

**Planning Commission
Work Session
June 12, 2023**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, June 12, 2023, 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: Chair Mike Romeo, Vice Chair George Burke, and Commissioners: Jay Donahue, Mike McFarlane, Kevin Moses, and Meron Yohannes. Commissioner Dua'a Elbarasse was absent.

Staff present during the meeting: Bryce Perry, Deputy Director of Community Development; Lesa Yeatts, Town Attorney; David Stromberg, Zoning Administrator; Ben Schitter, Development Program Planner; 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 June 12, 2023, to order at 7:00 p.m. and stated that five Commissioners were present, which constituted a quorum.

Commissioner Yohannes arrived at 7:04 p.m.

2. Public Hearing

- a. **ZONING MAP AMENDMENT – ZMA #22-001, 500, 555, and 585 Grove Street**, a zoning map amendment from CS, Commercial Services, to PD-B, Planned Development - Business District, with proffered conditions to permit a new post-secondary education use within vacant office space. The site consists of three existing office buildings on two different parcels. The first parcel, Fairfax County Tax Map No. 0162 02 0203D with an address of 500 Grove Street, Herndon, Virginia 20170; is approximately 1.187 acres, and is currently improved with an existing office building with a density of 0.60 FAR (Floor Area Ratio). The second parcel, Fairfax County Tax Map No. 0162 02 0190C with an address of 555 and 585 Grove Street, Herndon, Virginia 20170; is approximately 3.266 acres, and is currently improved with two existing office buildings with a density of 0.52 FAR. The total land area between the two sites is approximately 4.453 acres, with a total density of 0.54 FAR between the two parcels. Site developments are proposed to enhance pedestrian circulation, address accessibility concerns, and provide landscape improvements with no proposed increase to the current FAR. The maximum permitted density in the PD-B zoning district is up to 0.8 FAR. The parcels are designated as Business Corridor in the Comprehensive Plan. The parcels are located at the northwest and southwest corners of the intersection of Grant Street and Grove Street. Applicant / Agent: Mark M. Viani, Bean, Kinney & Korman, P.C. Property owners: HERITAGE EDUCATION TRUST LLC (Tax Map No. 0162 02 0190C) and SAFA TRUST INC. (Tax Map No. 0162 02 0203D). **(Continued from the May 22, 2023, Planning Commission Public Hearing.)**

Chair Romeo opened the work session and called on Mr. Schitter for the staff report.

Mr. Schitter delivered the staff memo and staff presentation dated June 12, 2023, which are on file with the Department of Community Development.

Staff is recommending approval of ZMA #22-001. A draft resolution will be provided to the Planning Commission prior to the June 26, 2023 regular meeting.

Chair Romeo recognized the commissioners for questions of Mr. Schitter.

Commissioners offered comments and questions about the following topics: phasing of the project, whether outstanding issues will be resolved prior to the regular meeting, and possible traffic impact.

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Mr. Schitter and Mr. Perry responded to the Commissioners' comments and questions.

3. New Business

- a. **Town of Herndon Housing and Population Estimates;** to discuss the population and housing trends since 2010, uncertainties in average household size and vacancy rate, and forecast of housing development in the town within the next 10-15 years.

Chair Romeo called on Mr. Zaki for the staff report.

Mr. Zaki delivered the staff report and staff presentation dated June 12, 2023 which are on file with the Department of Community Development.

Staff is seeking Planning Commission input on the following recommendations:

1. A sample study/survey is proposed to verify and validate some key data elements and improve the accuracy of the Town's demographic data
2. Population and housing survey at a census tract or block level and comparison of findings with the census data
3. A survey of housing types and average household sized in the town and comparison of the results with the census data and Fairfax County reports
4. Further study of existing resources such as property tax data, water consumption, and billing, USPS data, FCPS data, and group housing

Chair Romeo recognized the commissioners for questions of Mr. Zaki.

Commissioners offered comments and questions about the following topics: the potential use of property tax data, number of students in schools, and water consumption in a possible study, inaccuracies in current projections, the purpose or objective of a possible study, the difficulty in determining the population with an increasingly diverse population, standards for quality of life and population density, and possible impacts of population growth on development.

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

4. Comment

a. Comments from the Staff Member

Chair Romeo recognized staff members for additional comments.

Mr. Perry stated that there will be a Joint Town Council – Planning Commission meeting on June 20, 2023.

b. Comments from the Commissioners

Chair Romeo recognized the commissioners for additional comments.

No comments were provided.

5. Adjournment

There being no further business, on the motion of Vice Chair Burke, seconded by Commissioner Yohannes, and without objection, the June 12, 2023, Planning Commission work session was adjourned at 8:04 p.m.

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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: September 25, 2023