

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
DECEMBER 13, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call

APPROVAL OF AGENDA

NEW BUSINESS

2. **Resolution**-2022 Schedule Change
3. **Resolution**- to establish an alternate meeting location at 397 Herndon Parkway, Herndon, Virginia, for the Planning Commission regular work sessions that occur on that Monday of each month that precedes by two weeks the regular session at 7:00 p.m.

APPROVAL OF MINUTES

4. October 18, 2021, Planning Commission Work Session Draft Minutes
5. October 25, 2021, Planning Commission Public Hearing Draft Minutes
6. November 8, 2021, Planning Commission Work Session Draft Minutes
7. November 15, 2021, Planning Commission Public Hearing, *Cancellation*

COMMENTS

8. Comments from the Staff Members
9. Comments from the Commissioners
10. Comments from the Audience

PUBLIC HEARING

11. **SPECIAL EXCEPTION – SE #21-03, 1315 and 1317 Monroe Street**, a special exception to allow for development within the FPO, Floodplain Overlay district. The

project proposal is to demolish the existing single family dwelling and construct a new single family dwelling on 1315 Monroe Street and to construct a new single family dwelling on the undeveloped lot at 1317 Monroe Street. The total area of both lots is approximately 1.06 acres. 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. Agent: Anwar Maharmeh, P.E., MTES Engineering Services. Owners: Dina Abdel-Hamid and David Hawa.

ADJOURNMENT



MEMORANDUM

To: Chairman Romeo and Members of the Planning Commission

From: Elizabeth M. Gilleran, Director of Community Development *EMG*

Date: December 1, 2021

Subject: Proposed Changes to the 2022 Planning Commission Meeting Schedule

Staff is recommending that the Planning Commission adopt the attached resolution, amending the Commission's 2022 schedule for the months of November and December, during the December 13, 2021, public hearing.

Attached for your future reference is the 2022 schedule of Planning Commission works sessions and public hearings.

Attachments

- #1: Draft resolution
- #2: 2022 Planning Commission Schedule

TOWN OF HERNDON, VIRGINIA

RESOLUTION

December 13, 2021

Resolution - Amending the regularly scheduled 2022 Planning Commission calendar for the months of November 2022 and December 2022.

WHEREAS, the Planning Commission of the Town of Herndon, Virginia, has reviewed the Planning Commission work session and public hearing calendar for the year 2022, and

WHEREAS, the Planning Commission has found that during the months of November and December the dates for public hearings, as established by the bylaws, fall within the same weeks as major holidays, and

WHEREAS, the Planning Commission wishes to ensure that the scheduling of public hearings and work sessions encourages the general public and applicants to attend and to participate, and

WHEREAS, the Planning Commission wishes to ensure, to the greatest extent possible, that commission members experience as few scheduling conflicts as possible thus ensuring a quorum.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that the regularly scheduled public hearing of November 28, 2022 is rescheduled to November 14, 2022 and that the corresponding work session, scheduled for November 14, 2022, is rescheduled to November 7, 2021.

BE IT FURTHER RESOLVED that, the regularly scheduled public hearing of December 26, 2022 is rescheduled to December 12, 2022 and that the corresponding work session, scheduled for December 12, 2022, is rescheduled to December 5, 2021.

**2022 PLANNING COMMISSION
MEETING SCHEDULE**

January

Work Session - 10th

Public Hearing - 24th

July

Work Session – 11th

Public Hearing – 25th

February

Work Session – February 14th

Public Hearing – February 28th

August

Work Session – 8th

Public Hearing – 22nd

March

Work Session – 14th

Public Hearing – 28th

September

Work Session – 12th

Public Hearing – 26th

April

Work Session – 11th

Public Hearing – 25th

October

Work Session – 10th

Public Hearing – 24th

May

Work Session – 9th

Public Hearing – 23rd

November

Work Session – 7th

Public Hearing – 14th

June

Work Session – 13th

Public Hearing – 27th

December

Work Session – 5th

Public Hearing – 12th

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

December 13, 2021

Resolution to establish an alternate meeting location at 397 Herndon Parkway, Herndon, Virginia, for the Planning Commission regular work sessions that occur on that Monday of each month that precedes by two weeks the regular session at 7:00 p.m.

WHEREAS, on March 24, 2020 the Town Council affirmed the existence of a disaster and declared a state of emergency and disaster throughout the entire Town; and

WHEREAS, to ensure the resumption of in-person meetings of the Town Council, Boards and Commissions the Town Manager sought to find alternate meeting room accommodations, due to the small size of the Hoover Conference Room at 765 Lynn Street, Herndon Virginia, and inability to safely distance members, staff, applicants and the general publics; and

WHEREAS, after balancing, health, safety, security and scheduling issues, the Town Manager decided that the Herndon Police Station Community Room, located at 397 Herndon Parkway, Herndon, Virginia, provided the best alternate meeting space; and

WHEREAS, the Town Council's declared state of emergency is set to expire December 31, 2021; and

WHEREAS, the Town Manger has found that it is in the best interests of the Town, the Planning Commission, staff, applicants and the general public, to continue to use the Herndon Police Station Community Room, located at 397 Herndon Parkway, Herndon, Virginia, for regular work session meetings; and

WHEREAS, ARTICLE V. MEETINGS of the Planning Commission By-laws provides that the Planning Commission may also meet at such other times or places within the boundaries of the Town of Herndon that the Planning Commission designates by duly adopted resolution.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Herndon, Virginia, HEREBY:

Establishes that the location for the Planning Commission regular work sessions that occur on that Monday of each month that precedes by two weeks the regular session at 7:00 p.m. shall be held at the Herndon Police Station Community Room located at 397 Herndon Parkway, Herndon, Virginia, until another resolution is adopted, or such further notice of a change in meeting location is given.

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

DRAFT RESOLUTION

December 13, 2021

Resolution- to recommend approval with conditions of Special Exception SE #21-03 to the Town Council to allow the placement of fill to construct two new single family residences on two existing single family lots within the FPO, Floodplain Overlay district.

WHEREAS, the applicants, Dina Abdel-Hamid and David Hawa, have submitted an associated application, special exception SE #21-03, proposing to place fill in the floodplain to allow the for the construction of two new single family dwellings on two existing single family lots at 1317 Monroe and 1315 Monroe and identified as Fairfax County Tax Map Reference Numbers: 0102 02 0001C and 0102 02 0001B; and

WHEREAS, any development within the floodplain requires a special exception to be approved by the town council; and

WHEREAS, the applicant is proposing certain improvements and alterations to the grade within the floodplain; and

WHEREAS, the applicant has demonstrated through hydraulic and hydrologic modeling analysis that the proposed improvements and grade changes will not result in an increase in flood heights or an increase in the extent of the floodplain; and

WHEREAS the applicant will incorporate the most recently issued FEMA flood maps-available and rerun the modeling analysis at the time of site plan final engineering; and

WHEREAS, the Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code; and

WHEREAS, the Planning Commission finds that the proposed development meets the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3 Special exception and Section 78-60.2 Floodplain Overlay district, including the allowances and criteria found therein; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, hereby recommends that the Town Council approve Special Exception SE #21-03, in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3 and Section 78-60.4.

1. The proposed development shall be in substantial conformance with the “TOPOGRAPHIC SURVEY, FLOOD ELEVATION, AND LOT STUDY” located in Appendix A of the Flood Plain Study for The Estate James Edward Waters, Jr. & Nancy A. Waters and dated October 25, 2021.
2. A site specific delineation of the Resource Protection Area component of the Chesapeake Bay Preservation Area Overlay shall be provided concurrent with the submission of the Single Lot Development Plan and approval of this special exception does not approve any unauthorized encroachment into the RPA as outlined in Section 78-60.4 of the zoning ordinance.
3. The applicant shall perform new hydraulic and hydrodynamic analysis using the most recent flood insurance rate map issued by FEMA. In the event the draft FIRMs have not yet been finalized by FEMA and adopted by the town, the applicant shall use the draft FIRM.