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**PLANNING COMMISSION  
Monday  
June 24, 2018**

The Planning Commission met in public session on Monday, June 24, 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 Marcia Bouchard, Paul LeReche, Kevin Moses, Sean Regan and Michael Romeo.

Others 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.

Chair Jonas called the meeting to order at 7:00 p.m., seven 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 seven 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 7-0 The agenda for June 24, 2019 public hearing meeting was approved. The vote was: Commissioners: Bouchard, LeReche, Moses, Regan and Romeo; and Vice Chair Burke and Chair Jonas voting "Aye."

**3. APPROVAL OF MINUTES**

**Vote on May 13, 2019  
Work Session Minutes**

On the motion of Commissioner Regan, seconded by Vice Chair Burke and carried by a vote of 7-0. The minutes for May 13, 2019 work session meeting was approved. The vote was: Commissioners: Bouchard, LeReche, Moses, Regan and Romeo; and Vice Chair Burke and Chair Jonas voting "Aye."

**June 24, 2019  
(public hearing)**

**May 20, 2019**  
**Public Hearing Minutes**

On the motion of Vice Chair Burke, seconded by Commissioner Romeo and carried by a vote of 7-0. The minutes for May 20, 2019 public hearing meeting was approved. The vote was: Commissioners: Bouchard, LeReche, Moses, Regan and Romeo; and Vice Chair Burke and Chair Jonas voting "Aye."

4. **COMMENTS FROM THE STAFF**

There were no comments from the staff.

5. **COMMENTS FROM THE PLANNING COMMISSIONERS**

There were no comments from the Planning Commissioners.

6. **COMMENTS FROM THE AUDIENCE**

There were no comments from the audience.

**PUBLIC HEARING**

7. **ZONING ORDINANCE TEXT AMENDMENT – ZOTA #19-01**, to consider amending Chapter 78 (ZONING), Article V (Planned Development Districts), by adding Section 78-51.1, entitled PD-UR (Planned Development – Urban Residential), and amending Article VII (Use Regulations), Section 78-70.2 (Table of Permitted and Allowed Uses), Article VIII (Accessory Uses), Section 78-80.2 (Table of Permitted and Allowed Accessory Uses and Structures), Article X (Parking, Loading, and Circulation), Section 78-100.2 (Minimum Off-Street Parking and Loading Standards), Article XI (Development Standards), Section 78-110.4 (Perimeter Buffer Strip Landscaping Requirements), Article XIV (Signs), adding a new Section 78-141.7 (Sign Standards for Planned Development – Urban Residential District) to create a new residential zoning district to implement the recommendations and standards of the "Adaptive Areas – Residential" land use category as identified in the Herndon 2030 Comprehensive Plan. **(Continued from May 20, 2019 Planning Commission public hearing.)**

[Note: This item was continued from the May 20, 2019 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, June 7, 2019 and June 14, 2019 issues.

Chair Jonas stated that there were comments received and they have been entered into the record by the Clerk for this item.

**June 24, 2019  
(public hearing)**

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

Mr. Stromberg presented the staff memo dated June 21, 2019, which is on file in the Department of Community Development.

Mr. Stromberg stated that the proposal is to create a new zoning district and will be incorporated into Article V of the Zoning Ordinance, in which all of the planned development districts are located. Mr. Stromberg stated that ZOTA #19-01 would be a new section, and listed as Section 78-51.1. Mr. Stromberg stated that the reason for the proposal is to implement the recommendations of the Herndon 2030 Comprehensive Plan.

The staff recommends approval of Zoning Ordinance Text Amendment, ZOTA #19-01.

Vice Chair Burke asked what future processes give the Town and its Boards control over the aesthetics of how the mixed-use property look. Mr. Stromberg responded that for any rezoning that is presented, it is required to go before the Architectural Review Board or Heritage Preservation Review Board for informal advance, prior to being heard by the Planning Commission and the Town Council. Mr. Stromberg stated that once a rezoning is approved, and after the site plan is approved, the applicant would have to go before the Architectural Review Board or Heritage Preservation Review Board depending on the location of the rezoning.

Commissioner LeReche asked for the setback to the existing residential areas for this development. Mr. Stromberg responded that the setback 18 feet with a buffer requirement of 7 1/2 feet around the perimeter of the entire object.

Commissioner Moses stated that one of the concerns seems to be the placement of the HVAC. Commissioner Moses asked if there were any developments in the town, where the units are placed into the façade of the development or on the roof. Mr. Stromberg responded that there were a number of developments which have them in the façade. Ms. Gilleran added that one of the standard town house development that has the HVAC incorporated into the structures is Fortnightly. Ms. Gilleran stated that we only have the one development of stacked townhouses in town and that's the Metro Square development, and we didn't have anything on the books at that time to require the units to be placed either on the roof or in the buildings so they're out in the alley way.

Chair Jonas asked for comments from the audience.

The following provided comments:

- Walter Shorter

**June 24, 2019  
(public hearing)**

- Brian Winterhalter

Following the public hearing, Commissioner Romeo moved approval of ZOTA #19-01 in accordance with Attachment #2 to establish a new residential zoning district, Planned Development-Urban Residential, to implement the policies of the Herndon 2030 Comprehensive Plan. This motion was seconded by Vice Chair Burke.

Following brief comments by Commissioner Romeo, the question was called on the motion, which was carried by a vote of 7-0. The vote was: Commissioners: Bouchard, LeReche, Moses, Regan and Romeo; and Vice Chair Burke and Chair Jonas voting "Aye."

**GENERAL**

8. **Herndon Bicycle Network Master Plan – to consider the Pedestrian & Bicycle Advisory Committee's recommended draft which includes a long-term plan for bicycle route locations and facility types, bicycle planning and facility design principles and objectives, and a summary of the town's bicycle network planning program.**

Chair Jonas opened the general item and called on Elizabeth Gilleran, Director of Community Development, to provide the staff memo.

Ms. Gilleran presented the staff memo dated June 21, 2019, which is on file in the Department of Community Development.

Ms. Gilleran stated there were updates that occurred to the proposed bicycle plan that were reviewed by the Pedestrian and Bicycle Advisory Committee and their most recent meeting, which took place on June 20, 2019. Ms. Gilleran stated that the revisions included moving the section summarizing the existing bicycle network to chapter 3, to consolidate the information for both existing and proposed network infrastructure into one chapter. Ms. Gilleran stated that the *Active Projects* table has been modified slightly with some updated notes, clarified statuses, and better indications specific to town projects versus private development

Ms. Gilleran stated that the network map has been revised in three locations, which are as follows:

1. The existing trail along Herndon Parkway between Elden to the south of Dranesville Road to the north has been removed.
2. The cycle track along Herndon Parkway between Elden Street to the east and Sterling Road to the north has been reduced in length. The cycle track ends on April Way.
3. There are sharrows incorporated along Summerfield Drive.

**June 24, 2019  
(public hearing)**

Ms. Gilleran stated that the final adjustments in this chapter included the addition of indicator symbols for the Metrorail station locations on the maps and adding a proximity ring around the Reston West Metrorail Station on page 11 on the report. Ms. Gilleran stated that the other change was the inclusion of the bicycle facility selection criteria matrix that was used as the base model for the types of infrastructure proposed for each route shown on the network map.

Ms. Gilleran provided a brief summary of the background, plan purpose and what is in the Herndon Bicycle Network Master plan. As well as the policy guidance which included the principles and objectives in the plan.

Vice Chair Burke recognized Commissioner Bouchard for her participation with the Pedestrian and Bicycle Advisory Committee. Vice Chair Burke asked for clarification with the changes on Summerfield Drive. Ms. Gilleran clarified the changes as presented on the staff memo.

Commissioner LeReche commented his concern on the policy of the “cut throughs” and having it incorporated.

Commissioner Regan asked about having the cycle lanes potentially being repaved and restriped. Ms. Gilleran responded that it would potentially be included in the CIP. Ms. Gilleran stated it is a possibility that they would be sharrows.

Chair Jonas asked for comments from the audience.

The following provided comments:

- Paula Lauley
- Walter Shorter

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

Commissioner Bouchard commented the following for public record:

“The purpose of my comments this evening is to have my concerns for safety become part of the public record.

To begin, I want to thank staff and my fellow Pedestrian and Bicycle Advisory Committee members for their thoughtful and hard work in producing the Bicycle Network Master Plan. My work with PBAC began in 2016 and the safety of both pedestrians and cyclists has been paramount.

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(public hearing)**

We have a wonderful asset in our Town, which is the Washington and Old Dominion Trail. I know families who have purchased property based on access to this multi-use resource. It is a reasonable assumption that the trail's popularity in the downtown area will increase with the re-development, thus magnifying safety concerns.

We are a diverse community – diversity that includes a multi-generational population and with that a wide range of physical abilities. Examples of current downtown activity on the W&OD Trail include: families walking with strollers and young children; residents of the Harbor House out walking for their daily exercise and often with their dogs; an occasional horse and rider; power walkers; joggers; cyclists commuting to work or home; and some very impressive and fit cyclists with the best of equipment. This use is in keeping with information found on the Friends of the W&OD Trail website.

Also noted on this website is “Unless otherwise posted, pedestrians have the right of way,” and “Cyclists and horseback riders should dismount and proceed cautiously across intersections.”

However, public safety is something that often requires visual prompts and specific user guidelines. I would like to see enacted a “family zone,” beginning at the crosswalk at the intersection of Elden and Lynn Streets, more specifically on the Adams-Green side of Elden, down to the Mile 20 marker at the Caboose. This short part of the trail also includes the intersection with Station St. This would be a dismount area for cyclists. The safety concern is not unique to Herndon and is a common practice that can be accommodated with “cyclists dismount signage.”

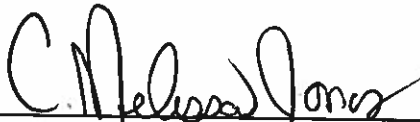
My hope is that stakeholders can come together and through mutual-agreement, arrive at accommodations for this safe “family zone.”

Following comments by Chair Jonas, Commissioner Bouchard and Commissioner Regan, the question was called on the motion, which was carried by a vote of 7-0. The vote was: Commissioners: Bouchard, LeReche, Moses, Regan and Romeo; and Vice Chair Burke and Chair Jonas voting “Aye.”

**June 24, 2019  
(public hearing)**

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:08 p.m.

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

  
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**Erika Orellana  
Clerk to Boards and Commissions**

**Minutes approved by the Planning Commission: August 26, 2019**