

**PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 18, 2023**

The Planning Commission met in public session on Monday, December 18, 2023, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Michael Romeo and commissioners Jay Donahue, Mike McFarlane, Kevin Moses, and Meron Yohannes. Vice Chair George Burke and commissioner Dua'a Elbarasse were absent

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; Ben Schitter, Development Program Planner; Richard Smith, Senior Civil Engineer; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

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

Commissioner Yohannes arrived at 7:02 p.m.

2. Approval of Minutes

- a. November 13, 2023, Planning Commission Work Session
- b. November 27, 2023, Planning Commission Regular Meeting

The minutes for the November 13, 2023, Planning Commission work session, and the November 27, 2023, Planning Commission regular meeting were approved on the motion of commissioner McFarlane, seconded by commissioner Moses.

The vote carried 5 - 0. The vote was: Commissioners Donahue, McFarlane, Moses, Yohannes, and Chair Romeo voting "Aye."

3. Comments

- a. Comments from the Staff Members

Chair Romeo recognized staff members for comments.

Ms. Gilleran thanked the Planning Commission for taking part in the December 11, 2023, Planning Commission & TRG Advisory Committee joint meeting.

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b. Comments from the Commissioners

There were no comments from the commissioners.

c. Comments from Citizens

There were no comments from citizens.

4. Public Hearing

Chair Romeo asked Ms. Gilleran if the public hearing items on the agenda were properly advertised.

Ms. Gilleran stated that the applications were properly advertised with notices of the public hearings having been duly advertised in the December 8 and December 15, 2023, issues of the Fairfax County Times Newspapers. Certificates of Publication from the Editor will be entered into the record upon receipt.

- a. **APPLICATION FOR A SPECIAL EXCEPTION – SE #23-01, 630 Dranesville Road, Herndon Elementary School Renovation & Addition**, to consider a special exception with conditions to allow an addition to the existing public school building. The property is zoned R-10, Residential Single-family District. The site is 13.89 acres and currently consists of an 85,165 gross square foot elementary school building and 15,264 gross square foot modular trailer classrooms as well as a parking lot and recreational facilities. The proposed site improvements would remove the temporary modular classrooms, provide building additions, increase the building to 129,204 gross square feet, expand the parking lot, improve vehicular movements, improve the public streetscape, and update the recreational facilities. The property is designated in the Herndon 2030 Comprehensive Plan as "Community Facilities". The property is located at 630 Dranesville Road, on the eastern side of Dranesville Road and north of the Fillmore Street and Dranesville Road intersection. Fairfax County Tax Map Reference Number: 0104 02 0066A. Applicant: Fairfax County Public Schools. Property Owner: School Board of Fairfax County. **(Continued from the November 27, 2023, regular meeting.)**

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

Mr. Schitter delivered the staff presentation dated December 18, 2023, which is on file in the Department of Community Development.

Staff recommends that the Planning Commission moves Special Exception, SE #23-01, forward to the Town Council with a recommendation for approval, in accordance with the draft resolution and conditions as presented.

Chair Romeo recognized the Planning Commission for questions of Mr. Schitter.

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Commissioners offered questions and comments regarding the expiration of the special exception for the trailers, and the enforcement of the condition for a parking attendant.

Mr. Schitter responded to the commissioners' questions and comments.

Chair Romeo recognized the applicant for comment.

The applicant's representative Najib Hameed was present and provided brief comments.

The applicant's representative Maureen Wichert was present and delivered a presentation dated December 14, 2023, which is on file with the Department of Community Development.

Chair Romeo recognized the Planning Commission for questions of the applicants.

Commissioners offered questions and comments regarding a contact number or email address for citizens that may have complaints during construction, comments received from the community, the bee crossing, the fence appearance and location, the parking lot, the possibility of additional vegetation or trees being added to block light from the parking lot.

Ms. Wiechert and the applicant's representative John Cummings responded to the commissioners' questions and comments.

Chair Romeo asked Mr. Zoellick if any comments were received from the public.

Mr. Zoellick stated that comments from the public were received since the work session. The comments were entered into the record and forwarded to the members of the Planning Commission prior to the regular meeting.

Chair Romeo recognized citizens for comment.

Joseph Francis provided comments regarding the safety of the children and requesting additional lighting, and fencing.

Steven Moskowitz provided comments in support of the application.

Barry Clendenin provided comments regarding their disagreement with the parking expansion but support for the application.

Randy Stockman provided comments supporting the application.

Chair Romeo asked the applicants if they would like to respond to any of the public comments.

Ms. Wiechert provided brief comments.

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Chair Romeo asked about the lighting plan.

Ms. Wiechert responded.

Chair Romeo asked if staff members had any additional comments.

No additional comments were provided by staff.

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

Commissioner McFarlane made a motion to recommend approval of SE #23-01 in accordance with the resolution as drafted. The motion was seconded by Chair Romeo.

Chair Romeo recognized the Planning Commission for discussion.

Commissioners offered comments regarding enthusiasm for the public engagement for this application, volunteer opportunities with the town, notice requirements, appreciation for the candor of the answers given by the applicant, appreciation for Fairfax County Public Schools scheduling an additional public meeting, and appreciation for the work staff put into the application.

The question was called on the motion, which was carried by a vote of 5 - 0. The vote was Commissioners Donahue, McFarlane, Moses, Yohannes, and Chair Romeo voting "Aye."

- b. **APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #21-03, 1315 and 1317 Monroe Street**, to consider an amendment to a special exception approved by the Town Council on January 31, 2022, to allow the placement of fill in order to construct two new single-family dwellings on two existing lots within the FPO, Floodplain Overlay District. The amendment includes revised limits of fill to accommodate revised footprints of the two proposed single-family dwellings. 1315 Monroe Street is 0.53 acres and 1317 Monroe Street is 0.53 acres (1.06 acres total). The property is zoned R-10, Single Family Residential district, and is designated in the Comprehensive Plan as "Neighborhood Conservation." The property is located at the northwest corner of the Monroe Street and Grant Street intersection. Fairfax County Tax Map Numbers 0102 02 0001B and 0102 02 0001C. Applicant/Owners Dina Abdel-Hamid and David Hawa.

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

Mr. Stromberg delivered the staff presentation dated December 18, 2023, which is on file in the Department of Community Development.

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Staff recommends that the Planning Commission moves the Amendment to Special Exception, SE #21-03, forward to the Town Council with a recommendation for approval, in accordance with the draft resolution.

Mr. Stromberg provided a response to comments received from Fairfax County Park Authority.

Chair Romeo recognized the Planning Commission for questions of Mr. Stromberg.

Commissioners offered questions and comments regarding the Fairfax County concerns about erosion and sediment controls, and clarification on the approval process.

Ms. Gilleran and Mr. Stromberg responded to the commissioners' questions and comments.

Chair Romeo recognized the applicant for comment.

The applicant David Hawa was present but did not provide comments.

Chair Romeo recognized citizens for comment.

No comments were provided.

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

Commissioner Yohannes made a motion to recommend approval of the Amendment to SE #21-03 in accordance with the resolution as drafted. The motion was seconded by Chair Romeo.

Chair Romeo recognized the Planning Commission for discussion.

No comments were provided.

The question was called on the motion, which was carried by a vote of 5 - 0. The vote was commissioners Donahue, McFarlane, Moses, Yohannes, and Chair Romeo voting "Aye."

- c. **ZONING MAP AMENDMENT – ZMA #22-02, 13100 & 13150 Worldgate Drive**, a zoning map amendment in the PD-W, Planned Development-Worldgate, zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses. The parcels are approximately 10.4 acres combined. They are currently improved with two six-story office buildings and a structured parking garage. The proposed redevelopment requires the demolition of all existing improvements except the western half of the existing garage which will be retained as structured parking. New uses proposed include 349 multi-family residential units in a five-story building, 49 four-story townhouse residential units, and 52 four-story stacked two-

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over-two residential units. The project proposes a density of 1.34 FAR. The parking for the development would be provided on-site in a parking garage, within individual unit garages and driveways, and on-street. The site would also be improved with publicly accessible private streets and alleys, various open spaces, publicly accessible sidewalks, public streetscapes, and a public trail connected to an existing trail network. The properties are designated as Regional Corridor Mixed Use in the Comprehensive Plan. The application includes requests for the following zoning modifications: parking reduction for multi-family (Section 78-100.2(a)); reduction in width of street along building frontage (Section 78-30.6(b)(1)); reduction in minimum townhouse widths (Section 78-30.6(b)(2)(d) and (e)); increase in wall plane off-sets (Section 78-30.6(b)(3)(c); reduction in site landscaping (Section 78-110.3(a)); reduction in vehicular use area planting (Section 78-110.5(b)(2)); reduction in perimeter buffer planting (Section 78-110.4(e)(3)(a)); reduction in streetscape area planting (Section 78-112); and, provision of side entrances for townhouse end units (Section 78-30.6(b)(3)(b)). The properties are located at the northeast corner of the Worldgate Drive/Elden Street/Centerville Road intersection. Fairfax County Tax Map Reference Numbers: 0161 02 0025 & 0163 02 0002A. Agent: Kenneth W. Wire, Esq., Wire Gill LLP. Property Owner: AM Worldgate Owner, LLC.

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

Mr. Perry delivered the staff presentation dated December 18, 2023, which is on file in the Department of Community Development.

Staff recommends a continuance to the January 22, 2024, Planning Commission regular meeting.

Chair Romeo recognized the Planning Commission for questions of Mr. Perry.

Commissioners offered questions and comments regarding the number of multi-family homes, whether garages will be available to the multi-family homes, clarification on parking, and distance from the metro station.

Ms. Gilleran, Mr. Perry, and Chair Romeo responded to the commissioners' questions and comments.

Chair Romeo recognized the applicant for comment.

The applicant's representatives Sean Sullivan and Rich Ellis were present, provided comments, and delivered a presentation that is on file with the Department of Community Development.

Chair Romeo recognized the Planning Commission for questions of the applicant.

Commissioners offered questions and comments regarding the availability of private amenity space and access to the Shandon pool.

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Mr. Sullivan and Mr. Ellis responded to the commissioners' questions and comments.

Chair Romeo recognized citizens for comment.

No comments were provided.

Chair Romeo asked if the staff had any concluding comments.

No comments were provided.

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

Commissioner McFarlane made a motion to continue ZMA #22-02 to the January 22, 2024, Planning Commission regular meeting. The motion was seconded by Commissioner Yohannes.

Chair Romeo recognized the Planning Commission for discussion.

There were no comments from the commissioners.

The question was called on the motion, which was carried by a vote of 5 - 0. The vote was commissioners Donahue, McFarlane, Moses, Yohannes, and Chair Romeo voting "Aye."

5. New Business

a. Resolution – 2024 Planning Commission Meeting Schedule

Chair Romeo recognized Ms. Gilleran for the staff report.

Ms. Gilleran presented the draft resolution for the 2024 Planning Commission meeting schedule.

Chair Romeo recognized the Planning Commission for any questions of staff.

There were no questions or comments from the commissioners.

Chair Romeo moved to the commission level for discussion.

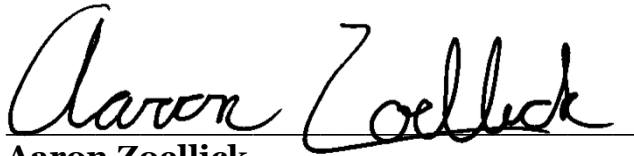
Commissioner McFarlane made a motion to approve establishing the 2024 Planning Commission meeting schedule in accordance with the draft resolution. The motion was seconded by commissioner Moses.

The question was called on the motion, which was carried by a vote of 5 – 0. The vote was commissioners Donahue, McFarlane, Moses, Yohannes, and Chair Romeo voting "Aye."

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6. Adjournment

There being no further business, and without objection, the December 18, 2023, Planning Commission regular meeting was adjourned at 9:12 p.m. on the motion of commissioner Donahue and seconded by commissioner Moses.

A handwritten signature in black ink, reading "Aaron Zoellick", written over a horizontal line.

**Aaron Zoellick
Clerk of Boards and Commissions**

Minutes approved by the Planning Commission: January 22, 2024