



This does not represent a verbatim transcript of the Planning Commission meeting. Visit www.herndon-va.gov "agendas & minutes" to view agendas and videos. Copies of videotapes of the public hearing meetings are available on request by contacting HCTV at 703-689-2323.

**PLANNING COMMISSION
Work Session
December 6, 2021**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, December 6, 2021, at 7:00 p.m. in the Town of Herndon Police Department, Community Room, 397 Herndon Parkway, Herndon, Virginia. In attendance were: Chairman Romeo, Vice Chair George Burke and Commissioners: Jay Donahue, Paul LeReche, Kevin Moses, and Meron Yohannes. Commissioner Mike McFarlane absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Johnathan Franssell, Civil Engineer and Erika Orellana, Clerk of Boards & Commissions.

ANNOUNCEMENT

Chairman Romeo stated that Commissioner McFarlane would not be present for the meeting.

1. DETERMINATION OF QUORUM

Chairman Romeo stated that there were six Commissioners present, which constituted a quorum. Commissioner Mike McFarlane was absent.

NEW BUSINESS

2. Resolution-2022 Schedule Change

Chairman Romeo opened the work session and called on Lisa Gilleran, Director of Community Development for the staff memo.

Lisa Gilleran, Director of Community Development, presented the staff memo dated December 1, 2021, which is on file in the Department of Community Development.

Ms. Gilleran stated that staff recommended 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.

Chairman Romeo asked the Commissioners if there were any objections to having the meeting on October 10, 2022, Indigenous Peoples/Columbus Day. Commissioners did not have any objections.

December 6, 2021

Work Session

PUBLIC HEARING

3. **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.

Chairman Romeo stated that comments were received and entered into the record by the Clerk.

Chairman Romeo opened the work session and called on David Stromberg, Zoning Administrator, for the staff report.

David Stromberg, Zoning Administrator, presented the staff report dated December 6, 2021, which is on file in the Department of Community Development. This item, SE#21-03, is to consider a special exception to permit the placement of fill in order to construct two new single family residences on two legally platted lots within the FPO, Floodplain Overlay district.

Staff recommended approval of Special Exception, SE #21-03 with the following conditions:

- Substantial conformance with submitted plan
- Site specific delineation of the RPA (Resource Protection Area) must be performed and approval of this special exception does not approve any unauthorized encroachment into the RPA.
- Use most current version of FEMA flood map data

Commissioners provided their feedback and asked for clarification on the conditions that staff had proposed. Commissioners asked for clarification on the flood plain impact, distance from creek, if there was a consideration of a plan b if needed, the effects downstream of the property, and asked if there has been historical problems with flooding in that area. Mr. Stromberg provided responses to clarify the Commissioners questions and concerns.

DISCUSSION

4. **ITEMS OF INTEREST**

Ms. Gilleran provided an update for the Transit Related Growth (TRG) Area Plan.

December 6, 2021

Work Session

5. COMMENTS FROM THE STAFF

There were no comments from the staff.

6. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Vice Chair Burke seconded by Commissioner Moses and carried by a vote of 6-0, the December 6, 2021, Planning Commission work session was adjourned. The vote was: Commissioners Donahue, LeReche, Moses, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye." Commissioner McFarlane was absent.

There being no further business, the meeting adjourned at 7:34 p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards & Commissions**

Minutes approved by the Planning Commission: January 24, 2022