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**PLANNING COMMISSION
Work Session
March 11, 2019**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, March 11, 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, Paul LeReche, Kevin Moses, Sean Regan and Michael Romeo.

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

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

- 2. APPLICATION FOR A PROFFER CONDITION AMENDMENT - PCA #19-01, 525 Grove Street, Virginia Dominion Energy Substation, to consider a proffer condition amendment to amend the proffer statement for the previously approved rezoning application, ZMA #02-102. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company. Continued from February 25, 2019 Planning Commission public hearing.**

Bryce Perry, Deputy Director of Community Development provided an update on the memo dated March 8, 2019 for this item, PCA #19-01.

Staff recommends continuance of Proffer Condition Amendment, PCA #19-01, until the applicant can provide their response on the comments that were raised for this application, as well as, revise the application accordingly.

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

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3. **APPLICATION FOR A PROFFER CONDITION AMENDMENT - PCA #19-02, 525 Grove Street, Virginia Dominion Energy Substation, to consider a proffer condition amendment to amend the proffer statement for the previously approved rezoning application, ZMA #02-103. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company.**

Bryce Perry, Deputy Director of Community Development provided an update on the memo dated March 8, 2019 for this item, PCA #19-02.

Staff recommends continuance of Proffer Condition Amendment, PCA #19-02, until the applicant can provide their response on the comments that were raised for this application, as well as, revise the application accordingly.

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

4. **APPLICATION FOR A SPECIAL EXCEPTION – SE #19-02, 525 Grove Street, Virginia Dominion Energy Substation, to consider a special exception to construct a telecommunications monopole and associated ground equipment compound. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company. Continued from February 25, 2019 Planning Commission public hearing.**

Bryce Perry, Deputy Director of Community Development provided an update on the memo dated March 8, 2019 for this item, SE #19-02.

Any approval of this application, SE #19-02, should be conditioned to address the issues raised in the PCA applications.

Staff recommends continuance of Special Exception, SE #19-02, until the applicant can provide their response on the comments that were raised for this application, as well as, revise the application accordingly.

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

Discussion amongst the Commission, staff and the applicant on items PCA #19-01, PCA #19-02 and SE #19-02 was as follows:

Chair Jonas asked if the substation had any connection with the location of this item. Mr. Perry responded, no. Chair Jonas is in support of staff's decision regarding this item.

Commissioner LeReche asked if there would be a generator installed at this site. Commissioner LeReche commented that there seems to be three places equipment may be placed and asked if there is a requirement on how the equipment is moved. Commissioner LeReche commented that he was in agreement of putting anything other than the chain-link fence in order for the site to look more attractive.

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Mr. Perry responded it is expected that generators would be installed at the site and reviewed as part of the site plan process.

Commissioner Moses questioned the height of the power line from the adjacent site to the Washington & Old Dominion trail. Mr. Perry responded that it was about 80' to 100' or higher. The applicant clarified that the height of the power line on the south of the location is 127' and the one in the compound is 80' in height. Commissioner Moses commented that the applicant is asking for the 125' height to be approved, however, the Commission does not have to approve at that height. Vice Chair Burke agreed.

David Stromberg, Zoning Administrator, commented that the height of the communication tower can be up to 125' through special exception approval; however, the Commission would need to have a valid reason for conditioning a height lower than 125'.

Elizabeth Gilleran, Director of Community Development, asked the applicant to clarify if the 125' height is a necessity.

Applicant stated that the purpose of the height is more for capacity than coverage. Applicant added that the RF engineer determined that the height of the communication tower is the needed for capacity.

Commissioner Regan questioned the land ownership of the Heritage Education Trust. Ms. Gilleran responded that she believes that was the previous ownership when the property was rezoned.

Vice Chair Burke commented that he does not agree with barbed wires on the site.

Commissioner Bouchard asked if there was a connection with the proposed communication tower and the adjacent property owner. Ms. Gilleran responded that she was not aware of a connection.

Commissioner Romeo does not agree with the barbed wiring at the site. Commissioner Romeo questioned the distance of the buffer. Commissioner Romeo commented that he was concerned about how closely packed the proposed landscaping appears to be on the plan.

Mr. Perry stated that the Community Forester has looked at the site and the plans and will work with the applicant at the site plan level to ensure the plant material is appropriately spaced.

Commissioner Romeo questioned the area between substation and the proposed enclosure and if the enclosure could be accessed through the substation or moved east closer to substation equipment.

Mr. Perry responded that he would inform the applicant to be prepared to address the rules imposed by Dominion Energy regarding access and distance requirements.

DISCUSSION

5. Items of Interest

Ms. Gilleran provided updates on the following:

- **555 Herndon Parkway development plan**-will be heard next week at the Town Council March 19th work session and the March 26th public hearing.
- **Downtown**-awaiting the site plan to be resubmitted.
- **Roundtable**-Town Council had a roundtable event that took place on March 2nd.
- **Lerner property**-a pre-application meeting took place for a development plan with the owner of this property in the HTOC.

6. COMMENTS FROM THE STAFF

There were no comments from the staff.

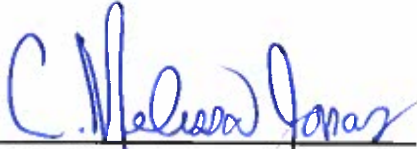
7. COMMENTS FROM THE COMMISSIONERS

Commissioner Bouchard commented that PBAC's pedestrian plan was being finalized.

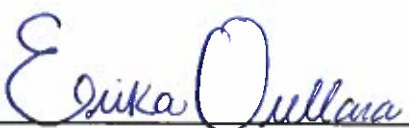
Commissioner Regan commented that NAACP was holding an event on housing this Thursday at First Baptist Church in Vienna.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.



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



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Planning Commission: 04-22-19