HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, March 25, 2024

1. Call to Order

The Planning Commission met at a regular meeting on Monday, March 25, 2024, at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Mike Romeo, Vice Chair George Burke, and Commissioners Jay Donahue and Mike McFarlane. Commissioners Dua'a Elbarasse, Kevin Moses, and Meron Yohannes were absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; Ahmad Zaki, Lead Planner, Long-Range Planning; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo called the meeting to order at 7:00 p.m. and stated that four members of the Planning Commission were present which constituted a quorum.

2. Approval of Minutes

a. February 12, 2024, Planning Commission Work Session

b. February 22, 2024, Planning Commission Special Work Session

c. February 26, 2024, Planning Commission Regular Meeting

Chair Romeo commented that he was absent from the February 12 and February 22, 2024, Planning Commission meetings.

Vice Chair Burke motioned to approve the February 12 Planning Commission work session, the February 22 Planning Commission special work session, and the February 26, 2024, Planning Commission regular meeting minutes.
Motion seconded by Commissioner Donahue.
The question was called on the motion, which was carried by a 4 - 0 roll call vote.

The vote was Commissioners Donahue, McFarlane, Vice Chair Burke, and Chair Romeo voting "Aye."
Commissioners Elbarasse, Moses, and Yohannes were absent from the vote.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

No comments were offered.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Ms. Gilleran stated that notices of the public hearing for the application were duly advertised in the March 15 and March 22, 2024, issues of the Fairfax County Times Newspapers. Certificates of Publication from the editor of the Fairfax County Times Newspapers will be entered into the record upon receipt.

a. COMPREHENSIVE PLAN AMENDMENT - CPA #23-01, Resolution to consider Comprehensive Plan Amendment, CPA #23-01, pursuant to Section 15.2-2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through May 24, 2022.

Chair Romeo opened the public hearing and called on Mr. Zaki for the staff presentation.

Mr. Zaki delivered the staff presentation dated March 25, 2024, which is on file with the Department of Community Development.

Staff recommended certifying and approving the final draft TRG Small Area Plan with amendments as indicated in the Errata/Refinement table, in accordance with the provided draft resolution and as stipulated by Section 15.2-2229 of the Code of Virginia.

There was discussion among the Planning Commission and staff on this item, including: (1) the Amendment Text Proposed, (2) concern with grammatical issues in the TRG Small Area Plan and the Amendment Text but understand they will be addressed before going to Town Council, (3) clarification that items in the documents provided to the Planning Commission will be incorporated into the

Errata/Refinement sheet, (4) whether the language regarding self-storage and light industrial would be incorporated just into the Herndon Reston Business Park or throughout the TRG.

Ms. Gilleran commented that the owners of the Herdon Reston Business Park have stated that they have no interest in the residential shown in the plan. Self-storage and some light industrial use would be acceptable and those uses will be added to the erratta sheet.

Chair Romeo recognized members of the public for comments.

No public comments were offered.

Chair Romeo closed the public hearing and moved to the commission level for discussion.

Chair Romeo motioned to recommend approval of CPA #23-01 in accordance with the draft resolution and the updated errata sheet.
Motion seconded by Vice Chair Burke.
The question was called on the motion, which was carried by a 4 - 0 roll call vote.
The vote was: Commissioners Donahue, McFarlane, Vice Chair Burke, and Chair Romeo voting "Aye."
Commissioners Elbarasse, Moses, and Yohannes were absent from the vote.

Vice Chair Burke commented on the effort that went into the TRG Small Area Plan by staff, the TRG Advisory Committee, and the Planning Commission.

Chair Romeo thanked Vice Chair Burke and Commissioner Yohannes for their involvement in the TRG Advisory Committee and staff for their work on the TRG Small Area Plan.

5. Adjournment

There being no further business, and without objection, the March 25, 2024, Planning Commission regular meeting was adjourned at 7:28 p.m.

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Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: April 22, 2024