

**MINUTES
PLANNING COMMISSION SPECIAL MEETING
MONDAY, OCTOBER 3, 2022, 6:00 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/185876>

COMMISSIONERS PRESENT:

Chair Nan Forbes, Commissioners Mary Bennett (*Vice Chair*), Ed Neham, (*arrived at 6:11 PM via remote participation due to medical condition*), Nedim Ogelman, Carol Luke (*remote due to illness*) Council liaison Stan Milan (*arrived 6:23PM*)

STAFF PRESENT:

Director of Planning and Economic Development Don Dooley, Town Clerk/Executive Assistant Diana Hays

CALL TO ORDER:

Chair Nan Forbes called the meeting to order at 6:00 PM and lead the Pledge of Allegiance.

CITIZEN/BUSINESS COMMENTS:

Lloyd Harding, 845 Pencoast Drive, announced he sent an email late this afternoon to the Mayfair residents as well as the members of the Planning Commission and Town Council. As of the start of the meeting, no Planning Commissioners had received the email. Mr. Lloyd stated the email includes items he had discovered as a result of research he did at the Loudoun County Land Records Office.

DISCUSSION ITEMS:

Chair Forbes announced the staff report would not be ready in time for Thursday's meeting. After discussing further, the Commissioners determined if they finished their work this evening they would move forward with a vote at the next meeting.

a. Rezoning Application RZ20-01 Park and Ride Commuter Lot

This item was completed at the last meeting.

b. Special Use Permits SUP20-01 (Commuter Parking Facility) and SUP20-02 (Field's Farm Recreational Park)

PAGE 5 OF 30, ISSUE 1

FINDINGS OF FACT: The Commissioners agreed to the Findings of Fact as written.

CONCLUSION: The application does not comport well with the Comprehensive Plan.

On page 12 of the Working Paper, the Commissioners agreed to defer final recommendations until Thursday, October 6, 2022.

SUP20-01 PARK & RIDE COMMUTER PARKING FACILITY

PAGE 13 OF 30, ISSUE 1

CONCLUSIONS: The Commissioner's agreed with the Conclusions as written.

PAGE 15 OF 30, ISSUE 2

FINDINGS OF FACT: Add the following: out of the hundreds of fields in the County, why can't citizens of Purcellville use other fields?

CONCLUSIONS: The Commissioner's agreed with the Conclusions as written.

PAGE 15 OF 30, ISSUE 3

FINDINGS OF FACT: The Commissioner's agreed with the Findings of Fact as written.

CONCLUSIONS: The Commissioner's agreed with the Conclusions as written.

PAGE 16 OF 30, ISSUE 4

FINDINGS OF FACT:

Add: It's been demonstrated that natural barriers are not always that effective to keep sound out. The Commissioner's agreed with the Findings of Fact with one addition.

CONCLUSIONS: Replace the word "neighbors" with "Town of Purcellville". The Commissioner's agreed with the Conclusion with the one change.

PAGE 16 OF 30, ISSUE 5

FINDINGS OF FACT:

Add: The five bullets from page 8 of 30 under Issue 5. The Commissioner's agreed.

CONCLUSIONS:

Add: The first two bullets under Conclusions from PAGE 8 OF 30, ISSUE 5.

Remove: Proposed Conclusion

Add: 636 parking spots with asphalt will pave over the amount of ground.

PAGE 17 OF 30, ISSUE 6

FINDINGS OF FACT:

Add: There is ambiguity regarding the persistence of natural turf.

Add: Stormwater management standards apply to the entire project.

Add: The NEPA Report (page 9) indicates there will be no significant impact to air quality.

Add: Natural turf is healthier and preferred.

CONCLUSIONS:

Add: Do not anticipate a significant any impact to air or water quality.

Add: Want to be sure the fields are maintained as natural fields.

PAGE 17 OF 30, ISSUE 7

FINDINGS OF FACT:

Add: Add all Findings of Fact from Issue 7, Page 9 of 30

CONCLUSIONS:

Add: Add two Conclusions from Issue 7 Page 9 of 30 and keep Conclusion from Page 17

PAGE 17/18, ISSUE 8

FINDINGS OF FACT:

Add: All bullets from Issue 8 Pages 9/10

CONCLUSIONS:

Add: All bullets from Issue 8 Page 10 from Conclusions

PAGE 18 OF 30, ISSUE 9

FINDINGS OF FACT:

Add: There is insufficient data from the traffic study prepared by Grove Slade for the number of traffic lights for traffic generated from the project but a new light has been recommended at 690 and Hirst.

Add: No funding has been identified to pay for this.

Add: Need a better understanding of higher order impacts vis-a-vis traffic impacts

CONCLUSIONS:

Add: Uncertainty remains if and how the applicant would mitigate impact costs to the town for items such as law enforcement, maintenance, etc.

PAGE 18 OF 30, ISSUE 10

FINDINGS OF FACT: Agreed to as stated.

CONCLUSIONS: Agreed to as stated.

PAGE 19 of 30, ISSUE 11

FINDINGS OF FACT:

Add: There may be some economic benefit to the town.

CONCLUSIONS:

Add: Actual amount of economic benefit is unclear and has not been quantified.

PAGE 12 OF 30, ISSUE 12

FINDINGS OF FACT:

Add: Findings from Issue 9

CONCLUSIONS:

Add: Conclusion from Issue 9

PAGE 12 OF 30, ISSUE 13

FINDINGS OF FACT:

CONCLUSIONS: Agreed to as stated.

RECOMMENDATION: On hold until October 6 meeting.

**c. Commission Permits CP20-01 and CP20-02: Park & Ride Commuter
Parking Facility**

COMMISSION PERMIT ANALYSIS CP20-01 (Park & Ride)

FINDINGS OF FACT:

PAGE 21 OF 30

Add: Bullets 2, 10 and 12 from pages 13 & 14

Add: Page 108

Add: Incorporate by reference all bullets that are in response to SUP #1 (pages 21 & 22)
except page 195

CONCLUSIONS: Defer all final conclusions to 10/6.

COMMISSION PERMIT ANALYSIS CP20-02 (Fields Farm Recreational Park)

FINDINGS OF FACT: Agreed to as written.

PAGE 24 OF 30: ISSUE 1


Edit Intro Statement to: the following are “quotes” from the Comprehensive Plan

NEXT MEETINGS

The next meeting is scheduled on Thursday, October 6, 2022 at 7:00 PM.

ADJOURNMENT

With no further business, Commissioner Milan made a motion to adjourn the meeting at 8:55 PM.


Nan Forbes, Chair
Oct. 20, 2022


Diana Hays, Town Clerk/Executive Assistant