



HERNDON PLANNING COMMISSION

Work Session Minutes

Monday, November 4, 2024

1. Call to Order

Chair Romeo called the November 4, 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, 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; Ben Schitter, Development Program Planner; 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 provided a summary of Zoning Ordinance Text Amendment, ZOTA, #24-02. Staff is withholding a recommendation pending further discussion.

There was a discussion among the Planning Commissioners and staff on this item, including: (1) whether language can be added that states zoning modifications are allowed in the zoning district; (2) clarification on the definitions of "park" and "playground" and the need for consistency in definitions; (3) private amenity space; (4) adding language that units within one mile of the metro station could have one parking space per dwelling unit; (5) the resistance the town has received in getting a grocery store; (6) whether parking requirements can be

modified; (7) consideration of parking for visitors; (8) whether an internal analysis was completed by staff; (9) rooftop plantings; (10) electric vehicle requirements; (11) whether there will be any language for "EV ready"; (12) clarification on level 1, level 2, and DC fast charging; (13) clarification in the changes from 3% to 2% installed and 10% to 15% capable; (14) developer resistance in either the installed or capable requirements; (15) location requirements for transformers; (16) the number of transformers required; (17) importance of screening materials for any transformers placed above ground; (18) clarification regarding the definition of open space; (19) examples of storm water retention systems; (20) clarification on the minimum requirement for open space in TRG 1; (21) clarification on what the typical space required is for transformers; (22) affordable housing initiative; (23) clarification on what will be presented to the Planning Commission regarding affordable housing at the regular meeting; (24) clarification on the proposed special exception for higher density; (25) current proposals in the HTOC or TRG that are over 70 dwelling units per acre; (26) clarification on whether the definition of multi-family dwelling permits two-over-twos; (27) whether review of development applications could be expedited as an incentive for offering affordable housing; (28) clarification on whether the Planning Commission could make an amendment after the consultant has time to look at it; (29) whether the Planning Commission can be presented two options - one with the density cap and one without it.

3. Comments

a. Comments from the Staff Members

No comments were provided.

b. Comments from the Commissioners

No comments were provided.

4. Adjournment

There being no further business, and without objection, the November 4, 2024, Planning Commission work session adjourned at 8:23 p.m.



Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: January 27, 2025

