

PLANNING COMMISSION
Regular Meeting
Monday, September 25, 2023

The Planning Commission met in public session on Monday, September 25, 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, Mike McFarlane, and Dua'a Elbarasse. Commissioners Kevin Moses and Meron Yohannes were absent.

Others present during the meeting: Lisa Gilleran, Director of Community Development; Lauri Sigler, Deputy Town Attorney; David Stromberg, Zoning Administrator; Fadrique Iglesias, Community 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 five members were present, which constituted a quorum.

2. Approval of Minutes

- a. June 12, 2023, Planning Commission Work Session
- b. June 20, 2023, Town Council - Planning Commission Joint Meeting
- c. June 26, 2023, Planning Commission Regular Meeting
- d. August 14, 2023, Planning Commission Work Session

The minutes for the June 12, 2023, Planning Commission Work Session, the June 20, 2023, Town Council – Planning Commission Joint Meeting, the June 26, 2023, Planning Commission Regular Meeting, and the August 14, 2023, Planning Commission Work Session were approved on the motion of Commissioner Donahue, seconded by Vice Chair Burke.

The vote carried 4-0-1. The vote was: Commissioners Donahue, McFarlane, Vice Chair Burke, and Chair Romeo voting “Aye.” Commissioner Elbarasse abstained.

3. Comments

- a. Comments from the Staff Members

Ms. Gilleran stated that SOM provided staff with a final draft of the land use element of the Transit-Related Growth (TRG) Area study. There will be a TRG Advisory Committee

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meeting in the coming months and a presentation to the Planning Commission in the December to January timeframe.

b. Comments from the Commissioners

Chair Romeo welcomed Commissioner Elbarasse back after an extended vacation.

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 September 15 and September 22, 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 #23-02, 1020 Elden Street, Suite 206**, 911ifix.com Phone Repair LLC, to allow product repair services for cell phones and computers. The property is zoned CO, Commercial Office. The property is designated in the Herndon 2030 Comprehensive Plan as “Adaptive Areas” and is located in Tier 1 of the South Elden Area Plan. The property is physically located within the Crossroads of Dulles Office Condominium development at the northwest corner of Elden Street and Sterling Road. Unit 206 consists of approximately 1,090 square feet and is in a multi-unit building fronting on Elden Street. Fairfax County Tax Map Reference Number: 0161 22 0006S. Applicant: Yonatan Mekonnen, 911ifix.com Phone Repair, LLC. Property owner: Agios Georgios, LLC.

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

Mr. Iglesias delivered the staff presentation dated September 25, 2023, which is on file in 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 Planning Commission for questions of Mr. Iglesias.

Commissioners offered no questions.

Chair Romeo recognized the applicant for comment.

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Applicant Yonatan Mekonnen was present but offered no comments.

Chair Romeo recognized citizens for comment.

No citizen comments were provided.

Chair Romeo closed the public hearing.

Following the public hearing, Commissioner McFarlane made a motion to recommend the Special Exception, SE #23-02 to the Town Council with conditions in accordance with the draft resolution. The motion was seconded by Vice Chair Burke.

The question was called on the motion, which was carried by a vote of 5-0. The vote was Commissioners Donahue, Elbarasse, McFarlane, Vice Chair Burke, and Chair Romeo voting "Aye."

5. Adjournment

There being no further business, and without objection, the September 25, 2023, Planning Commission regular meeting was adjourned at 7:19 p.m. on the motion of Vice Chair Burke and seconded by Commissioner Donahue.

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: November 27, 2023