TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, June 9, 2025

1. Call to Order

Chair Romeo called the June 9, 2025, Planning Commission work session to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Andrew Beatty, 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; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo welcomed Andrew Beatty to the Planning Commission.

Chair Romeo determined there was a quorum with six members present.

2. Public Hearings

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 report.

Mr. Stromberg delivered the staff presentation dated June 9, 2025, which is on file with the Department of Community Development. Mr. Stromberg reviewed comments that staff received from property owner representatives and the Planning Commission. Staff withheld a recommendation pending feedback from the Planning Commission.

There was a discussion between the Planning Commission and staff on this item, including: (1) whether a special exception would be needed if the current owner of the self-storage property wanted to expand their use; (2) whether restaurants and

cafes are envisioned in the TRG-2 area; (3) clarification regarding the permitted square footage for enclosed living space above the fourth floor; (4) clarification regarding the incorporation of garage and storage space in square footage calculation; (5) clarification whether non-habitable space is considered an additional story; (6) concern regarding removing the 40-foot height limit; (7) whether proposed HVAC screening would also provide storage space for garbage cans; (8) clarification regarding the required location of HVAC units for townhomes; (9) concern regarding serviceability of HVAC units when they are screened; (11) Fairfax County's use of transitional buffers; (12) concern regarding planting too many trees in the buffer zone; and (13) clarification regarding utilities in a landscape buffer.

Chair Romeo requested an overhead shot of proposed tree planting in the buffer zone. Mr. Stromberg stated that staff can provide that.

3. New Business

a. Discussion - Comprehensive Plan

Chair Romeo opened the discussion item and called on Ms. Gilleran to lead the discussion.

Ms. Gilleran delivered that staff presentation dated June 9, 2025, which is on file with the Department of Community Development.

There was a discussion between the Planning Commission and staff on this item, including: (1) clarification on the twenty percent town match for the RAISE grant; (2) clarification on whether the market study and strategy are included in the proposal; (3) whether small area plans will be incorporated into the 2050 Comprehensive Plan; (4) suggestion for developmental sketches and descriptive text of what Herndon is looking for but also important to include variability; (5) suggestion to break up the Town into smaller areas that can be evaluated; (6) the importance of the Planning Commission to remain open to ideas that come out of the proposed focus groups; (7) clarification if the Planning Commission will be involved in the focus groups; and (8) the need for the consultant to be sensitive to the degree of comprehensive change within the Town, innovative, visionary, and factually based.

Ms. Gilleran stated that a joint Town Council-Planning Commission work session is scheduled for July 8.

4. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

Mr. Mundt and Mr. Kim will not be present for the June 23 Planning Commission regular meeting.

5. Adjournment

There being no further business, and without objection, the June 9, 2025, Planning Commission work session adjourned at 8:04 p.m.