

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION WORK SESSION MINUTES
SEPTEMBER 20, 2010

The meeting was called to order at 7:00 p.m. by Chairman Burk.

Commissioners Present:

Robert P. Burk, Chairman
 Paul C. LeReche, Vice Chairman
 Bernadette Bettard
 George V. Burke
 Kevin J. East
 C. Melissa Jonas
 Kevin G. Moses

Staff Members Present:

Elizabeth M. Gilleran, Director
 Community Development
 Dana E. Heiberg, Senior Planner
 Mark R. Holland, Zoning Administrator
 Kay D. Robertson, Senior Project Planner
 Mark Duceman, Transportation
 Program Manager

Consultants: Vanasse Hangen Brustlin, Inc.
 Basile Baumann Prost &
 Associates, Inc.

Commissioners Absent: None

PRESENTATION:

1. Metrorail Station Area Plan Update by Consultants

PUBLIC HEARING ITEMS:

The following public hearing items were discussed:

1. **APPLICATION FOR A SPECIAL EXCEPTION – SE#10-01, 703 Tamani Drive. Descriptive Summary of Proposed Action:** Consideration of an application for a special exception to permit an accessory dwelling unit to be occupied by a caregiver to assist the occupants of the principal dwelling who are at least 62 years of age and have a physical disabilities. The proposed accessory dwelling unit will be within the principal dwelling located at 703 Tamani Drive. The property is zoned PD-R, Planned Development – Residential, which permits an accessory dwelling unit with the granting of a special exception and compliance with the applicable requirements of Zoning Ordinance Section 78-402.7(a). The subject property is identified as Fairfax County Tax Map Reference 0161-18-0147A. Owner: Mr. Pandu R. Soprey. *Deferred from the September 13, 2010, public hearing.*

2. **COMPREHENSIVE PLAN AMENDMENT, CPA #10-01, DOWNTOWN MASTER PLAN.** Amend the Town of Herndon 2030 Comprehensive Plan adopted August 12, 2008, to incorporate by reference a Downtown Master Plan. The plan amendment will also make minor changes to the appropriate plan text (mainly Chapter III: Land Use Plan) in order to reference a master plan. The Downtown Master Plan includes a map of specific planned land use and related information. The general purpose of the plan amendment is to carry out the vision, goals and objectives of the 2030 Comprehensive Plan to encourage a vital downtown with a mix of land uses. The master plan depicts residential, commercial and public uses and parking facilities to support these uses; the plan displays the approximate height and level of density on each block of a core downtown area. The area is similar or equal to areas displayed as Sectors 1, 2 and 3 in the 2030 Comprehensive Plan. 16 block areas are affected; they are located in the center of the Town of Herndon in the general area of Elden Street, Center Street, Vine Street, Lynn Street, Station Street, Spring Street, Pine Street, Monroe Street, Jefferson Street, Jackson Street, Van Buren Street and the Washington and Old Dominion Railroad Regional Park. Downtown Master Plan maps and related information are posted on the

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SEPTEMBER 20, 2010

Town of Herndon website at www.herndon-va.gov (click on Planning and Zoning and follow links). A descriptive summary of the proposed action is to update plan text and maps to reflect changed conditions and to incorporate land use policy based on the results of a major community planning process. *Deferred from the September 13, 2010, public hearing.*

DISCUSSION ITEMS:

1. Town Council Items of Interest to the Planning Commission

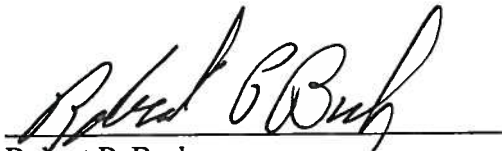
The meeting adjourned at 9:45 p.m.

Respectfully submitted:



Elizabeth M. Gilleran
Director, Department of Community Development

Certified Correct:



Robert P. Burk
Chairman, Planning Commission

Minutes Approved: 10/04/2010