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PLANNING COMMISSION

**Monday
May 23, 2022**

The Planning Commission met in public session on Monday, May 23, 2022, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair George Burke and Commissioners Jay Donahue, Paul LeReche, Mike McFarlane, and Meron Yohannes. Chairman Michael Romeo, and Commissioner Kevin Moses were absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; and Erika Orellana, Clerk of Boards and Commissions.

Vice Chair Burke called the meeting to order at 7:00 p.m., with five Commissioners present, and with Vice Chair Burke presiding.

ANNOUNCEMENT

Vice Chair Burke stated that Chairman Romeo would not be present for the public hearing.

1. ROLL CALL/DETERMINATION OF QUORUM

For the record, Ms. Orellana, Clerk to Boards and Commissions, called the roll with five members present, which constituted a quorum.

2. APPROVAL OF AGENDA

On the motion of Commissioner LeReche, seconded by Commissioner McFarlane and carried by a vote of 5-0, the agenda for the May 23, 2022, Planning Commission Public Hearing meeting was approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, and Vice Chair Burke voting "Aye." Chairman Michael Romeo and Commissioner Moses were absent.

APPROVAL OF MINUTES

3. Vote on April 11 2022 Work Session Minutes

**May 23, 2022
(public hearing)**

On the motion of Commissioner Donahue, seconded by Commissioner McFarlane and carried by a vote of 5-0, the minutes for the April 11, 2022, Planning Commission Work Session were approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, and Vice Chair Burke voting “Aye.” Chairman Michael Romeo and Commissioner Moses were absent.

**4. Vote on April 25, 2022
Public Hearing Minutes**

On the motion of Commissioner Donahue, seconded by Commissioner Yohannes and carried by a vote of 5-0, the minutes for the April 25, 2022, Planning Commission Public Hearing were approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, and Vice Chair Burke voting “Aye.” Chairman Michael Romeo and Commissioner Moses were absent.

5. COMMENTS FROM THE STAFF

Lisa Gilleran, Director of Community Development provided an update to the Commissioners on the TRG. Ms. Gilleran stated that there will be a meeting this Wednesday, May 25, 2022, with the committee and consultants. Ms. Gilleran stated that there will be more information sent with future meetings that will be held.

6. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARING

- 8. DEVELOPMENT PLAN – DP #19-01, 593 Herndon Parkway, Parkview, a development plan in the Planned Development-Transit Oriented Core zoning district with proffered conditions to allow the redevelopment of the site with mixed office, retail, and multi-family residential uses. Fairfax County Tax Map Reference Number: 0164-10-0007C. Agents: Greg Riegle and Lori Greenlief, McGuireWoods, LLP. Applicant/Property Owner: Parkview Executive Center, Joint Venture, RLLP.**

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, May 6 and May 13, 2022 issues.

Vice Chair Burke opened the public hearing and called on Bryce Perry, Deputy Director of Community Development, for the staff reports and updates.

**May 23, 2022
(public hearing)**

Mr. Perry presented the staff report dated May 9, 2022, and staff memo dated May 23, 2022, which are on file in the Department of Community Development. Mr. Perry provided information on the following: background on the proposed development plan, the review process update, the application materials in review, analysis summary, land use options, site layout, building design, street level design, building features, ARB evaluation, the proposed proffers, and the modification request. Mr. Perry further expressed the remaining items staff identified and recommended for further attention and resolution.

Staff recommended continuance of DP# 19-01 to the June 27, 2022 Planning Commission public hearing.

Vice Chair Burke called on the Planning Commission individually for questions of Mr. Perry. Commissioners asked for additional information and further clarification of the proposed application and the staff presentation. Mr. Perry provided responses.

Vice Chair Burke recognized the agent to provide comments. Agent, Lori Greenlief, McGuireWoods, LLP. was present. Ms. Greenlief provided her presentation and comments to the Commissioners.

Vice Chair Burke called on the Planning Commission individually for questions of Ms. Greenlief. Commissioners asked for additional information and clarification for the items raised by staff. Further discussion focused on the proposed parking levels, the design of the garages, and public access through the site. Ms. Greenlief and Ben Kishimoto, the project architect, responded to the Commissioners concerns.

Vice Chair Burke recognized the members of the audience for comments on this item.

There were no comments from the audience.

Following the public hearing, Commissioner LeReche moved **continuance** of DP# 19-01, to the June 27, 2022, Planning Commission public hearing. The motion was seconded by Commissioner Yohannes.

The question was called on the motion, which carried by a vote of 5-0 The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, and Vice Chair Burke voting "Aye." Chairman Michael Romeo and Commissioner Moses were absent.

ADJOURNMENT

On the motion of Commissioner Donahue, seconded by Commissioner LeReche and carried by a vote of 5-0, the May 23, 2022, Planning Commission Public Hearing was adjourned. The vote was: Commissioners Donahue, LeReche, McFarlane, Yohannes, and Vice Chair Burke voting "Aye." Chairman Michael Romeo and Commissioner Moses were absent.

**May 23, 2022
(public hearing)**

There being no further business, the meeting adjourned at 8:55 p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Planning Commission: June 27, 2022