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PLANNING COMMISSION

**Monday
March 28, 2022**

The Planning Commission met in public session on Monday, March 28, 2022, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Michael Romeo, Vice Chair George Burke and Commissioners Jay Donahue, Paul LeReche, Mike McFarlane, Kevin Moses and Meron Yohannes.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator, and Erika Orellana, Clerk of Boards and Commissions.

Chairman Romeo called the meeting to order at 7:00 p.m., with seven Commissioners present, and with Chairman Romeo presiding. Commissioner Donahue arrived at 7:03 p.m.

1. ROLL CALL/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 Yohannes and carried by a vote of 7-0, the agenda for the March 28, 2022 Planning Commission Public Hearing meeting was approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye."

APPROVAL OF MINUTES

3. Vote on February 14, 2022 Work Session Minutes

On the motion of Commissioner Donahue, seconded by Vice Chair Burke and carried by a vote of 7-0, the minutes for the February 14, 2022, Planning Commission Work Session were approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye."

**March 28, 2022
(public hearing)**

**4. Vote on February 28, 2022
Public Hearing Minutes**

On the motion of Commissioner McFarlane, seconded by Commissioner Yohannes and carried by a vote of 6-0-1, the minutes for the February 28, 2022, Planning Commission Public Hearing were approved. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, and Vice Chair Burke voting “Aye.” Chairman Romeo abstained.

5. COMMENTS FROM THE STAFF

There were no comments from the Staff.

6. COMMENTS FROM THE COMMISSIONERS

Commissioner McFarlane provided his comment to staff, that when the CIP comes back to the Planning Commission, if it can be put on the agenda with more time for the Commissioners to discuss. Chairman Romeo informed Commissioner McFarlane that it has been discussed by staff for future reference.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

- 8. APPLICATION FOR A ZONING MAP AMENDMENT – ZMA #21-01, 315 Elden Street, to consider a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component. The site is approximately 6.4 acres and is currently improved with 168 rooms spread across 11 buildings. The proposed conversion would result in up to 174 dwelling units (28 dwelling units per acre). The application includes requests for modifications to the following sections of the zoning ordinance: Section 78-51.1(e) regarding maximum setback from a right-of-way and minimum separation between structures, Section 78-100.2 regarding minimum parking requirements, and Section 78-110.4(d) regarding perimeter buffer strips. The property is located at the southwest corner of the Elden Street and Herndon Parkway intersection and is bordered by Grove Street to the south. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC.**

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, March 11 and March 18, 2022 issues.

**March 28, 2022
(public hearing)**

Chairman Romeo opened the public hearing and called on David Stromberg, Zoning Administrator, for the staff memo and updates.

Mr. Stromberg presented the staff report dated March 14, 2022 which is on file in the Department of Community Development. Mr. Stromberg provided information on the following: property's history, proposed generalized development plan, the requested modifications, proffer summary, workforce housing, transportation, design, contributions, and information on the floodplain overlay district.

Staff recommended continuance of ZMA #21-01, to April 25, 2022, public hearing.

Chairman Romeo called on the Planning Commission for questions of Mr. Stromberg. Commissioner McFarlane asked if there is the possibility of off-site parking agreements. Mr. Stromberg responded affirmatively but cautioned that there are zoning restrictions for off-site shared parking. Commissioner LeReche provided his concern on the parking situation as proposed in the application. Vice Chair Burke asked if the Memorandum of Agreement can be seen by the Commission before being finalized. Town Attorney Yeatts stated that the Commission does not have purview to review an MOA between the town and a private entity but that the finalized document will be publicly available.

Chairman Romeo recognized the applicant's agent to provide comments. Ken Wire, Wire Gill LLP, agent for the applicant was present. Mr. Wire provided his presentation.

Chairman Romeo called on the Planning Commission for questions of Mr. Wire. Vice Chair Burke asked for clarification on the individuals below income. Commissioner Yohannes asked if the individuals, who will apply for housing, if they would be treated differently based on their credit score. Mr. Wire responded to the Commissioners concerns.

Chairman Romeo asked if the members of the audience had any comments on this item.

There were no comments from the audience.

Chairman Romeo stated that the proposed application is recommended to be continued to April's public hearing.

Following the public hearing, Vice Chair Burke moved **continuance** of ZMA# 21-01 to the April 25, 2022, Planning Commission public hearing. The motion was seconded by Commissioner Donahue.

The question was called on the motion, which carried by a vote of 7-0. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, Vice Chair Burke and Chairman Romeo voting "Aye."

**March 28, 2022
(public hearing)**

ADJOURNMENT

On the motion of Commissioner LeReche, seconded by Commissioner Yohannes and carried by a vote of 7-0, the March 28, 2022, Planning Commission Public Hearing 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 8:04 p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Planning Commission: April 25, 2022