

**MINUTES**  
**PURCELLVILLE PLANNING COMMISSION MEETING**  
**THURSDAY, JANUARY 05, 2023, 7:00 PM**  
**TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/196255>

**COMMISSIONERS PRESENT:**

Nan Forbes, Chair/Commissioner  
Christopher Bertaut, Town Council Liaison  
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)  
Nedim Ogelman, Commissioner  
Ron Rise, Commissioner  
Brian Green, Commissioner  
Jason Dengler, Commissioner

**COMMISSIONERS ABSENT:**

None.

**STAFF PRESENT:** Town Manager, David Mekarski, Director of Engineering, Planning and Development Dale Lehnig, Town Attorney, Sally Hankins and Planning Operations Coordinator Jordan Andrews

**CALL TO ORDER:**

Chair Forbes called the meeting to order at 7:00 PM. The Pledge of Allegiance followed.

**AGENDA AMENDMENTS:**

Commissioner Ogelman proposed a discussion item, 9e, to the agenda to discuss scheduling additional meetings for the review of the Fields Farm revised applications.

**COMMISSIONER DISCLOSURES:**

None.

**CITIZEN COMMENTS:**

**Harry Lloyd Harting, 845 Pencoast Dr.**, spoke regarding the number of existing lighted athletic fields currently owned and operated by Loudoun County. Mr. Harting expressed doubts relative to the County's proposed need for additional lighted fields.

**Jared Dickerson, 304 Upper Heyford Pl.**, stated his gratitude for some of the mitigative measures presented by the County, but concerns for further efforts to be made to address various issues including but not limited to: lighting, traffic and access, screening and buffer, and wildlife habitat preservation.

**Christine Green, 229 Upper Heyford Pl.**, email read into record, stating concerns for Field Farm project and attached to these minutes in final form.

**APPROVAL OF MINUTES:**

**a. December 15, 2022 Meeting Minutes**

Commissioner Ogelman made a motion that the Planning Commission approve the minutes from the December 15, 2022 special meeting and waive reading. The motion was seconded by Vice Chair Neham and carried unanimously.

**DISCUSSION/INFORMATIONAL ITEM:**

**a. ZoneCo. Schedule for Zoning Code Update [D. Dooley]**

ZoneCo's Sean Suder gave an update on the revised schedule which would propose to keep the initial timeline for the project on track. Mr. Suder also reviewed some of the timelines associated with the project getting behind schedule and offered recommendations for the project going forward.

**b. New Submission by ZoneCo - Task 3.2 for Zoning Code Update [D. Dooley]**

ZoneCo's Nolan Nicaise briefly reviewed the materials submitted on January 04, 2023 of Task 3.2. The Planning Commission was tasked to review the materials and provide comments back to Mr. Nicaise by January 12, 2023. Mr. Nicaise requested that any comments provide detailed feedback to include proposed alternatives to language or specifications if those presented did not suffice.

**c. Project Revisions and Suggested Conditions of Approval for the Fields Farm Project [Loudoun County Staff]**

Town Manager David Mekarski provided a background for the Fields Farm projects including the initial review by the Town and the responses by the County, as well as the Town Council's referral of the revised plans to the Planning Commission.

Loudoun County Staff briefly presented an overview of the revisions to the Fields Farm projects, to include but not limited to: the removal of 1 athletic field and addition of 2 pickleball courts, removal of the connection to Mayfair Crown Rd., moving the access road further west and adding a berm and fencing for screening, as well as landscaping around the Commuter Parking Facility.

County staff responded to concerns from Commissioners regarding the need for the commuter parking facility. It was noted that the existing Park and Ride Facility located off Hirst Rd. would soon no longer be operating.

Chair Forbes expressed concerns for the lighting of the Athletic Fields relative to the visual impact for the surrounding communities, citing the impact of the lights at Franklin Park as an example. Commissioner Dengler expressed concerns that the property values of the immediately adjacent homes in Mayfair would be adversely impacted.

Chair Forbes inquired of the County Staff whether the recommendation or conditional approval of the recreational fields without lighting would cause the County to not proceed with the project. County staff responded that they couldn't give a definitive answer, but that it would be unlikely to proceed from a cost/benefit analysis if no lighting was permitted.

**d. Route 7/690 Interchange and Lot 74 in Catoctin Meadows Review Timeline**

Town Manager David Mekarski stated that the Public Information Hearing initially scheduled for January 18<sup>th</sup>, 2023 was rescheduled to January 25, 2023 due to the need for adequate public notice following the Catoctin Meadows HOA receipt of the necessary documents from the County.

Commissioner Ogelman expressed concerns and desire to be better informed by the County regarding the higher order impacts of the County projects, including the 7/690 Interchange.

**e. New Meetings for PC**

Chair Forbes inquired as to the availability of Planning Commissioners for the holding of Special Meetings to complete the review of the revised Fields Farm applications. Special Meetings were discussed and agreed to be held on Thursday, January 12, 2023 at 6:00pm, and Sunday, January 15, 2023 at 1:00pm.

**PLANNING STAFF REPORT:**

Town Manager stated that staff would be working on a transitional plan with the Mayor relative to the departure of Don Dooley, Director of Planning and Economic Development.

**COUNCIL REPRESENTATIVE'S REPORT:**

None.

**COMMISSIONER COMMENTS:**

Commissioner Ogelman expressed gratitude to the new Commissioners for their service to the Town.

**NEXT STEPS AND SUMMARY:**

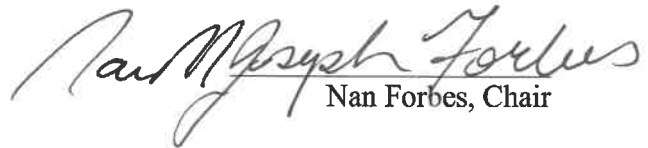
Chair Forbes reviewed the tasks for the upcoming Special Meetings and Fields Farm review.

**NEXT MEETINGS:**

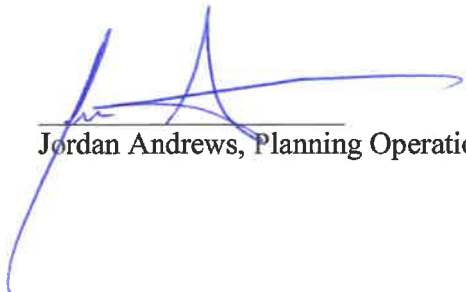
Planning Commission meeting of Thursday, January 12, 2023, Sunday, January 15, 2023  
and Thursday, February 2, 2023

**ADJOURNMENT:**

With no further business, Liaison Milan made a motion to adjourn the meeting at 10:58 PM.



Nan Forbes, Chair



Jordan Andrews, Planning Operations Coordinator

*Feb. 2, 2023*

## Bandy, Kimberly

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**From:** Christine Green <christine.green.rzzy@statefarm.com>  
**Sent:** Wednesday, December 21, 2022 9:19 AM  
**To:** Planning Commission  
**Cc:** Christine Green  
**Subject:** Fwd: FIELDS FARM PROJECT - FOR MEETING MINUTES  
  
**Importance:** Low

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission,

I understand my email was 'quarantined' when originally sent and was not read into the meeting minutes. I am resending in the hopes that is received today.

Thank you for your time and consideration. Happy Holidays!

Christine Green

-----Original Message-----

**From:** Christine Green <[greenshouse2002@verizon.net](mailto:greenshouse2002@verizon.net)>  
**To:** [planningcommission@purcellvilleva.gov](mailto:planningcommission@purcellvilleva.gov) <[planningcommission@purcellvilleva.gov](mailto:planningcommission@purcellvilleva.gov)>  
**Cc:** [dhays@purcellvilleva.gov](mailto:dhays@purcellvilleva.gov) <[dhays@purcellvilleva.gov](mailto:dhays@purcellvilleva.gov)>; [kfraser@purcellvilleva.gov](mailto:kfraser@purcellvilleva.gov) <[kfraser@purcellvilleva.gov](mailto:kfraser@purcellvilleva.gov)>  
**Sent:** Thu, Dec 15, 2022 1:26 pm  
**Subject:** FIELDS FARM PROJECT - FOR MEETING MINUTES

***Unfortunately, I am not able to attend tonight's meeting on the Fields Farm/Mayfair Crown Drive project, but I respectfully ask that the following be read into the meeting minutes, or if too long, to be made a part of the meeting minutes:***

Members of the Planning Commission,

At Tuesday night's Town Council Meeting it was recommended that the Fields Farm/Mayfair Crown Drive project be rejected as proposed and sent back to your Commission for review [of the changes made by the County].

I want to thank the Planning Commission for reviewing the original plan so thoroughly to ensure that the project was inline with the Towns own comprehensive plan.

At the November 30<sup>th</sup> Town Council Meeting, a request was made to the County to submit changes to the Fields Farm Project. Only 2-weeks later, the County submitted changes to the project to align with the Town Comprehensive Plan. Although there were changes in the submission, I believe there are still issues with the plan as it currently is presented. I also believe working together with the County has shown positive progress. It appears there is a sense of urgency placed on the finalization

of this project, but if the County made changes to their proposal in just 2-weeks, would it not be better to take the necessary time to make sure the project is done correctly for the Town and the County?

The biggest improvement to the Fields Farm Plan was maintaining Mayfair Crown Drive as a residential road only. THANK YOU. The landscaping changes are also greatly appreciated. Does it includes large, full trees and bushes that will provide even more coverage to help to block the view of the complex? Is the fence depicted at least 6' high throughout and constructed of WOOD or VINYL [solid] fencing to block the neighborhood's view of the sports complex? It is respectfully requested that the County consider putting a gate in at the end of Upper Heyford Place. High School students use this short cut to walk to school each morning, and a gate would permit them to continue to use this pathway and not have to use a bus or car to get to school. Of course safety measures would need to be put in place so the students have a sidewalk or walkway to get them safely to Woodgrove High School (currently they have the cross country course to walk on). We thank the County for working with the Town to achieve these results that are beneficial to all concerned.

There are, however, a few issues with the updated plan:

There are still a large number of fields – 7 in total, instead of the 8 proposed: 3 proposed baseball fields, 2 proposed soccer/lacrosse fields and 2 existing soccer fields. It is hoped this number could be reduced to 5 total fields – 2 baseball fields and 1 soccer field, plus the existing 2 soccer fields. I understand, as stated in the County's initial application, that the County plans to use these fields for tournaments, and not just for Western Loudoun games. It was requested that the fields not be lighted due to the close proximity to a residential neighborhood, but it appears the County plans to light all fields until 11 p.m.. That end time is excessive – with lights come participants and spectators, which means noise and light pollution. The County claims the lights do not disturb those living in the neighborhood, but I find this suspect. It is requested that no fields be lighted, and if the Planning Commission feels differently, then perhaps only the fields farthest from the residential neighborhood with an end time of 9:30 p.m.. If the Planning Commission permits lighting, with the earlier stop time, the County must commit to this time so there will be no changes in the future. It is of concern that the County will agree in this forum, but then put in a request for later and later times in the future..

Is there truly a need for a park and ride? If so, one with over 250 spaces? We understand Loudoun County will be providing Commuter Buses to West Virginia commuters, and if the spaces are for Purcellville Residents only, how many are legitimately required?

Is it possible to have a larger buffer between the School Access Road and Pencoast Drive, pushing this road further west? Then with the fence, trees, and bushes this would provide the residents living on Pencoast Drive a larger buffer than the one in the revised plan.

A 'Future By Others' is listed on the plan, next to the Park and Ride – what is the plan for this space? How can we be sure the park and ride, if approved, would not be expanded, or another field added, or worse? Can this space be delegated for environmental conservation? As I stated at the November 2<sup>nd</sup> Town Council Meeting, Mickey Gordon Park near Middleburg is being expanded, adding more fields and lights, in addition to the cell tower and fields that are already there...is this starting to sound familiar? The Town should get guarantees from the County that no modifications will be made in the future. Our goal is maintain the rural feel of Western Loudoun, and the Town of Purcellville. I've never lived in Eastern Loudoun because it is so densely populated, with overcrowding, lights and noise pollution. I chose Western Loudoun for the peaceful, quite life it offers – seeing the beautiful starry nights and knowing my family is living in a safe area. I've lived in Western Loudoun over 22-years and because Eastern Loudoun has chosen to expand and

experience intense growth doesn't mean Western Loudoun needs to jump on board. Please keep the charm of our wonderful Town intact.

Once a plan is finalized, we need assurances from the County that no further changes will be made to the project. Residents cannot keep living in fear that we must attend every meeting to make sure the County isn't trying to make changes to an already immense project.

Again, I thank the Planning Commission for its time, dedication and consideration in maintaining Purcellville's small town charm for the health and well-being of its residents who choose to live here.

Respectfully,

Christine Green  
229 Upper Heyford Place  
Purcellville

