



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, September 9, 2024**

1. Call to Order

Chair Romeo called the September 9, 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, Kevin Moses, Meron Yohannes, Vice Chair George Burke, and Chair Michael Romeo.

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

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

2. Public Hearings

a. Zoning Ordinance Text Amendment ZOTA #24-02 - Transit Related Growth Mixed Use, Medium Density Residential, and Office

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

Mr. Stromberg delivered the staff report and presentation dated September 9, 2024, which are on file with the Department of Community Development. Mr. Stromberg stated that staff is looking for feedback from the Planning Commission, the public, and developers. Staff is recommending a continuance to the October 28, 2024, regular meeting.

There was discussion among the Planning Commissioners and staff on this item, including: (1) facade setbacks; (2) evaluation of offsite improvements; (3) infrastructure for electric vehicles; (4) reasons for splitting up the TRG into different districts; (5) discrepancies between the staff report and staff presentation; (6) clarification on long-term and short-term bicycle parking; (7) guest parking; (8)

whether any of the traffic lanes on secondary streets will be designated as bicycle safe; (9) including "and office" in line 105 - mixed-use and medium density residential areas; (10) clarification on daycare listed as a principle and secondary use; (11) clarification on the location of the cycle track; (12) clarification on setback requirements; (13) the possibility of modifying the required 1.5 car spaces for multifamily residential units; and, (14) the possibility of reducing the minimum length of driveways for individual residential units from 20 feet to 18 feet.

Chair Romeo asked if the facade setback could be moved from 30 feet to 40–50 feet? Ms. Gilleran stated that staff can look at a range of options.

Chair Romeo requested that staff provide maps with the next dispatch. Mr. Stormberg agreed.

Mr. Stromberg stated that staff would provide an updated redlined ordinance before the regular meeting.

3. Comments

a. Comments from the Staff Members

Ms. Gilleran stated that Tamsin Himes is no longer with the town.

b. Comments from the Commissioners

Vice Chair Burke recommended the Planning Commissioners visit the former business center to see the development.

Chair Romeo commented on a Reston Now article about the Panda Express at the old Burger King location.

4. Adjournment

There being no further business, and without objection, the September 9, 2024, Planning Commission work session adjourned at 7:50 p.m.



Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: October 28, 2024

