk to the Board*

**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.**

