Planning Commission Regular Meeting
Agenda Item 4.a.

Agenda Item: **Zoning Ordinance Text Amendment ZOTA #25-05, to amend Chapter 78 (ZONING), to update sections for conformance with the Code of Virginia, to clarify certain decision making authority and processes, to clarify notice requirements, and make other housekeeping amendments as deemed necessary and appropriate.**

Meeting Date: October 27, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
Zoning Ordinance Text Amendment ZOTA #25-05 will update sections for conformance with the Code of Virginia. The amendment includes other housekeeping changes to clarify administrative processes.

Background:
Staff initiated a review of the Herndon Zoning Ordinance after passage of Senate Bill 974, which amended and reenacted Section 78-15.2-2241 and several other sections of the Code of Virginia. The adopted changes to the Code of Virginia removed the planning commission and governing body approval authority from the administrative review process for plats and plans and assigned such authority solely to a designated agent. In addition, the revisions to the Code of Virginia clarified the authority that governs the review process of plats, site plans, and plans of development. The changes to the State Code became effective July 1, 2025. During its review, staff identified changes that need to be made to the zoning ordinance and the subdivision ordinance (Chapter 70) in order to bring the two chapters into conformance with the Code of Virginia and to clarify administrative processes. A companion Subdivision Ordinance Text Amendment (SOTA #25-01) will proceed concurrently with this zoning ordinance text amendment.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:
Recommend approval of Zoning Ordinance Text Amendment ZOTA #25-05.

Attachments:

1. Ordinance (Proposed)