



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, August 12, 2024**

1. Call to Order

Chair Romeo called the August 12, 2024, Planning Commission work session to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Dua'a Elbarasse, Mike McFarlane, Kevin Moses, Meron Yohannes, Vice Chair George McFarlane, and Chair Michael Romeo.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Fadrique Iglesias, Community Planner/Deputy Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo determined there was a quorum of seven members present.

2. Public Hearings

a. APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #24-02, 1031 Sterling Road, Suite 104, to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and the number of seats.

Chair Romeo opened the work session and called on Mr. Iglesias for the staff presentation.

Mr. Iglesias delivered the staff presentation dated August 12, 2024, which is on file with the Department of Community Development. Mr. Iglesias stated that this is a request for a special exception to expand the hours of operation and increase the number of seats. Staff is recommending approval of SE #24-02 with conditions.

There was discussion among the Commissioners and staff on this item, including: (1) clarification on the number of seats; (2) clarification on what currently occupies the space; (3) clarification on the menu offerings; (4) clarification on whether the proposed conditions will supersede the conditional use conditions; (5) clarification

on why the town limits hours of operation; and (6) clarification on whether there are any proposed exterior changes.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

Commissioner Yohannes commented that the next evening's Town Council meeting agenda included an item regarding Comstock.

Ms. Yeatts provided brief clarification on the Comstock agenda item and stated that materials are posted the Town's website.

Chair Romeo asked if there are any updates on the former Burger King location.

Mr. Stromberg provided a brief update on the former Burger King location.

4. Adjournment

There being no further business, and without objection, the August 12, 2024, Planning Commission work session adjourned at 7:23 p.m.

A handwritten signature in black ink that reads "Aaron Zoellick". The signature is written in a cursive, flowing style.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: September 23, 2024