



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, February 26, 2024**

1. Call to Order

Vice Chair Burke called the February 26, 2024, Planning Commission regular meeting to order at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair George Burke and commissioners Jay Donahue, Dua'a Elbarasse, and Mike McFarlane. Commissioners Kevin Moses, Meron Yohannes, and Chair Mike Romeo were absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Scott Robinson, Director of the Department of Public Works; John Irish, Deputy Director of Department of Public Works; David Stromberg, Zoning Administrator; John Verdin, CIP Program Manager; Ahmad Zaki, Lead Planner/Long-Range Planning; and Aaron Zoellick, Clerk of Boards and Commissions.

Vice Chair Burke stated that four Commissioners were present, which constituted a quorum.

2. Approval of Minutes

a. January 8, 2024, Planning Commission Work Session

b. January 22, 2024, Planning Commission Regular Meeting

Commissioner Donahue motioned to approve the January 8, 2024, Planning Commission work session minutes and the January 22, 2024, Planning Commission regular meeting minutes.

Motion seconded by Commissioner McFarlane.

The question was called on the motion, which was carried by a 4 - 0 roll call vote. The vote was Commissioners Donahue, Elbarasse, McFarlane, and Vice Chair Burke voting "Aye."

3. Comments

a. Comments from the Commissioners

No comments were offered.

b. Comments from the Staff Members

No comments were offered.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Ms. Gilleran stated that the public hearing items were properly advertised in the February 16 and February 23, 2024, issues of the Fairfax County Times newspapers.

a. PROPOSED FY 2025 - FY 2030 CAPITAL IMPROVEMENT PROGRAM (CIP)

Vice Chair Burke opened the public hearing and called on Mr. Verdin for the staff presentation.

Mr. Verdin delivered the staff presentation dated February 26, 2024, which is on file with the Department of Community Development.

Staff recommended approval of the FY 2025 - FY 2030 Capital Improvement Program in accordance with the draft resolution.

There was discussion among the Planning Commission and staff on this item, including: (1) AARPA funding deadlines.

Vice Chair Burke recognized members of the public for comments.

No comments were offered.

Vice Chair Burke closed the public hearing and moved to the commission level for discussion.

Commissioner McFarlane motioned to approve FY 2025 - FY 2030 Capital Improvement Program in accordance with the draft resolution.

Motion seconded by Commissioner Elbarasse.

The question was called on the motion, which was carried by a 4 - 0 roll call vote.

The vote was: Commissioners Donahue, Elbarasse, McFarlane, and Vice Chair Burke voting "Aye."

- b. ZONING MAP AMENDMENT - ZMA #22-02, 13100 and 13150 Worldgate Drive, in the PD-W, Planned Development-Worldgate zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses. (Continued from the December 18, 2023, and January 22, 2024, regular meetings.)**

Vice Chair Burke opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff presentation dated February 26, 2024, which is on file with the Department of Community Development.

Staff recommended approval of ZMA #22-02 with further conditions in accordance with the draft resolution.

There was discussion among the Planning Commission and staff on this item, including: (1) whether the Fire Marshall has expressed concern in their review.

Vice Chair Burke recognized the applicant for comment.

The applicant Ken Wire was present and provided brief comments.

Vice Chair Burke recognized the commissioners for questions of the applicant.

No questions or comments were offered.

Vice Chair Burke recognized members of the public for comments.

No comments were offered.

Vice Chair Burke closed the public hearing and moved to the commission level for discussion.

Commissioner Elbarasse motioned to approve ZMA #22-02 with the proffered conditions and in accordance with the amended draft resolution.

Motion was seconded by Commissioner McFarlane.

The question was called on the motion, which was carried by a 4 - 0 roll call vote.

The vote was: Commissioners Donahue, Elbarasse, McFarlane, and Vice Chair Burke voting "Aye."

- c. COMPREHENSIVE PLAN AMENDMENT - CPA #23-01, Resolution to consider Comprehensive Plan Amendment, CPA #23-01, pursuant to Section 15.2-**

2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through May 24, 2022

Vice Chair Burke opened the public hearing and called on Mr. Zaki for the staff presentation.

Mr. Zaki delivered the staff presentation dated February 26, 2024, which is on file with the Department of Community Development.

Mr. Zaki presented an errata sheet for review of the final draft of the TRG Small Area Plan.

Mr. Zaki asked Ms. Gilleran to facilitate further discussion about the final draft of the TRG Small Area Plan.

There was discussion among the Planning Commission and staff on this item, including: (1) concerns over prescriptiveness in the current draft; and (2) whether the language of a flexible nature is adequate or whether specific measurements should be removed.

Staff recommended that the public hearing remain open and there be a continuance to the March 25, 2024, Planning Commission regular meeting.

Vice Chair Burke recognized Commissioners for comments.

Commissioners offered comments regarding (1) appropriateness of flexibility and avoiding prescriptiveness, (2) the need to provide language that elaborates on goals like walkability, and (3) reducing subjectivity by using the term "best practices."

Ms. Gilleran and Mr. Zaki responded to the commissioners questions and comments.

Vice Chair Burke asked Ms. Yeatts for clarification on a motion for continue.

Ms. Yeatts responded to Vice Chair Burke's question.

Vice Chair Burke recognized members of the public for comments.

Ken Wire provided comments regarding features and flexibility.

Vice Chair Burke left the public hearing open and moved to the Commission level for discussion.

Commissioner McFarlane motioned to continue CPA #23-02 to the March 25,

2024, Planning Commission regular meeting.
Motion seconded by Commissioner Donahue.
The question was called on the motion, which was carried by a 4 - 0 roll call vote.
The vote was: Commissioners Donahue, Elbarasse, McFarlane, and Vice Chair Burke voting "Aye."

5. Adjournment

Commissioner Donahue motioned to adjourn.
Motion seconded by Commissioner Elbarasse.
Having no further business, and without objection, Vice Chair Burke adjourned the February 26, 2024, Planning Commission regular meeting at 7:57 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: March 25, 2024