

**Planning Commission
Work Session
August 14, 2023**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, August 14, 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, Kevin Moses, and Meron Yohannes. Commissioners Dua'a Elbarasse and Mike McFarlane were absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; Lesa Yeatts, Town Attorney; Ahmad Zaki, Long Term Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

Chair Romeo called the Planning Commission work session for August 14, 2023, to order at 7:00 p.m. and stated that five Commissioners were present, which constituted a quorum.

2. New Business

a. Discussion – Herndon 2050 Comprehensive Plan Process and Scope Introduction

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

Mr. Zaki delivered the staff memo and staff presentation dated August 14, 2023, which are on file with the Department of Community Development.

Chair Romeo recognized the commissioners for questions.

Commissioners offered comments and questions about the following topics: establishment of Herndon 2050 committee(s), the need for consistency across all chapters of the comprehensive plan, the need to go directly to communities potentially impacted for their input, the availability of technical assistance from the United States Department of Transportation (DOT), affordable housing in the comprehensive plan, the distinction between affordable housing and workforce housing, the town's authority to establish an affordable housing policy, the existence of any plan for the town to work with Fairfax County on affordable housing, the need to more frequently review the comprehensive plan, the possibility of using data collected in the Transit-Related Growth Area (TRG) work to address the town's character and identity, the possibility of redesignating some existing neighborhoods, homeowners associations within the town, effectively incorporating the goals of the TRG and Herndon Transit-Oriented Core (HTOC) into the comprehensive plan, and the role of consultants in developing the comprehensive plan.

Ms. Gilleran, Mr. Perry, and Mr. Zaki responded to the Commissioners' comments and questions.

Chair Romeo stated that he could think of some jurisdictions that have produced comprehensive plans well and some that have produced them poorly. Chair Romeo offered to send examples to staff.

Mr. Perry stated that staff will email the Commissioners some of the plans that staff has been looking at. Mr. Perry asked the Commissioners to email staff any plans that they see that they like.

3. Comment

a. Comments from the Staff Member

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Chair Romeo recognized staff members for additional comments.

Ms. Gilleran stated that there was a discussion at the August 2, 2023, Town Council work session of making all setbacks in the town uniform.

Ms. Gilleran reminded the Commissioners that there was no regular meeting scheduled in August.

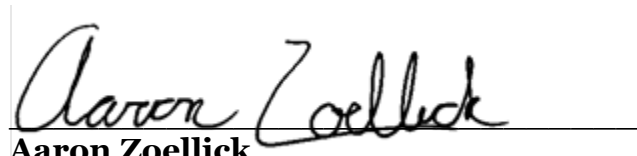
b. Comments from the Commissioners

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 Donahue, and without objection, the August 14, 2023, Planning Commission work session was adjourned at 8:29 p.m.

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

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: September 25, 2023