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**PLANNING COMMISSION
Work Session
May 13, 2019**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, May 13, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Melissa Jonas, Vice Chair George Burke and Commissioners: Marcia Bouchard, Kevin Moses, Sean Regan and Michael Romeo. Commissioner Paul LeReche was absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; Dana Heiberg, Senior Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

Chair Jonas stated that there were six members present, which constituted a quorum.

PUBLIC HEARINGS

- 2. APPLICATION FOR A SPECIAL EXCEPTION – SE #19-04, 1037 Sterling Road, Suite 101, to consider a special exception to allow a vocational school. Vocational schools may be permitted in this zoning district subject to the approval of a special exception. The property is zoned CO, Commercial Office. Fairfax County Tax Map Reference Number: 0161 22 0028G. Applicant: Rev. Leonard Chukwujioké. Business Entity: Divine Healthtech Institute. Property Owner: Ferhan C Ege.**

David Stromberg, Zoning Administrator, provided the staff report dated May 13, 2019 for this item, SE #19-04.

Mr. Stromberg summarized the staff report. Mr. Stromberg stated that that the subject property is located within the Crossroads of Dulles office park and that there had been three special exception requests in the Crossroads of Dulles office park since 2017, which were as follows:

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- SE #18-02 for a personal service use at 1020 Elden Street Ste 206. The Planning Commission recommended approval with conditions on February 5, 2018 and the Town Council approved the application on March 13, 2018.
- SE #17-08 for a barber shop at 1020 Elden Street Ste 205. The Planning Commission recommended approval with conditions on April 2, 2018 and subsequently withdrawn by the applicant.
- SE #17-07 for a convenience store at 1037 Sterling Road Ste 101. This is the same location as the current special exception request. The Planning Commission recommended denial of this application on December 4, 2017 and the Town Council denied the application on January 8, 2018.

Mr. Stromberg informed the Commissioners that the applicant was only proposing one space verses two and the space would be used for class work.

Staff recommends approval of Special Exception, SE #19-04 with conditions. Mr. Stromberg emphasized a condition to be added which will limit the maximum class size to five students.

Following the information staff provided, there was a brief discussion amongst the Commission and staff on this item.

Commissioner questioned staff as to how many parking spaces were in the development. Staff informed them that they would look into this matter to have the information to provide at the public hearing.

- 3. 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.**

David Stromberg, Zoning Administrator, provided the staff report dated May 13, 2019 for this item, ZOTA #19-01.

Mr. Stromberg informed the Commissioners that the purpose of this zoning ordinance text amendment is to create a new zoning district to accommodate redevelopment of some areas designated as Residential – Adaptive in the Town of Herndon 2030 Comprehensive Plan.

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Following the information staff provided, there was a discussion amongst the Commission and staff on this item. Topics included:

- Intent Section Wording
- Universal Design
- Incorporating a Retail Option
- Revising Driveway Language
- Streetscape Requirements
- Interparcel Access Requirements
- Green Building Requirements

DISCUSSION

4. Comprehensive Plan-5-year review

Dana Heiberg, Senior Planner and Bryce Perry, Deputy Director of Community Development; provided a brief summary of the status of the Comprehensive Plan 5-year review. Mr. Perry informed the Commission that staff plans to pursue community outreach in the next couple months to include a public meeting, possible neighborhood meetings, and meetings with local organizations such as the Chamber of Commerce and town groups such as the Economic Development Advisory Committee. Mr. Perry asked the Commission to inform staff of any additional ways in which they believe outreach can be best achieved. Mr. Perry also requested the Commission to begin re-familiarizing themselves with the full comprehensive plan in preparation for when the 5-year review becomes an official Commission item sometime later in the summer or early fall.

5. Items of Interest

Mr. Perry informed the Commission that the Downtown redevelopment will appear as an item at the May 15, 2019, Heritage Preservation Review Board public hearing this Wednesday. Mr. Perry informed the Commission that the staff was working towards finalizing the Bicycle Plan and the Pedestrian Plan for Commission consideration in the summer.

6. COMMENTS FROM THE STAFF

There were no comments from the staff.

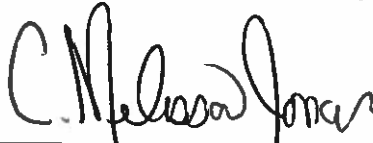
7. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

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ADJOURNMENT

There being no further business, the meeting adjourned at 8:52 p.m.



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



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Planning Commission: June 24, 2019