

**PLANNING COMMISSION**  
**Regular Meeting**  
**Monday, November 27, 2023**

The Planning Commission met in public session on Monday, November 27, 2023, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Michael Romeo, Vice Chair George Burke, and Commissioners Jay Donahue, Dua'a Elbarasse, Mike McFarlane, Kevin Moses, and Meron Yohannes.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; David Stromberg, Zoning Administrator; Ben Schitter, Development Program Planner; 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 seven Commissioners were present, which constituted a quorum.

**2. Approval of Minutes**

- a. September 11, 2023, Planning Commission Work Session
- b. September 25, 2023, Planning Commission Regular Meeting

The minutes for the September 11, 2023, Planning Commission Work Session, and the September 25, 2023, Planning Commission Regular Meeting were approved on the motion of Commissioner Moses, seconded by Commissioner McFarlane.

The vote carried 7 - 0. The vote was: Commissioners Donahue, Elbarasse, McFarlane, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voting "Aye."

**3. Comments**

- a. Comments from the Staff Members

Ms. Gilleran stated that a joint Planning Commission – Transit Related Growth (TRG) Area Advisory Committee meeting will be held on December 11, 2023, at 7:00 p.m. in the Herndon Council Chambers Building. The meeting is open to the public but there will not be a public comment period. The public will be able to provide comment at the December 18, 2023, Planning Commission regular meeting. The TRG will be on the agenda for the January 22, 2024, Planning Commission regular meeting.

- b. Comments from the Commissioners

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Chair Romeo stated that the Herndon Wintermarkt will be on December 9, 2023, and he encourages people to attend.

c. Comments from Citizens

There were no comments from citizens.

**4. Public Hearing**

Chair Romeo asked Ms. Gilleran if the public hearing item on the agenda was properly advertised.

Ms. Gilleran stated that the application was properly advertised with notices of the public hearing having been duly advertised in the November 17 and November 24, 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.

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

Mr. Schitter delivered the staff presentation dated November 27, 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.

Commissioners offered questions and comments regarding public comments received, whether the existing chain link fence will be removed and replaced, traffic impacts to

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Worcester Street, the proffer for a traffic attendant, public notice requirements, and whether any public notice letters were returned.

Ms. Gilleran, Mr. Schitter, and Mr. Zoellick responded to the Commissioners' questions and comments.

Chair Romeo recognized the applicant for comment.

Applicants Maureen Wiechert and John Cummings were present and provided brief comments.

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

Commissioners offered questions and comments regarding whether notice was sent for engagement sessions held by the applicant, who attended the engagement sessions, what feedback was received during the engagement sessions, the floor plan on the proposed project, stormwater management, projections for removal of the trailers, and lighting of the fields.

Ms. Wiechert and Mr. Cummings responded to the Commissioners' questions and comments.

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

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

Chair Romeo recognized citizens for comment.

Jill Delaney provided comments regarding additional parking spaces during and after construction and invasive plant remediation.

Charles Williams provided comments regarding public notice, the bee crossing, traffic along Worcester Street, and walkability to the school.

Barry Clendenin provided comments regarding project awareness and public notice, and cars and parking.

Sara Murphy provided comments regarding parking available at the school.

Rory Spencer provided comments regarding pedestrian safety and traffic on Worcester Street.

Joshua Godaire provided comments regarding the number of construction workers that will be necessary for the project and flooding at the intersection of Dranesville and Fillmore.

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Elizabeth Budnick provided comments regarding public notice requirements.

Marla Schwartz provided comments regarding traffic impact on Worchester Street, potential water runoff, and appreciation that lights will not be installed.

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

Ms. Wiechert and Mr. Cummings provided comments regarding the number of parking spaces, contractor access during construction, Fairfax County Public Schools outreach during the planning process, stormwater management, and parking availability.

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

Commissioners offered questions and comments regarding whether Herndon elementary school staff are required to park on site, water runoff, whether the applicant would be adversely affected if the Planning Commission continued the application to the December regular meeting, the need for more clarification, and outstanding questions by the Commissioners.

Ms. Wiechert and Mr. Cummings responded to the Commissioners' questions and comments.

Najib Hameed, coordinator with Fairfax County Public Schools, joined the conversation and provided brief comments.

Commissioners offered questions and comments regarding whether Fairfax County Public Schools would be able to host another community meeting prior to the December Planning Commission regular meeting.

Mr. Hameed responded.

Commissioners offered questions and comments regarding the current ratio of staff/teachers that utilize parking at Herndon elementary school, the need for specific conditions on lighting and a trigger on when a traffic attendant will be required, whether a parking attendant should be required all of the time, traffic options for Worchester Street, and the need for additional parking at Herndon elementary school.

Chair Romeo asked Ms. Gilleran for information on the December Planning Commission meetings and whether there will be enough time to gather the requested information.

Ms. Gilleran responded.

Chair Romeo closed the public hearing.

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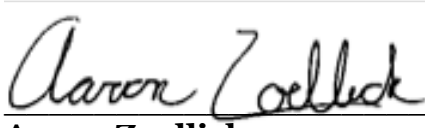
Following the public hearing, Chair Romeo made a motion to continue SE #23-01 to the December 18, 2023, regular meeting. The motion was seconded by Commissioner Moses.

Commission McFarlane offered the possibility of continuing the application to the January 2024 meeting. Chair Romeo, Vice Chair Burke, and Commissioner Yohannes stated a preference to continue to the December 2023 meeting.

The question was called on the motion, which was carried by a vote of 7 - 0. The vote was Commissioners Donahue, Elbarasse, McFarlane, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voting "Aye."

**5. Adjournment**

There being no further business, and without objection, the November 27, 2023, Planning Commission regular meeting was adjourned at 8:14 p.m. on the motion of Vice Chair Burke and seconded by Commissioner Elbarasse.

A handwritten signature in black ink, reading "Aaron Zoellick", is written over a horizontal line. The signature is cursive and fluid.

**Aaron Zoellick**  
**Clerk of Boards and Commissions**

**Minutes approved by the Planning Commission: December 18, 2023**