

**MINUTES
PLANNING COMMISSION SPECIAL MEETING
THURSDAY, SEPTEMBER 22, 2022, 7:00 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/184602>

COMMISSIONERS PRESENT:

Chair Nan Forbes, Commissioners Mary Bennett (*Vice Chair*), Stan Milan, Ed Neham (*via remote participation due to medical condition*), Nedim Ogelman, Carol Luke

TOWN STAFF PRESENT:

Town Manager David Mekarski, Town Attorney Sally Hankins, Director of Engineering, Planning & Development Dale Lehnig, Director of Planning and Economic Development Don Dooley, Town Clerk/Executive Assistant Diana Hays

COUNTY STAFF PRESENT:

Acting Director of Dept. of Transportation and Infrastructure Nancy Boyd, Assistant Director of Transportation Jim Zeller, Design Program Manager Mark Hoffman

CALL TO ORDER:

Chair Nan Forbes called the meeting to order at 7:02 PM and lead the Pledge of Allegiance.

David Mekarski announced the Town Council would be meeting on Thursday, September 29, 2022 as the first day of their strategic planning session and requested the Commissioners think about not holding a special evening that same night. Chair Forbes announced the Commissioners could discuss the item further at the end of the meeting.

PUBLIC HEARING

a. Field's Farm Park Applications for Rezoning, Special Use Permits & Commission Permits

Chair Forbes opened the public hearing at 7:05 PM and stated the reason for the hearing. Don Dooley gave the staff presentation. Bob Brown with J2 Engineers gave the presentation on behalf of the County (the presentation can be found on the town's website).

Council member Milan asked the increase in demand for the fields was determined and if increased traffic was considered. The traffic study was completed in February 2021.

Commissioner Neham asked about timing for the lighting and Mr. Brown stated the lights would only be on if the field is permitted. The field would be lighted only while the activity is taking place.

Commissioner Bennett confirmed a minimum of 250 spaces in the parking lot and asked where more parking would be added. Mr. Brown stated the parking is predicated on smart scale funding and 250 spaces is what is required for this lot. Mr. Brown added the County completed a parking

analysis which showed 300 parking spaces. This meets the town's criteria for the recreational facilities. The commuter lot could serve as overflow parking for the recreational facilities.

Commissioner Bennett asked if the parking at the recreational fields could serve as overflow for the commuter lot. County staff stated there is an option to gate the lot to the recreational fields or it could serve as overflow.

Council member Milan asked the County if they knew where the 35% increase in population is within the County. Mr. Brown stated that breakdown has not been determined and is a County-wide number. County staff added based on a needs assessment, the fields are needed in western Loudoun as well as eastern Loudoun.

The following citizens provided comments during the hearing:

Lloyd Harting, 845 Pencoast Drive

Christine Green, 229 Upper Heyford Place *(submitted signed petition for record)*

Brian Green, 229 Upper Heyford Place

Sharon Hoffman, 821 Pencoast Drive

Ashley Pantelakis, 825 Pencoast Drive

Bill Conover, 811 W. Country Club Drive

Andrew McCoy, 214 Miles Hawk Terrace

Sharon, Chuck and Susan Hoffman *(read by Town Clerk)*

Katherine C. *(read by Council member Milan)*

David S. *(read by Council member Milan)*

Council member Milan asked about the removal of trees being part of the application. Mr. Brown stated that as construction activities occur, it will include disturbance. Mr. Brown added that the road extension is not part of the current applications being discussed. Council member Milan clarified that the majority of citizens have no concerns with the fields but have concerns with the access to the fields.

With no further comments, Chair Forbes closed the public hearing at 8:23 PM.

DISCUSSION ITEMS:

Chair Forbes summarized the purpose for the proposed special meeting of the Planning Commission on September 29, 2022. Chair Forbes added the Planning Commission is intending to vote at their regularly scheduled meeting on Thursday, October 6, 2022.

Mr. Mekarski added that after discussing with the Town Attorney, proposed scheduling the meeting on Wednesday, October 5, 2022.

Council member Milan made a motion that the Planning Commission schedule a special meeting on Friday, September 30, 2022 at 5:00 PM at Town Hall for the purpose of discussing further the zoning application, two special use permits for the commuter lot and recreational fields and two commission permits. The motion was seconded by Commissioner Luke.

(Carried: 5-0-1 absent, Milan: Aye, Luke: Aye, Bennett: Aye, Neham: Aye, Forbes: Aye, Ogelman: Absent)

a. Rezoning Application RZ20-01

After discussion, the Commissioners agreed to commence Discussion Items on Friday, September 30, 2022.

b. Special Use Permits SUP20-01 and SUP20-02

To be discussed on Friday, September 30, 2022.

c. Commission Permits CP20-01 and CP20-02

To be discussed on Friday, September 30, 2022.

The Commissioners agreed to schedule a second special meeting on Monday, October 3, 2022 at 6:00 PM.

CITIZEN/BUSINESS COMMENTS

Lloyd Harting, 845 Pencoast Drive asked the average number of vehicles that enter on the Loudoun County Public Schools property that comes from Alder School. County staff stated there are approximately 3,500 per day.

Christine Green confirmed high school does not start until 9:30 AM which would increase the counts.

ADJOURNMENT

With no further business, Commissioner Milan made a motion to adjourn the meeting at 8:56 PM.


Nan Forbes, Chair Oct. 20, 2022


Diana Hays, Town Clerk/Executive Assistant

