



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, October 28, 2024**

1. Call to Order

Chair Romeo called the October 28, 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, Kevin Moses, Samuel Richardson, Meron Yohannes, Vice Chair George Burke, and Chair Michael Romeo.

Commissioner Dua'a Elbarasse was absent.

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. Approval of Minutes

a. September 9, 2024, Planning Commission Work Session Minutes

b. September 23, 2024, Planning Commission Regular Meeting Minutes

Vice Chair Burke motioned to approve the September 9, 2024, Planning Commission work session minutes and the September 23, 2024, Planning Commission regular meeting minutes. Motion seconded by Commissioner Moses. The question was called on the motion, which was approved by a 6 - 0 roll call vote. Commissioners Donahue, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

3. Comments

a. Comments from the Staff Members

Ms. Gilleran reminded the Planning Commission of the adjusted calendar for the November meetings.

Ms. Gilleran provided comments on Town Council's consideration of affordable housing in Herndon.

Chair Romeo asked what the timeframe may be for when Town Council sends something to the Planning Commission regarding affordable housing.

Mr. Stromberg stated that the overall process would take about two years.

b. Comments from the Commissioners

No comments were provided.

c. Comments from Citizens

No comments were provided.

4. Public Hearings

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 memo and staff presentation dated October 28, 2024, which are on file with the Department of Community Development. Staff is recommending a continuation to the December 16, 2024, regular meeting.

There was discussion among the Planning Commission and staff on this item, including: (1) clarification regarding the phrase "potential to expand" in the context of electric vehicle charging stations; (2) consideration of a separate provision in the ordinance regarding environmental impacts; and (3) the definition of low-impact development.

Vice Chair Burke requested that Mr. Stromberg address some of the public comments that the Planning Commission has received at the next work session.

Chair Romeo stated that he would prefer if this application could be completed in the November meetings rather than continue it until December.

Mr. Stromberg stated that the application will likely be going to Town Council in January, so moving it to November would not speed up the process.

Chair Romeo asked staff if any public comments had been received.

Mr. Zoellick stated that staff had received public comments; the comments were forwarded to the Planning Commission and will be entered into the record.

Chair Romeo recognized members of the audience for comments.

Faheem Darab, representing Wire Gill LLP provided brief comments.

Greg Riegle, representing McGuire Woods LLP provided brief comments.

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

Chair Romeo asked Ms. Yeatts if it was best to move the application to the work session or public hearing.

Ms. Yeatts stated that it is best to move the application to the public hearing since that is the date that is advertised.

Chair Romeo moved to continue ZOTA #24-02 to the November 18, 2024, regular meeting. Motion seconded by Vice Chair Burke.

Chair Romeo stated that they want to have discussions at the November 4, 2024, work session about explicit language allowing zoning modifications in the zoning district; differences between park space and open space; private amenity space; parking standards; environmental standards; and enclosure of electrical transformers.

Vice Chair Burke stated that the motion to continue to the November meetings is made with the understanding that it can be continued to December, if necessary.

The question was called on the motion, which was carried by a 6 - 0 roll call vote. Commissioners Donahue, Moses, Richardson, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

5. Adjournment

There being no further business, and without objection, the October 28, 2024, Planning Commission regular meeting was adjourned at 7:47 p.m.

A handwritten signature in black ink that reads "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: November 18, 2024

