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PLANNING COMMISSION
Work Session
Monday, June 14, 2021

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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.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, June 9, 2021. In attendance electronically were: Chairman Romeo, Vice Chair George Burke and Commissioners: Jay Donahue, Paul LeReche, Michael McFarlane, Kevin Moses and Meron Yohannes. Vice Chair Burke joined the meeting at 7:33 p.m.

Staff present during the meeting: Lesa Yeatts, Town Attorney and Parliamentarian, Lisa 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 held electronically. 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 would be a public hearing to be held on June 28, 2021.

Ms. Orellana stated, for the record, that:

The Planning Commission work session held that evening was 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.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 begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

ANNOUNCEMENT BY CHAIRMAN

Chairman Romeo announced and congratulated Commissioner Moses on his reappointment to the Planning Commission.

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Romeo called the work session to order at 7:00 p.m. and asked the Clerk to call roll call.

Ms. Orellana called roll call. Ms. Orellana stated, for the record, that Vice Chair Burke was absent for the work session that time.

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

ANNOUNCEMENT BY CHAIRMAN

Chairman Romeo announced that Lesa Yeatts, Town Attorney and Parliamentarian, Lisa Gilleran, Director of Community Development, and David Stromberg, Zoning Administrator were also present.

PUBLIC HEARING

2. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #21-02,** to allow for an increase in permitted density up to 28 dwelling units per acre in the PD-UR, Planned Development Urban Residential, zoning district when a zoning map amendment includes adaptive reuse of existing buildings for residential dwelling units. This zoning ordinance text amendment is being considered pursuant to Virginia Code §§ 15.2-2204, 15.2-2285, 15.2-2286, and an Initiating Resolution adopted by the Town Council on May 25, 2021. Notice is hereby given to consider zoning text amendments to establish new, and clarify, revise, and/or delete, existing regulations and definitions in order to increase the maximum density up to 28 dwelling units per acre in PD-UR. The

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proposed amendments under consideration include, without limitation: Chapter 78 (ZONING), Article V (Planned Development Districts), Section 78-51.1 (Planned Development Urban Residential), and Section 78-180 (Definitions).

Chairman Romeo called on David Stromberg, Zoning Administrator, for the staff report. Mr. Stromberg presented the staff report dated June 14, 2021, which is on file in the office of Community Development.

Mr. Stromberg provided a summary of the proposed ZOTA#21-02. Mr. Stromberg informed that the Planned Development Urban Residential (PD-UR) zoning district already exists in the Town of Herndon Zoning Ordinance. Any property owner requesting to be governed by this zoning district would need to request a zoning map amendment. The maximum density allowed in this zoning district is 20 dwelling units per acre. The proposed zoning ordinance text amendment would allow a density of up to 28 dwelling units per acre if the project includes the adaptive reuse of existing buildings.

Chairman Romeo called on the Commissioners to address comments or questions to staff. Commissioners asked for clarification on the following items; whether this amendment was intended for future affordable housing projects; how staff will evaluate the impacts to water and sewer; and why most of the language was located in the “Intent” section. Mr. Stromberg responded that this text amendment could allow for affordable housing projects but it is fundamentally an amendment to allow additional development for adaptive reuse projects; that applicants will need to provide technical data during a rezoning that shows neutral or reduced demand on water and sewer; and that intent sections provide foundational guidance to rezoning applicants when state code does not allow a provision to be a requirement for approval. Chairman Romeo suggested edits to Section 78-51.1(a)(4) and (5) of the draft ordinance.

Vice Chair joined the meeting at 7:33 p.m.

DISCUSSIONS

3. Items of Interest

Chairman Romeo called on Lisa Gilleran to provide items of interest. Ms. Gilleran informed the Planning Commissioners that in-person meetings for Planning Commission are scheduled to begin in August. Ms. Gilleran provided a brief summary of the new development project, Rivana, that is located in Loudoun County near Innovation Station. Ms. Gilleran summarized several concerns that town and Fairfax County staffs had expressed to Loudoun County regarding the Transportation Impact Study for the project.

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4. Accessory Dwelling Units

Chairman Romeo called on Lisa Gilleran to provide an update on the Accessory Dwelling Units.

Ms. Gilleran provided a brief update on the initial resolution that was approved by Town Council and asked the Commissioners for feedback on how they would like to proceed with this zoning ordinance text amendment.

Chairman Romeo called on the Commissioners for comments. The Planning Commissioners agreed to have July and August meetings and to have staff prepare draft text for them to work off of at the July meeting.

5. COMMENTS FROM THE STAFF

There were no comments from the staff.

6. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Vice Chair Burke, seconded by Commissioner Yohannes and carried by a vote of 7-0, the June 14, 2021 Planning Commission work session was adjourned. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye."

There being no further business, the meeting adjourned at 8:09 p.m.



Michael Romeo, Chairman
Planning Commission



Erika Orellana

Clerk to Boards & Commissions

Minutes approved by the Planning Commission: July 26, 2021