

**Planning Commission
Work Session
December 4, 2023**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, December 4, 2023, 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: Dua'a Elbarasse, Mike McFarlane, Kevin Moses, and Meron Yohannes. Commissioner Jay Donahue was absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; Lesa Yeatts, Town Attorney; Scott Robinson, Director of Public Works; 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 December 4, 2023, Planning Commission to order at 7:00 p.m. and stated that five commissioners were present, which constituted a quorum.

2. Public Hearing

- 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 work session and called on Mr. Schitter for the staff presentation.

Mr. Schitter provided an update on the application since the November 27, 2023, Planning Commission regular meeting.

Commissioner Yohannes arrived at 7:03 p.m. Six commissioners were now present.

Mr. Schitter stated that the applicant has scheduled a community meeting that will take place on December 14, 2023, at 7:00 p.m.

Ms. Gilleran stated that the applicant will send letters to the adjacent property owners and signs will be posted on the frontage roads of the school with additional information about the community meeting.

Chair Romeo recognized the commissioners for questions.

Commissioners offered comments and questions regarding Worchester Street, expansion of the parking lot, off-site parking, and staff and student projections.

December 4, 2023
Work Session

Chair Romeo requested a comparison of parking at Herndon Elementary to other schools in the Fairfax County system.

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

- 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 work session and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff report and staff presentation dated December 4, 2023, which are on file with the Department of Community Development.

Staff is recommending that the Planning Commission move the Amendment to Special Exception SE #21-03 forward to the Town Council with a recommendation for approval, in accordance with the draft resolution and conditions as presented.

Chair Romeo recognized the commissioners for questions.

Commissioners offered comments and questions regarding the original designs, clarification on who filed the special exception application, the focus of the Planning Commission's review, the initial review's showing of no impact to the flood plain, and the frequency of flood map updates.

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

- 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-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)).

**December 4, 2023
Work Session**

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 work session and called on Mr. Perry for the staff presentation.

Mr. Perry delivered the staff report and staff presentation dated December 4, 2023, which are on file with the Department of Community Development.

Staff is recommending that a continuance to the January 22, 2024, Planning Commission regular meeting to allow additional time for further staff evaluation and coordination with the applicant.

Chair Romeo recognized the commissioners for questions.

Commissioners offered comments and questions regarding clarification on the tax district buyout proposed development proffer, visitor parking availability, bicycle parking availability, the amount of parking provided to the multifamily units, bus traffic from Worldgate, access to the property from Worldgate Drive, community outreach, connection to existing trail system, any connection to Worldgate condominiums, staff attendance at community meetings, pull off from proposed bus stop on Elden Street, plans to change the existing parking ramp, the number of units that will be rentals, location of the connection to Shannon Park, the presence of a stream where the Shannon Park connection is proposed, environmental third party review, and following up on green building certification.

Ms. Gilleran, Mr. Perry, Mr. Schitter, and the applicant's representative, Kenneth Wire, responded to the commissioners' questions and comments.

Chair Romeo requested additional information from Fairfax Connector on the proposed pull off.

3. New Business

a. Resolution – 2024 Planning Commission Meeting Schedule

Chair Romeo opened the work session and called Ms. Gilleran for the staff report.

Ms. Gilleran provided an updated on the 2024 Planning Commission meeting schedule.

Chair Romeo recognized the commissioners for questions.

No questions or comments were offered by the commissioners.

4. Comment

a. Comments from the Staff Member

Chair Romeo recognized staff members for additional comments.

Ms. Gilleran stated that staff is working on updates to the Planning Commission bylaws that should be presented at the January Planning Commission meeting.

Ms. Gilleran provided comments regarding the TRG plan that was received from the consultants.

b. Comments from the Commissioners

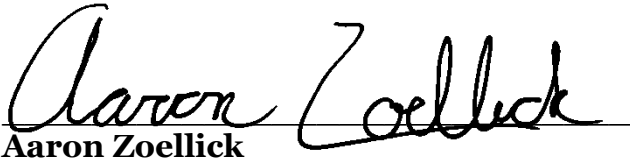
Chair Romeo recognized the Commissioners for additional comments.

Chair Romeo encouraged everyone to attend the Herndon Wintermarkt.

**December 4, 2023
Work Session**

5. Adjournment

There being no further business, on the motion of Vice Chair Burke, seconded by Commissioner Moses, and without objection, the December 4, 2023, Planning Commission work session was adjourned at 8:38 p.m.

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