PLANNING COMMISSION
REGULAR MEETING AGENDA

Herndon Police Department — Community Room
397 Herndon Parkway, Herndon, VA 20170

Monday, October 19, 2026 | 7:00 PM

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1. **Call to Order**

2. **Approval of Minutes**

   a. August 10, 2026, Planning Commission Work Session Draft Minutes

   b. September 28, 2026, Planning Commission Regular Meeting Draft Minutes

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Commissioners

   c. Comments from the Public
   Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. **Public Hearings**

   a. SPECIAL EXCEPTION – SE #26-05, 757 Elden Street, to consider a special exception to permit a commercial recreation/entertainment, indoor use consisting of a private event/meeting venue within the CC, Central Commercial, District

   b. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-05 to amend Chapter 78 (ZONING), Article VI (Overlay Districts), as deemed necessary and appropriate to clarify existing language providing the Historic District Review Board's (HDRB) ability to grant setback reductions to certain properties within the HDO, allowing the HDRB to grant greater setback reductions than what is currently permitted when appropriate with certain standards within the HDO, and clarifying that the setback reduction process is separate and exempt from the Certificate of Appropriateness requirement

   c. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-07 to amend Chapter 78 (ZONING), Article VII (Use Regulations), as deemed necessary

and appropriate to update conformance with the Code of Virginia to permit mixed-use or residential projects by-right on land owned by a property tax-exempt religious organization or a 501 (c)(3) property tax-exempt nonprofit organization

d. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #26-08 to amend Chapter 78 (ZONING), Article X (Parking, Loading and Circulation), as deemed necessary and appropriate to update conformance with the Code of Virginia to cap minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area, defined as any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility

5. Adjournment