

**Planning Commission
Work Session
September 11, 2023**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, September 11, 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, Mike McFarlane, Meron Yohannes. Commissioners Dua'a Elbarasse and Kevin Moses were absent.

Staff present during the meeting: David Stromberg, Zoning Administrator; Lesa Yeatts, Town Attorney; Fadrique Iglesias, Community Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

Chair Romeo called the Planning Commission work session for September 11, 2023, to order at 7:00 p.m. and stated that five Commissioners were present, which constituted a quorum.

2. Public Hearing

- 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, 911ifixit.com Phone Repair, LLC. Property owner: Agios Georgios, LLC.

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

Commissioner Yohannes arrived at 7:04 p.m.

Mr. Iglesias delivered the staff report and staff presentation dated September 11, 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 the applicant's acceptance of the proposed conditions, whether the proposed use is permitted under the covenants of the condominium, and the proposed operation of a newspaper from the location.

Mr. Iglesias and the applicant, Yonatan Mekonnen, responded to the Commissioners questions and comments.

3. Comment

a. Comments from the Staff Member

Chair Romeo recognized staff members for additional comments.

Mr. Stromberg provided updates on the Worldgate rezoning application and 555 Herndon Parkway.

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Chair Romeo asked if there were any updates on Comstock.

Mr. Stromberg and Ms. Yeatts responded to Chair Romeo's question.

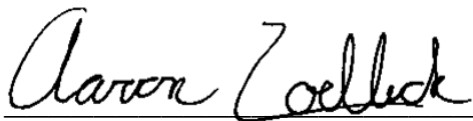
b. Comments from the Commissioners

Chair Romeo recognized the Commissioners for additional comments.

No comments were provided.

4. Adjournment

There being no further business, on the motion of Vice Chair Burke, seconded by Commissioner McFarlane, and without objection, the September 11, 2023, Planning Commission work session was adjourned at 7:24 p.m.

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