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**PLANNING COMMISSION
Work Session
September 12, 2022**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, September 12, 2022, at 7:00 p.m. in the Town of Herndon Municipal Building, Large Conference Room, 2nd floor, 777 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair George Burke and Commissioners: Kevin Moses, Meron Yohannes, Mike McFarlane, and Dua'a Elbarasse. Chairman Michael Romeo and Commissioner Jay Donahue were absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; and Aaron Zoellick, Assistant Town Clerk.

CALL TO ORDER

Vice Chair Burke called the Planning Commission work session for September 12, 2022, to order at 7:11pm.

Vice Chair Burke welcomed newly appointed Commissioner Dua'a Elbarasse to the Planning Commission.

Vice Chair Burke announced that Chairman Romeo and Commissioner Donahue were not present for the work session.

1. DETERMINATION OF QUORUM

Vice Chair Burke stated that there were five Commissioners present, which constituted a quorum.

NEW BUSINESS

Vice Chair Burke asked Aaron Zoellick, Assistant Town Clerk, if the Planning Commission received any public comments or Transactional Disclosure Declarations from Commissioners on any items listed on the agenda.

Mr. Zoellick stated that no public comments were received. Chairman Romeo filed a Transactional Disclosure Statement. The statement indicates that Chairman Romeo's employer, Walsh, Colucci, Lubeley & Walsh PC, represents the applicant for ZMA #21-02, 331 Victory Drive. While Chairman Romeo believes that he would be able to participate in the transaction fairly, objectively, and in the public interest, he nonetheless recused and disqualified himself from discussion and voting on this transaction.

2. Resolution – To amend the regularly scheduled 2022 Planning Commission calendar for the October 2022 work session

Vice Chair Burke opened the work session and called on Lisa Gilleran, Director of Community Development, for the staff report.

Ms. Gilleran, stated that the staff recommended that the Planning Commission adopt the resolution, amending the Commission's 2022 schedule for the month of October, during the September 26, 2022, public hearing.

Vice Chair Burke asked the Commissioners if there were any questions or comments.

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The Commissioners did not have any questions or comments.

PUBLIC HEARING

3. **ZONING MAP AMENDMENT – ZMA #21-02, 331 Victory Drive, Herndon,** a zoning map amendment to permit a new self-storage facility within the PD-B, Planned Development – Business, zoning district with proffered conditions and a revised Generalized Development Plan. The site is approximately 1.78 acres and is currently improved with an existing multi-tenant industrial building. The proposed site alteration would result in demolition of the existing 36,921 square foot building and construction of a new 91,098 square-foot self-storage facility, of which, 30,366 square feet is proposed below grade and 60,732 is proposed above grade in a 24-foot-tall building. The proposed density is 0.77 FAR (Floor Area Ratio), where 0.8 FAR is the maximum permitted in the PD-B zoning district. The application includes requests for the following modifications: Zoning Ordinance Section 78-50.5(f)(4)(b) regarding off-street parking setback requirements in the PD-B zoning district and Zoning Ordinance Section 78-110.4(e)(3)(a) regarding perimeter buffer strip requirements. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan. The property is located at the western edge of Herndon Industrial Venture Subdivision, approximately 300 feet south of the intersection of Herndon Parkway and Victory Drive. Fairfax County Tax Map Reference Number 0162 02 0174C. Applicant / Agent: Kelly Posusney, Walsh, Colucci, Lubeley & Walsh PC. Property owner: Parcel 5 Partners, LLC.

Vice Chair Burke called on David Stromberg, Zoning Administrator, for the staff report.

Mr. Stromberg presented the staff report for ZMA #21-02, dated September 12, 2022, which is on file in the Department of Community Development.

Staff recommended approval of ZMA #21-02.

Vice Chair Burke asked the Commissioners if there were any questions or comments. The Commissioners offered questions and comments on the following topics: existing fencing on the site and foreseeable impact on trees and vegetation of proposed fencing, comments offered by the Architectural Review Board, impact on surrounding properties from proposal to remove parking spots and rear access drive aisle, stormwater treatment plan, trash handling plan, and calculation of projected trip increases. Staff responded to these comments and questions.

4. **COMMENTS FROM THE STAFF**

Vice Chair Burke asked if there were any comments from the staff.

Ms. Gilleran reminded the Commissioners that there will be an opportunity to have pictures taken for the 2023 Town of Herndon calendar. Commissioners should contact staff if they are interested.

Ms. Gilleran stated that a joint work session with the Planning Commission and Architectural Review Board is being planned for October 3, 2022.

5. **COMMENTS FROM THE COMMISSIONERS**

Vice Chair Burke asked if there were any comments from the Commissioners. There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Commissioner Moses, seconded by Commissioner Yohannes, and carried by a vote of 5-0, the September 12, 2022, Planning Commission work session was adjourned. The vote was: Commissioners Moses, Yohannes, McFarlane, Elbarasse, and Vice Chair Burke voting “Aye.” Chairman Romeo and Commissioner Donahue were absent.

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There being no further business, the meeting adjourned at 8:01 p.m.

A handwritten signature in black ink, reading "Aaron Zoellick", written over a horizontal line.

Aaron Zoellick
Assistant Town Clerk

Minutes approved by the Planning Commission: November 14, 2022