



**HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, February 12, 2024**

1. Call to Order

The Planning Commission met in work session on Monday, February 12, 2024, at 7:02 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, and Meron Yohannes. Vice Chair George Burke and Chair Mike Romeo were absent.

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

Lesa Yeatts, Town Attorney, stated that a Chair Pro Tem needed to be elected in the absence of the Chair and Vice Chair.

Commissioner McFarlane motioned to nominate Meron Yohannes as Chair Pro Tem.

Motion seconded by Kevin Moses.

Commissioner Yohannes was elected as Chair Pro Tem through unanimous consent.

Chair Pro Tem Yohannes called the meeting to order at 7:02 p.m. and stated that five members of the Planning Commission were present which constitutes a quorum.

2. Public Hearings

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

Chair Pro Tem Yohannes opened the work session and called on Mr. Verdin for the staff presentation.

Mr. Verdin delivered the staff report and presentation dated February 12, 2024. Mr. Verdin stated that staff is recommending approval of the proposed FY 2025 - FY 2030 Capital Improvement Program in accordance with the draft resolution.

There was a discussion among the Commissioners and staff on this item, including (1) concern about future parking in the downtown, (2) downtown redevelopment and the impact on private parking, and (3) suggestion that project readiness selection slide be positioned before the new projects slide. Mr. Verdin, Mr. Irish, and Mr. Ashton responded to the Commissioners' questions and comments.

- 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.)**

Chair Pro Tem Yohannes opened the work session and called on Mr. Perry for the staff presentation.

Mr. Perry delivered the staff report and presentation dated February 12, 2024. Mr. Perry stated that staff is withholding a recommendation at this time.

There was a discussion among the Commissioners and staff on this item, including (1) whether staff is ready to put ZMA #22-02 to a vote at the February 26, 2024, Planning Commission regular meeting. Mr. Perry responded that staff will be ready for the regular meeting.

- 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**

Chair Pro Tem Yohannes opened the work session and called on Mr. Zaki for the staff presentation.

Mr. Zaki delivered the staff report and presentation dated February 12, 2024. Mr. Zaki stated that staff is withholding a recommendation at this time.

There was a discussion among the Commissioners and staff on this item, including (1) whether the Small Area Plan will include a summary of a sense of Herndon that property owners can follow, (2) how walkability distinguishes Herndon from the rest of Fairfax County, (3) the desire to not be excessively prescriptive and the need for community input and discussion with developers, (4) the helpfulness and responsiveness of the consultants, and (5) the importance of

walkability and open spaces. Ms. Gilleran and Mr. Zaki responded to the Commissioners questions and comments.

3. Comments

a. Comments from the Commissioners

No comments were offered.

b. Comments from the Staff Members

No comments were offered.

4. Adjournment

On the motion of Commissioner Moses, seconded by Commissioner Donahue, and without objection, the February 12, 2024, Planning Commission work session was adjourned at 7:52 p.m.

A handwritten signature in black ink that reads "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and the last name "Zoellick" clearly distinguishable.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: March 25, 2024