



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, September 23, 2024**

1. Call to Order

Chair Romeo called the September 23, 2024, Planning Commission regular meeting 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; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

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

2. Approval of Minutes

a. August 12, 2024, Planning Commission Work Session Minutes

b. August 26, 2024, Planning Commission Regular Meeting Minutes

Commissioner Moses motioned to approve the August 12, 2024, Planning Commission work session minutes and the August 26, 2024, Planning Commission regular meeting minutes. Motion seconded by Vice Chair Burke. The question was called on the motion, which was approved by a 6 - 0 roll call vote. Commissioners Donahue, Elbarasse, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

3. Comments

a. Comments from the Staff Members

Ms. Gilleran provided comment regarding the September 19, 2024, Town Council

work session on affordable housing.

b. Comments from the Commissioners

Commissioner Donahue congratulated the Town Council and staff on their affordable housing efforts.

Chair Romeo welcomed Samuel Richardson to the Planning Commission in October 2024.

c. Comments from Citizens

No comments were provided.

4. Public Hearings

Certifications of Publications from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the September 6 and September 13, 2024, issues.

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

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff report.

Mr. Stromberg delivered the staff report and staff presentation dated September 23, 2024, which are on file with the Department of Community Development. Staff is recommending continuing ZOTA #24-02 to the October 28, 2024, Planning Commission regular meeting.

There was discussion among the Planning Commission and staff on this item, including: (1) the number of electric vehicle parking spaces; (2) the cycling track; (3) the number of parking spaces for multifamily units; (4) communication with developers before the October Planning Commission meetings; and, (5) applications received for the Transit-Related Growth Area.

Chair Romeo recognized members of the audience for comments.

Faheem Darab, representing Wire Gill and Whitewaters Group, provided comments looking forward to working with the Planning Commission and staff to provide input on ZOTA #24-02.

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

Chair Romeo motioned to continue ZOTA #24-02 to the October 28, 2024, regular meeting. Motion seconded by Vice Chair Burke. The question was called on the

motion, which was carried by a 6 - 0 roll call vote. Commissioners Donahue, Elbarasse, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

5. New Business

a. Resolution to establish the Planning Commission meeting schedule for January 1, 2025, to December 31, 2025

Chair Romeo called on Ms. Gilleran for the staff report.

Ms. Gilleran presented the proposed Planning Commission calendar for January 1, 2025, to December 31, 2025. Staff is recommending approval as presented.

There was discussion among the Planning Commission and staff on this item regarding moving the proposed October 13 work session to accommodate the federal holiday.

Chair Romeo motioned to approve the calendar with the amendment of moving the October 13, 2025, Planning Commission work session to October 20, 2025. Motion seconded by Commissioner Elbarasse. The question was called on the motion, which was carried by a 5 - 1 roll call vote. Commissioners Donahue, Elbarasse, Moses, Vice Chair Burke, and Chair Romeo voted "Aye." Commissioner Yohannes voted "No."

6. Adjournment

There being no further business, and without objection, the September 23, 2024, Planning Commission regular meeting was adjourned at 7:37 p.m.

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

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: October 28, 2024