



**HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, October 14, 2024**

1. Call to Order

Chair Romeo called the October 14, 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, Samuel Richardson, Vice Chair George Burke, and Chair Michael Romeo.

Commissioners Kevin Moses and Meron Yohannes were absent.

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

Chair Romeo welcomed Commissioner Richardson to the Planning Commission.

Chair Romeo determined there was a quorum of five 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 October 14, 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 December 16, 2024, regular meeting.

There was a discussion among the Planning Commissioners and staff on this item, including: (1) the distinction between private amenity space and setbacks;

(2) streetscapes; (3) park space requirements; (4) ground floor activation; (5) refuse and loading areas; (6) requirements for electric vehicle infrastructure (EV ready and EV capable); (7) requirements regarding mechanical features; (8) surface and off-street micro-mobility parking ; (9) ARB authority in the Transit-Related Growth Small Area Plan; (10) landscape requirements for parking structures; (11) developer concerns regarding the requirement for 1.25 parking spaces per unit in multifamily developments; and (12) clarification regarding differences in the sign standards from what is already in the ordinance.

Chair Romeo requested staff gather information for the October 28, 2024, regular meeting regarding Fairfax County and Loudoun County electric vehicle infrastructure requirements, usage rates, and needs in urban and rural environments.

Mr. Stromberg said staff would gather the information.

Chair Romeo requested staff consider reflective paint as an alternative to landscape features for parking structures.

Mr. Stromberg said staff would look into it.

Chair Romeo asked why the proposal calls for one parapet sign per building instead of one parapet sign per street frontage.

Mr. Perry said staff would look into it.

3. Comments

a. Comments from the Staff Members

Mr. Perry stated that Mr. Stromberg will deliver a presentation to Town Council at the October 15, 2024, meeting on possible options to address affordable housing.

b. Comments from the Commissioners

Vice Chair Burke requested an update on Pollo Campero. Mr. Perry provided a brief update.

Chair Romeo welcomed Commissioner Richardson to the Planning Commission.

4. Adjournment

There being no further business, and without objection, the October 14, 2024, Planning Commission work session adjourned at 7:56 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: November 18, 2024