TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, November 18, 2024

1. Call to Order

Chair Romeo called the November 18, 2024, Planning Commission regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Dua'a Elbarasse, Kevin Moses, Samuel Richardson, Meron Yohannes, Vice Chair George Burke, and Chair Michael Romeo.

Mayor Sheila Olem was present.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo determined there was a quorum of seven members present.

2. Recognition of George Burke

Mayor Olem presented George Burke with a certificate of appreciation for his dedication to the Town of Herndon.

Chair Romeo presented George Burke with a resolution for his service to the Planning Commission.

Vice Chair Burke provided brief comments.

3. Approval of Minutes

Commissioner Donahue motioned to approve the October 14, 2024, Planning Commission work session minutes and the October 28, 2024, Planning Commission regular meeting minutes. Motion seconded by Commissioner Elbarasse. The question was called on the motion, which was approved by a 7 - 0 roll call vote. Commissioners Donahue, Elbarasse, Moses, Richardson, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

a. October 14, 2024, Planning Commission Work Session Minutes

b. October 28, 2024, Planning Commission Regular Meeting Minutes

4. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

No comments were offered.

c. Comments from Citizens

No comments were offered.

5. Public Hearings

a. Zoning Ordinance Text Amendment ZOTA #24-02 - Transit Related Growth Mixed Use, Medium Density Residential, and Office

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff presentation dated November 18, 2024, which is on file with the Department of Community Development. Staff is recommending approval of the Zoning Text Amendment, ZOTA #24-02 to the Town Council as presented.

There was discussion among the Planning Commission and staff on this item, including: (1) whether any TRG properties are located within a quarter mile of the metro station; and (2) clarification about and the need for consistency in the definition of "EV installed."

Chair Romeo invited members of the public for comment.

Greg Riegel with McGuire Woods provided comments.

Faheem Darab with Wire Gill provided comments.

Chair Romeo closed the public hearing and moved to the Commission level for

discussion and possible action.

Chair Romeo motioned to recommend approval of ZOTA #24-02 to Town Council as presented with the exception of the special exception included in lines 161 - 164. Motion seconded by Vice Chair Burke.

There was a discussion among the Planning Commission on the motion, including the chair's plan for the special exception. Chair Romeo stated that he would introduce a motion to deny the special exception.

The question was called on the motion, which was carried by a 7 - 0 roll call vote. Commissioners Donahue, Elbarasse, Moses, Richardson, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

Ms. Yeatts stated that a second motion to deny the special exception was not needed. Chair Romeo stated that he wanted to provide the Commission with an opportunity to comment on the special exception.

Chair Romeo motioned to recommend denial of the special exception included in lines 161 - 164. Motion seconded by Commissioner Yohannes.

Chair Romeo provided comments on their reservations with the special exception. Commissioner Yohannes provided comments on their concerns with the special exception.

The question was called on the motion, which was carried by a 7 - 0 roll call vote. Commissioners Donahue, Elbarasse, Moses, Richardson, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

6. Adjournment

There being no further business, and without objection, the November 18, 2024, Planning Commission regular meeting was adjourned at 7:41 p.m.