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**PLANNING COMMISSION
Work Session
Monday, September 14, 2020**

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Wednesday, September 9, 2020. In attendance electronically were: Chairman Romeo, Vice Chair George Burke and Commissioners: Marcia Bouchard, Paul LeReche, Kevin Moses, Sean Regan and Meron Yohannes. Due to technical difficulties Chairman Romeo left the meeting at 7:03 p.m. and returned to the meeting at 7:15 p.m.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Elizabeth Gilleran, Director of Community Development; David Stromberg, Zoning Administrator and Erika Orellana, Clerk to Boards and Commissions.

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Planning Commission work session will be an electronic meeting. Ms. Orellana informed this meeting held was the first virtual work session of the Planning Commission. Individuals are encouraged to participate and to provide comments for the record at planning.commission@herndon-va.gov. Ms. Orellana informed that the next scheduled meeting for the Planning Commission is a public hearing to be held on September 28, 2020.

Ms. Orellana stated, for the record, that:

The Planning Commission work session held this evening is being conducted electronically Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.

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- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;
- The agenda and meeting materials are available on the town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Romeo call the work session to order at 7:01 p.m. and asked the Clerk to call roll call.

Ms. Orellana called roll call.

Chairman Romeo stated, for the record, that there was a quorum present, electronically, that evening.

ANNOUNCEMENTS

Due to technical difficulties Chairman Romeo left the meeting at 7:03 p.m.

Town Attorney Lesa Yeatts proceeded with the meeting and welcomed newly appointed Commissioner Meron Yohannes. Town Attorney Yeatts announced for the record that she was present and stated her name for the record. Town Attorney Yeatts announced that Lisa Gilleran, Director of Community Development and David Stromberg, Zoning Administrator were also present.

Town Attorney Yeatts called on Vice Chair Burke to chair the work session.

PUBLIC HEARING

APPLICATION FOR A ZONING MAP AMENDMENT – ZMA #20-01, 450, 455, 460, 465, 470, 475, 480, and 485 Springpark Place, to consider a zoning map amendment from PD-B, Planned Development – Business, to PD-B with proffered conditions to allow a Unified Commercial Subdivision. The proposed rezoning would allow for the subdivision of four parcels into eight parcels with each parcel containing a building and associated improvements. Proffers are proposed to allow continued functioning as one cohesive development regardless of future ownership regimes of individual parcels. No changes to existing uses are proposed with this rezoning. The properties are located at the northeast and northwest corners of the intersection of Springpark Place and Spring Street and extend along Springpark Place to its terminus.

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The property is designated in the Herndon 2030 Comprehensive Plan as “Office Parks and Flexible Space.” The application includes requests for zoning ordinance modifications to the following sections of the zoning ordinance: Section 78-50.5(f)(2) regarding density/floor area ratio in PD-B, Section 78-50.5(g) regarding open space in PD-B, Section 78-100.2 regarding minimum parking, Section 78-100.5 regarding dimensional requirements for parking, and Section 78-130.9 regarding exterior lighting. Fairfax County Tax Map Reference Numbers: 0162 02 0164B, 0162 02 0164C, 0162 02 0164D, and 0162 02 0164E. Agent: Wire Gill, LLP. Applicant: Penzance. Property Owner: Springpark Place, LLC.

Vice Chair Burke opened the work session discussion for public hearing items and called on David Stromberg, Zoning Administrator, for the staff report. Mr. Stromberg presented the staff report dated September 14, 2020, which is on file in the office of Community Development.

Mr. Stromberg provided the application’s proposal as follows:

- Zoning Map Amendment to allow for a Unified Commercial Subdivision
 - Review Development as a single unified whole
 - Project must comply with zoning requirements
 - Some individual lots permitted to deviate from zoning requirements
- Only approvable by the Herndon Town Council
 - Administrative subdivision review follows council approval
 - No proposed changes in density
- No change to zoning district
 - PD-B (Planned Development-Business) to PD-B with proffers

Mr. Stromberg provided the staff analysis as follows:

- Generally complies with intent of the land use designation and PD-B zoning district
- Additional information needed for proposed shared **parking** alternative
- Additional information needed for **maintenance of existing infrastructure**

Chairman Romeo returned to the meeting at 7:15 p.m. and proceeded to chair the work session.

Chairman Romeo called on the Commissioners to address comments or questions to staff.

Commissioners provided their comments and questions for the proposed application. Applicant was present for the electronic work session.

DISCUSSIONS

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2. Items of Interest

Elizabeth Gilleran, Director of Community Development welcomed newly appointed Commissioner Meron Yohannes. Ms. Gilleran provided the Commissioners with the outlook for potential cases on the October agenda. Ms. Gilleran informed the Commissioners that there are several applications that have been submitted that include ZMA #20-01, a Comprehensive Plan Amendment, a residential townhouse development rezoning, the Fairbrook mixed-use project, and several special exception cases.

Ms. Gilleran clarified the meeting dates in November and December. Planning Commission work session is scheduled for November 9th and the public hearing on November 16th. The December meetings are scheduled for December 7th for the work session and December 14th for the public hearing.

3. COMMENTS FROM THE STAFF

There were no additional comments from staff.

4. COMMENTS FROM THE COMMISSIONERS

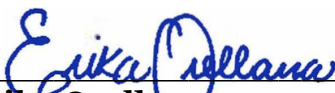
Commissioner Bouchard asked Ms. Gilleran for information on road projects on Van Buren. Commissioner Regan and Commissioner Yohannes requested additional information on the planned Fairfax Connector routes. The Commissioners welcomed Commissioner Yohannes. Chairman Romeo asked the Clerk for clarification on the scheduling of Commission photos. The Clerk informed she would be in contact via email to confirm photo time and date.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:13 p.m.



Michael Romeo, Chairman
Planning Commission



Erika Orellana
Clerk to Boards & Commissions

Minutes approved by the Planning Commission: October 26, 2020