

**Planning Commission
Work Session
November 13, 2023**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, November 13, 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: Jay Donahue, Dua'a Elbarasse, Mike McFarlane, Kevin Moses, and Meron Yohannes.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Lesa Yeatts, Town Attorney; Ben Schitter, Development Program Planner; John Irish, Deputy Director of Department of Public Works; John Verdin, Capital Projects Program Manager; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

Chair Romeo called the November 13, 2023, Planning Commission to order at 7:00 p.m. and stated that seven 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.

Chair Romeo opened the work session and called on Mr. Schitter for the staff presentation.

Mr. Schitter delivered the staff report and staff presentation dated November 13, 2023, which are on file with the Department of Community Development.

Staff recommends that the Planning Commission moves Special Exception, SE #23-02, 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 community outreach, clarification on whether Fairfax County Public Schools owns the property, whether the current modular classrooms went through an approval process, a potential mechanism for obtaining approval if the school exceeds the allowed 1,050 students, whether any study was conducted on stormwater, current stormwater requirements, the expected duration of the construction, whether there are any proposed lights for the fields, whether the playground and basketball courts will be replaced, the current capacity of the parking lots, current issues with parking at the school, the design reasons for the proposed addition location, and whether the addition will be a two-story structure.

November 13, 2023
Work Session

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

Chair Romeo requested staff get the Fairfax County six-year projections for Herndon Elementary and additional information on the three smaller addition areas.

Mr. Schitter stated that staff would get the requested information.

3. New Business

a. Discussion – Capital Improvement Program (CIP)

Chair Romeo opened the work session and called Mr. Verdin to lead the discussion. Mr. Irish also joined the discussion.

Mr. Verdin delivered a presentation dated November 13, 2023, which is on file with the Department of Community Development.

Chair Romeo recognized the Commissioners for questions.

Commissioners offered questions and comments regarding what percentage of the town's budget comprised of CIP funds pre-pandemic, sources of upfront money, clarification regarding the current \$25 million allocated to projects, whether there are plans to update the entire Sugarland Run throughout the town, whether there was any discussion of using ARPA funds for broadband projects, water security, and town wide security.

Mr. Irish and Mr. Verdin responded to the Commissioners' questions and comments.

Ms. Gilleran requested that a list of projects be provided to the Community Development Department staff that can then be distributed to the Planning Commission.

b. Discussion – Update on Transit-Related Growth Area (TRG)

Chair Romeo opened the work session and called on Ms. Gilleran to lead the discussion.

Ms. Gilleran provided the Planning Commission with an update on the TRG project and informed the Commissioners that a joint Planning Commission-TRG Advisory Committee meeting is being planned for December. Commissioners should expect to receive an email with additional information.

Chair Romeo recognized the Commission for questions.

Commissioners offered questions and comments regarding whether members of the Planning Commission and TRG Advisory Committee will receive the draft report prior to the joint meeting, and whether previous consultant staff are still involved in the project.

Ms. Gilleran responded to the Commissioners' questions and comments.

4. Comment

a. Comments from the Staff Member

Chair Romeo recognized staff members for additional comments.

Ms. Yeatts stated that proposed amendments to the Planning Commission bylaws will be presented at the December and January meetings.

b. Comments from the Commissioners

Chair Romeo recognized the Commissioners for additional comments.

Commissioner McFarlane inquired about updates to downtown redevelopment.

Ms. Gilleran and Ms. Yeatts responded.

November 13, 2023
Work Session

Commissioner Donahue inquired about any changes to parking requirements in the downtown redevelopment plan.

Ms. Gilleran responded.

Commissioner Donahue inquired about the impact of the Rivana at Innovation Station project on Herndon.

Ms. Gilleran responded.

5. Adjournment

There being no further business, on the motion of Commissioner Donahue, seconded by Vice Chair Burke, and without objection, the November 13, 2023, Planning Commission work session was adjourned at 8:22 p.m.

A handwritten signature in black ink, reading "Aaron Zoellick". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: December 18, 2023