TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, April 28, 2025

1. Call to Order

Chair Romeo called the April 28, 2025, 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, Yung Kim, Stephen Mundt, Vice Chair Meron Yohannes, and Chair Michael Romeo.

Commissioner Samuel Richardson was absent.

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 with five members present.

Chair Romeo welcomed Stephen Mundt to the Planning Commission.

2. Approval of Minutes

a. March 10, 2025, Planning Commission Work Session Minutes

b. March 24, 2025, Planning Commission Regular Meeting Minutes

Commissioner Donahue motioned to approve the March 10, 2025, Planning Commission work session minutes and the March 24, 2025, Planning Commission regular meeting minutes. Motion seconded by Commissioner Kim. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Kim voted "Aye."

3. Comments

a. Comments from the Staff Members

Ms. Gilleran informed the Planning Commission that Angelina Jones had joined the Town of Herndon staff as Lead Planner for Design and Development.

b. Comments from the Commissioners

No comments were offered.

c. Comments from Citizens

No comments were offered.

4. <u>Public Hearings</u>

Certifications of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the April 11 and April 18, 2025, issues.

a. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.

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

Mr. Stromberg delivered the staff report and staff presentation dated April 28, 2025, which are on file with the Department of Community Development.

Staff requested feedback from the Commissioners on the following items: (1) proposed uses; (2) maximum building heights; and (3) sign regulations.

Chair Romeo recognized the Planning Commission for questions for Mr. Stromberg.

There was a discussion between the Planning Commission and staff on this item, including: (1) the proposed maximum building heights and the impacts on including rooftop amenities; (2) clarification on the sign tables; (3) clarification on permitted signage for single-family properties; (4) a preference for live-work units and commercial light space; (5) a preference to list items instead of referencing to them in the small area plan; (6) the proposed 60-foot building setback and 50-foot buffer against single-family residential; (7) the separation from the edge of streetscapes and edge of public right of ways; (8) the requirement for HVAC equipment on the top of all town homes; (9) the proposed density of trees in the buffer zone; (10) the distinction between proposed requirements for a six-foot fence and an eight-foot wall; and (11) whether staff has received any comments from the development community.

Chair Romeo recognized members of the audience for comment.

Faheem Darab, representing Wire Gill, was present and provided comments regarding the proposed building heights and the proposed building setbacks from public right-of-ways.

Chair Romeo left the public hearing open and moved to the Commission level for discussion and possible action.

Chair Romeo motioned to continue ZOTA #25-01 to the May 19, 2025, Planning Commission regular meeting. Motion seconded by Commissioner Donahue. The question was called on the motion which was approved by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Romeo voted "Aye."

5. Adjournment

There being no further business, and without objection, the April 28, 2025, Planning Commission regular meeting was adjourned at 7:33 p.m.