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**PLANNING COMMISSION
Monday
September 23, 2019**

The Planning Commission met in public session on Monday, September 23, 2019, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair C. Melissa Jonas, Vice Chair George Burke, and Commissioners Paul LeReche, Kevin Moses, Sean Regan and Michael Romeo. Commissioner Marcia Bouchard was absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Elizabeth Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; John Jay Sergent, Engineer and Erika Orellana, Clerk to Boards and Commissions.

Chair Jonas called the meeting to order at 7:00 p.m., six Commissioners present, and with Chair Jonas presiding.

1. **DETERMINATION OF QUORUM**

For the record, Ms. Orellana, Clerk to Boards and Commissions, called the roll, with six members present, which constituted a quorum.

2. **APPROVAL OF AGENDA**

On the motion of Vice Chair Burke, seconded by Commissioner Moses and carried by a vote of 6-0, the agenda for the September 23, 2019 public hearing meeting was approved. The vote was: Commissioners LeReche, Moses, Regan, Romeo and Vice Chair Burke and Chair Jonas voting "Aye." Commissioner Bouchard was absent.

3. **APPROVAL OF MINUTES**

**Vote on August 12, 2019
Work Session Minutes**

On the motion of Commissioner Regan, seconded by Commissioner LeReche and carried by a vote of 6-0, The minutes for August 12, 2019 work session meeting was

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approved. The vote was: Commissioners: LeReche, Moses, Regan, Romeo and Vice Chair Burke and Chair Jonas voting "Aye." Commissioner Bouchard was absent.

August 26, 2019
Public Hearing Minutes

On the motion of Commissioner Moses, seconded by Vice Chair Burke and carried by a vote of 6-0. The minutes for August 26, 2019 public hearing meeting were approved. The vote was: Commissioners LeReche, Moses, Regan, Romeo and Vice Chair Burke and Chair Jonas voting "Aye." Commissioner Bouchard was absent.

4. **COMMENTS FROM THE STAFF**

Elizabeth Gilleran, Director of Community Development, reminded everyone of the 5-year review of the Comprehensive Plan public meeting, to be hosted by the Department of Community Development. Ms. Gilleran stated that the meeting will be held on Wednesday, September 25 at 7:00 PM in the Herndon Council Chambers, 765 Lynn Street, Herndon. Ms. Gilleran stated that the staff will be looking for input from the community.

5. **COMMENTS FROM THE PLANNING COMMISSIONERS**

Chair Jonas announced that on October 7th will be the fall trash pick up day.

6. **COMMENTS FROM THE AUDIENCE**

Mayor Lisa Merkel presented a proclamation issued by the Town of Herndon for Chair Jonas, in recognition of her being named as 2019 Lady Fairfax for the Dranesville district in recognition of her years of service to the people of the Town of Herndon and Fairfax County.

PUBLIC HEARINGS

7. **ZONING ORDINANCE TEXT AMENDMENT – ZOTA #18-03**, to consider amending Chapter 78 (ZONING), Article III (Residential Districts), Section 78-30.1 (R-15 - Residential Single-Family District), Section 78-30.2 (R-10 - Residential Single-Family District), Section 78-30.3 (RTC - Residential Townhouse Cluster District), Section 78-30.4 (RM - Residential Multi-Family District), Article V (Planned Development Districts), Section 78-50.4 (PD-R - Planned Development-Residential District), Section 78-50.6 (PD-D - Planned Development-Downtown District), Section 78-50.7 (PD-TD - Planned Development-Traditional Downtown District), Section 78-50.8 (PD-TOC - Planned Development Transit-Oriented Core District), Section 78-50.9 (PD-W - Planned Development-Worldgate District), Section 78-51.1 (PD-UR - Planned Development-Urban Residential District), Article VIII (Accessory Uses), Section 78-80.4 (Standards for Specific Accessory Uses and Structures by Use Type), by adding

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subsection 78-80.4(u), to permit and establish limitations on short-term rentals as an accessory use to residential dwelling units provided certain standards are met, whereas they are currently not permitted, and Section 78-180, (Definitions) to define the term. A fee of \$200 will be established in Section 78-152.2(b)(3) (Fees), for a two-year permit and inspection for short-term rental establishments pursuant to Virginia Code 15.2-2286(A)(6). (Continued from April 22, 2019 Planning Commission public hearing).

Note: This item was continued from the April 22, 2019 Planning Commission public hearing.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, September 6, 2019 and September 13, 2019 issues.

Chair Jonas stated that comments had been received and entered into the record.

Chair Jonas opened the public hearing and called on David Stromberg, Zoning Administrator, to provide staff updates.

Mr. Stromberg presented the staff memo dated September 23, 2019, which is on the file in the Department of Community Development.

Staff is recommending a **continuance** of ZOTA #18-03.

There was no discussion on this item by the Commissioners.

Chair Jonas asked for comments from the audience.

There were no comments from the audience.

Following the public hearing, Vice Chair Burke moved **continuance** of ZOTA #18-03 to the October 28, 2019 public hearing. This motion was seconded by Commissioner Romeo.

The question was called on the motion, which was carried by a vote of 6-0. The vote was: Commissioners LeReche, Moses, Regan, Romeo and Vice Chair Burke and Chair Jonas voting "Aye." Commissioner Bouchard was absent.

8. **HERNDON PEDESTRIAN PLAN** – to consider resolution to recommend adoption of the Herndon Pedestrian Plan. This plan provides a report on existing pedestrian infrastructure and policy, recommends measures and solutions for improvements, includes a framework for short term actions and long-term strategies for pedestrian safety and mobility, and serves as an educational tool and guidebook for creating a walkable community. Following Planning Commission review, this plan will be scheduled for Town

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Council review and final action. If adopted, it would be used as a long-range planning document focused on improving pedestrian service levels within the Town.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, September 6, 2019 and September 13, 2019 issues.

Chair Jonas opened the public hearing and called on Bryce Perry, Deputy Director of Community Development, to provide staff updates.

Mr. Perry presented the staff memo dated September 23, 2019, which is on the file in the Department of Community Development.

Mr. Perry stated that there were two minor changes made since the work session based on commissioner comments; one is a new provision in the plan addressing potential conflicts between pedestrian and cyclists on facilities designed primarily for pedestrians. The other change is additional language in the resolution stressing the planning commission's support for the projects included in the action plan.

Staff recommends approval of the draft resolution for the Herndon Pedestrian Plan.

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION
RESOLUTION
September 23, 2019**

Resolution- Town of Herndon Pedestrian Plan.

WHEREAS, in 2008 the Town Council adopted the 2030 Comprehensive Plan which guides the town to *facilitate alternative modes of transportation within the town and provide safe streets that are friendly to pedestrians and bicyclists and continue to integrate pedestrian and bicycle facilities with the street and transit network*; and

WHEREAS, the Town Council's adopted 2035 Vision Statement expresses that *Residents walk, cycle, drive, or use public transit to their jobs, restaurants, and cultural events and Through thoughtful planning, the town has a network of sidewalks, trails, streets and connections to public transportation that provides residents the opportunity for one-car or no-car living*; and

WHEREAS, the Town Council appointed Pedestrian & Bicycle Advisory Committee steered the development of the plan at several meetings and recommends its adoption; and

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WHEREAS, the Planning Commission has considered the appropriateness and benefits of the Town of Herndon Pedestrian Plan at its public hearing of September 23, 2019.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia that the Planning Commission hereby recommends approval of Town of Herndon Pedestrian Plan.

BE IT FURTHER RESOLVED that, the Planning Commission recommends that the Town Council authorize staff to make certain revisions to the Pedestrian Plan, without prior Town Council approval, for correction of clerical and administrative errors, updates of an administrative nature, excluding substantive changes.

BE IT FURTHER RESOLVED that, the Planning Commission endorses the projects listed in the Action Plan Chapter of the Pedestrian Plan and supports an increased emphasis on improving alternative modes of transportation in Herndon.

BE IT FURTHER RESOLVED that, the Planning Commission directs staff to include updates to the 2030 Comprehensive Plan transportation chapter to reference the Pedestrian Plan and reinforce its content during the on-going 5-Year review process.

There was no discussion on this item by the Commissioners.

Chair Jonas asked for comments from the audience.

There were no comments from the audience.

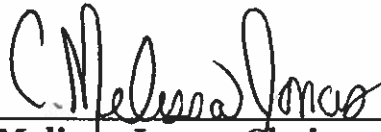
Following the public hearing, Commissioner Regan moved approval of the Herndon Pedestrian Plan in accordance with the resolution provided by staff. This motion was seconded by Commissioner LeReche.

Following brief comments, the question was called on the motion, which was carried by a vote of 6-0. The vote was: Commissioners LeReche, Moses, Regan, Romeo and Vice Chair Burke and Chair Jonas voting "Aye." Commissioner Bouchard was absent.

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9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:29 p.m.



**C. Melissa Jonas, Chair
Planning Commission**



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Planning Commission: October 28, 2019