

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
SUNDAY, JANUARY 15, 2023, 1:00 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/196764>

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Jason Dengler, Commissioner (*absent due to personal conflict*)

STAFF PRESENT: Town Manager, David Mekarski, Town Clerk, Diana Hays (*present for start of meeting only*), Town Attorney, Sally Hankins

CALL TO ORDER:

Chair Forbes called the meeting to order at 1:08 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None.

COMMISSIONER DISCLOSURES:

None.

CITIZEN COMMENTS:

None.

DISCUSSION/INFORMATIONAL ITEM:

a. Re-review of Fields Farm applications [Commissioners]

The Planning Commission continued the review of the re-submission of the County applications by revisiting each of the thirteen considerations as listed in their October 11th, 2022 Planning Commission Evaluation.

The Planning Commission reviewed each finding of fact and conclusion, amending as noted in pages 16 through 28 of the revised evaluation report for the Athletic Fields Facility, which will be attached to these minutes in final form.

Commissioner Green inquired as to attendance for quorum at the January 19th regular meeting. As quorum was in question, Commissioners began to initiate votes for the Fields Farm applications:

Vice Chair Neham made a motion to recommend to the Town Council the rezoning of the subject property from Transitional, "X" to Government/Institutional "IP", the motion was seconded by Liaison Bertaut. The motion failed by a vote of 0-6-1 absent.

Following the vote, the presence of quorum at the January 19th, 2023 Planning Commission was confirmed and further voting was deferred until such time.

PLANNING STAFF REPORT:

None.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

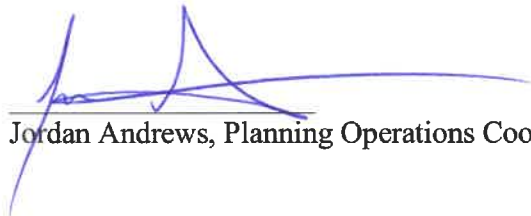
None.

NEXT MEETINGS:

Planning Commission regular meeting of Thursday, January 19, 2023, February 2, 2023 and February 16, 2023

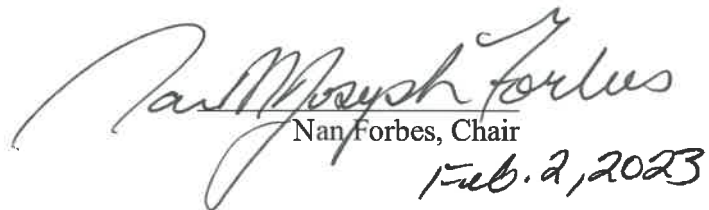
ADJOURNMENT:

With no further business, Liaison Bertaut made the motion and the meeting was adjourned 6:23 PM.



A blue ink signature, appearing to read 'Jordan Andrews', is written over a horizontal line.

Jordan Andrews, Planning Operations Coordinator



A large, stylized black ink signature, appearing to read 'Nan Forbes', is written over a horizontal line. Below the signature, the text 'Nan Forbes, Chair' and the date 'Feb. 2, 2023' are handwritten.

Nan Forbes, Chair

Feb. 2, 2023

ANALYSIS OF SPECIAL USE PERMIT APPLICATION

SUP20-02: Fields Farm Recreational Park

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DESCRIPTION	<p>The Fields Farm recreational park will include three baseball/t-ball/softball diamonds, as well as three additional soccer/multipurpose fields, which will complement the two soccer/multipurpose fields that already exist within the subject property. Adjacent to these facilities, there will be a minimum of 500 parking spaces (as approved by the Town on March 10, 2022 in accordance with the parking study prepared by Gorove Slade), picnic pavilions, restroom facilities, maintenance buildings, and a concession stand. There will also be lights on 70 or 80 ft. poles that may be operated until 11 PM.</p>
ISSUE 1.	<p>Whether the proposed application is consistent with the Comprehensive Plan.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> The County's Statement of Justification in its August 20, 2020 SUP application refers to the out-of-date 2025 Comprehensive Plan adopted December 19, 2006. <p>The following are all citations from the Comprehensive Plan:</p> <ul style="list-style-type: none"> <u>Executive Summary (page A):</u> The Town's goals, as set forth in Plan Purcellville, are to protect and shape land uses in existing development, new development, infill development, and redevelopment that compliment and sustain Purcellville's small town charm; manage development so that the Town's services and infrastructure are not overwhelmed; protect the Town's ability to phase any growth with the availability of Town services; protect and enhance the aesthetics and viability of the downtown area; preserve existing neighborhoods through compatible infill and property improvement; adopt cooperative County and Town plans to provide policy framework for rural preservation. Growth and development should pursue the highest levels of environmental sustainability. Based on the data available to the Planning Commission, it suggests we do not need these fields in Purcellville or Western Loudoun County and the plan ignores environmental sustainability. The proposed development is too large in scale and scope and it does not compliment and sustain Purcellville's small town charm and does not adequately preserve the existing neighborhoods. <u>Our Goals regarding scale of such a project (page14):</u> A. ...look for future land uses and development that complement, rather than detract from its small town charm; C, D.... ensure that development does not overwhelm the Town's services and

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	<p>infrastructure, or destroy Purcellville's character ...phase growth with the availability of Town services; F. ...mitigate and manage increasing traffic in a way that ensures the efficiency, safety, and attractiveness of our streets; H. The Town and Loudoun County must cooperate to provide the policy framework for rural preservation, or significant portions of this landscape could be irrevocably lost; J. The Town should ensure that any future development and growth takes place with the highest levels of environmental sustainability, using our natural systems as an integral part of our community's future. The Town should complement this by generally pursuing and adopting sustainable decisions. The application, as written, does not sufficiently mitigate traffic issues; we have reviewed various comments that suggest the existing plan would potentially create major traffic problems on Route 690, Fields Farm Road and other secondary and tertiary roads.</p> <ul style="list-style-type: none"> • <u>Open Space and Landscaping</u> (page 35): J. Green infrastructure should be considered when planning open spaces; M. All outdoor lighting should be installed in conformance with the Town's Zoning Ordinance to promote preservation of dark skies. We find these two issues to be problematic: (1) there will be lighting long into the evening which is not consistent with dark skies; (2) the downward-aimed lights will still be visible and disrupt citizens and wildlife. Further, paving over the ground to provide for approximately 250 parking places will have a substantial impact on the existing environment. • <u>Site Design</u> (page 36): H. Outdoor lighting should minimize light intrusion and site buffering should be provided to minimize noise and odors. The application appears to be consistent with the Comprehensive Plan and with the dominant concerns of the residents because it minimizes light intrusion or noise and provides adequate buffers. However, while the application minimizes light intrusion, the Planning Commission finds that the proposed 70-foot tall light standards associated with each field will irrevocably harm the scenic and semi-rural nature of the neighborhood, and will create a more commercial ambiance adjacent to the neighborhood. Therefore, the Planning Commission recommends that Town Council find there should be no lighting of these fields. If Town Council nonetheless approves lights, they should be out by 9pm. In no event should the playing field closest to the Mayfair residential neighborhood be lighted. • <u>Safety</u> (page 37): B. Appropriately-scaled lighting should be provided to create visible and well-lit streets, sidewalks, and parking lots, while at the same time minimizing undesired light

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	<p>intrusion/pollution. The downward-aimed lights will be visible from a distance and could disrupt citizens. Neighboring residents do not want the lights, per the conducted survey.</p> <ul style="list-style-type: none"> • <u>Map 3. Future Land Use Plan</u> (page 45): The land use of this area is identified as Institutional & Government in the 2030 Comprehensive Plan. Although the use may be compatible with our Comprehensive Plan, the scale and the design are not compatible based on the predominant input we've received from citizens, based on data available to the Planning Commission. • <u>Parks and Open Space</u> (page 47): A. Parks are publicly-owned lands that have been improved for use by the Town and/or County residents. They may include facilities for active recreation like playgrounds or ball courts/fields, and/or they may include trails and picnic areas for enjoyment of the outdoors. Parks can range from half an acre to hundreds of acres. The use is compatible with our Comprehensive Plan, but the scale of the project does not fit the needs of Purcellville. • <u>Areas to Sustain - Parks and Protected Space</u> (page 61), "C. The Town should include walking and biking trails within public open spaces to enhance mobility and connectivity between neighborhoods while also providing outdoor recreation opportunities". The use is compatible with our Comprehensive Plan, but the scale of the project does not fit the needs of Purcellville, and linkages to trails elsewhere in Town are inadequate per the Comprehensive Plan. • <u>Cultural Resources -Recommendations</u> (page 90): The proposed SUP application is not compatible with the design or footprint of Purcellville's smalltown character, and coordination with the County to explore options for a recreation center has not happened. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • The Planning Commission finds that based upon the data available, the County has not demonstrated a need for this number of athletic fields in Purcellville. • The failure to demonstrate a need for fields, coupled with the adverse impacts of the fields, causes the Planning Commission to conclude that the proposal, on balance, is not consistent with the Comprehensive Plan and does not serve the health, safety, or welfare of the citizens of Purcellville. • While the Planning Commission finds that the application minimizes light intrusion, the Planning Commission also finds that

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	<p>the proposed 70-foot tall light standards associated with each field (approx. 12 in total for soccer and 13 for baseball) will irrevocably harm the scenic and semi-rural nature of the neighborhood, and will create a more commercial ambiance adjacent to the neighborhood. Therefore the Planning Commission concludes that there should be no lights.</p> <ul style="list-style-type: none"> • The Planning Commission finds that the proposed plan ignores environmental sustainability.
ISSUE 2.	<p>Whether the proposed special use at the specified location will contribute to or promote the welfare and convenience of the public.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • The Purcellville Planning Commission is responsible to the citizens of Purcellville. • In its September 22, 2022 presentation at the Planning Commission public hearing on the Fields Farm development, the County depicted a 29% County-wide student population growth from 2010 to 2020, an exceptional period. This does not accurately reflect the current estimated 19.3% student population growth rate for 2020-2030 (15,147 students), an estimated increase of 1,828 students in Western Loudoun (see Attachment 2). • The proposal for the sports fields is not primarily to meet the needs of the citizens of Purcellville but to the needs of the County. • Comprehensive Plan, Environmental Resources, and Recommendations (page 85 & 86):11. Preserve, protect, and enhance existing natural habitats, such as the watershed property, the Bowman Park Property, the Chapman DeMary Trail (for which the Town holds the conservation easement), the Suzanne R. Kane Nature Preserve, and other Town owned green space areas seeking wildlife habitat designations. • The applicant has provided no data to support the assertion that the facilities will generate economic benefit to the town, despite a request from 8/11/2022 for this type of information and detailed proposals for mitigating any adverse impacts. • The County currently has 350 sports fields (not including gymnasiums); see Attachment 4. The Planning Commission found 67 sports fields in Western Loudoun, 19 fields within a 5 mile radius of Purcellville. • The applicant asserted, but provided no supporting data, that <u>the Town</u> has a growing need for additional playing fields. • Citizens have expressed concerns about the number of fields, noise, lights, and especially the changes to the roadways and the traffic.

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	<ul style="list-style-type: none"> See Sports Fields Needs document dated 1/15/2023 (Attachment 5). <p>Commissioner Nedim Ogelman's Comments (Received August 11, 2022) The County has not provided detailed, fully transparent information on the methodology, data sources, and analysis the County is using to evaluate immediate and higher order impacts on the Town's infrastructure, natural environment, economy, traffic, noise and other resources going out as long as the county's proposed projects would have an impact on the Town and its citizens. The County should provide detailed proposals for how the County would mitigate any negative impacts related to the preceding request. (Comments from 8/11/22)</p> <p>CONCLUSIONS:</p> <ul style="list-style-type: none"> The County has provided no conclusive data showing the residents of Purcellville have a need for these fields. The Planning Commission finds that there are ample athletic fields within western Loudoun to serve the residents of Purcellville. The Planning Commission finds that the adverse impacts of the athletic fields upon: lighting of the night sky, the scenic environment, the natural habitat of animals and insects, the noise associated with sports, and the traffic associated with tournaments, outweigh the need of Town residents for the facilities. Therefore, on balance, the Planning Commission finds that the proposed facilities do not further the health, safety, or welfare of the Town's residents.
ISSUE 3.	<p>Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.</p> <p>FINDINGS OF FACT:</p> <ul style="list-style-type: none"> Citizens of the adjacent neighborhoods have expressed significant reservations about the proposed project and its impact on their health, safety and welfare. Citizens have expressed concerns about the number of fields, noise, lights, and especially the changes to the roadways and the traffic. <p>CONCLUSIONS:</p> <ul style="list-style-type: none"> Fields Farm Recreational Park is not compatible with the existing uses in the neighborhood due to its scale. No conclusive evidence has been provided for a need for this number of fields in Purcellville. The project as re-envisioned is too large, it subjects Mayfair residents to higher than typical noise and light levels, and it would turn a rural neighborhood greenspace into an urban "sportsplex".

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ISSUE 4.	<p>Whether the level and impact of any noise or odor emanating from the site, including that generated by the proposed special use, negatively impacts the uses in the immediate area.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • Citizens of the adjacent neighborhood in multiple public input sessions have expressed concerns about the impact of noise. We are unaware of any concerns expressed about odor. The applicant said “it is not anticipated that noise...will be of concern or negatively affect adjacent uses” but it provides no data or mitigation strategy to reduce uncertainty on this issue. • The applicant has indicated that the fields would be supported by concession stands but has not provided any data or mitigation strategy related to odors, except the proposed 4 foot berm, fence, trees, and movement of the road. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • In spite of the County’s reduction of one soccer field, the Planning Commission finds that the noise associated with the remaining 7 athletic fields is incompatible with the adjacent residential neighborhood and justifies the adjacent citizens’ concerns about compatibility.
ISSUE 5.	<p>Whether the proposed special use will result in the preservation or damage of any existing habitats, vegetation, topographic or physical, natural, scenic, archeological, or historic feature of significant importance.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • The applicant asserts that the permit “will not damage existing animal habitat, vegetation, and water/air quality.” However, the NEPA study, written for the adjacent Park & Ride Commuter Parking Facility, references potential impact to the threatened/endangered Northern Long-eared Bat, and the removal of roughly 10 percent of the forested area. • Paving of the existing greenspace and meadows will destroy natural habitats. • A report from the Loudoun Wildlife Conservancy (https://loudounwildlife.org/2022/06/bat-species-black-oak/) indicates that the Northern Long-Eared Bat, which has been placed on the endangered species list, are present Loudoun County. • USGS has a North American bat monitoring program in which the long-eared bat’s presence in our area is indicated. (See: https://tableau.usgs.gov/views/NABatInteractiveOccupancyMapv1)

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	<p>4/Continental?%3Aembed=y&%3Aiid=2&%3AisGuestRedirectFromVizportal=y)</p> <ul style="list-style-type: none"> • In addition to the long-eared bat, the Virginia Department of Wildlife Resources publication “A Guide to the Bats of Virginia” lists three other species of Tier I concern (Little Brown, Tri colored and Indiana). • Three bats of concern (Northern Long eared, Little Brown and Tri colored) have been detected in nearby NABat grids in 2022. (See Attachment 3.) • The NEPA study, under Natural Resources, states: “The project may negatively affect the NLEB...”) • Because a presence/absence survey was not performed, use of the forested area as a bat maternity area cannot be completely ruled out. • Removal of trees could destroy the habitat of resident long-eared bats. • Spraying insecticides over the sports field areas would negatively affect the other species that rely upon the insects as a food source. • Bats are light sensitive and have difficulty hunting for insects where light is plentiful. • Comprehensive Plan, Environmental Resources, Recommendations (page 84): 7. Require environmental impact analysis for new developments to identify features and assets to protect or restore environmental resiliency and sustainability. • Comprehensive Plan, Environmental Resources, Recommendations (page 85): 11. Preserve, protect, and enhance existing natural habitats, such as the watershed property, the Bowman Park Property, the Chapman DeMary Trail (for which the Town holds the conservation easement), the Suzanne R. Kane Nature Preserve, and other Town owned green space areas seeking wildlife habitat designations. • The Purcellville Comprehensive Plan (pages 84 and 85) promotes the preservation, protection and enhancement of habitats. <p>CONCLUSIONS:</p> <ul style="list-style-type: none"> • Animals, especially the endangered long-eared bat, could be displaced because their habitat will be destroyed by the installation of the Recreational Park. • The installation of the Recreational Park and the extensive paving for about 420 parking spaces could damage existing natural habitats.
ISSUE 6.	Whether the proposed special use will impact existing water quality or

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	<p>air quality.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • Applicant said that the fields would be natural initially but left open the potential to resurface with artificial fields in the future. • <u>The Planning Commission is concerned that about the environmental and health impacts of artificial turf.</u> • Storm water management standards will apply to the Recreational Park parking areas. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • Should the Town Council approve the SUP, the Council should obtain assurances that the applicant will commit legally to retain and maintain natural surface fields, and not artificial turf fields due to their negative environmental impacts. • No significant impact on air quality is anticipated from the installation of the Fields Farm Recreational Park, per the NEPA report. • Water quality needs to be addressed; there are concerns about managing runoff from impervious surfaces. • The applicant shall comply with Town engineering standards, vis-à-vis stormwater management and runoff. • An environmental assessment should be required.
ISSUE 7.	<p>Whether the traffic generated by the proposed use will be adequately and safely served by roads, pedestrian connections, and other transportation services.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • The NEPA Report (page 11) addresses cumulative and indirect impacts but essentially discounts Purcellville's impacts as being insignificant. • Higher-order impacts are an indirect result of transportation projects. • Even if Mayfair Crown Drive is not extended to the east, there will still be significant impacts to traffic on Route 690. • Pedestrian connections are more likely to the neighborhood but not to the Town. • The map on p.98 of the Town's Comprehensive Plan states "The Town does not support the proposed Northern Collector road in the JLMA and 2019 County Plan. The Town anticipates updating the Townwide Transportation Plan in the next few years." The Town appealed to the County to help it conduct a regional transportation plan in partial fulfillment of this Comprehensive

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	<p>Plan aspiration but the County rejected this request according to CM Stinnette's comments on 12/10/2019.</p> <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • This project should not be constructed without significant study and design work on Route 690 traffic, traffic through the school grounds and Hirst Road. • Mitigation measures should be considered for all traffic-related higher order impacts that reduce the current level of service to ensure a base local level of service once a new regional transportation plan has been approved. • The Planning Commission finds that the proposed athletic fields will have an adverse impact on the Town's existing and congested road system, and that these adverse impacts are not adequately mitigated by the County's proposed signalization of Hirst Road and Hatcher Avenue.
ISSUE 8.	<p>Whether the proposed use will negatively impact orderly and safe road development and transportation in accordance with the Comprehensive Plan and all relevant transportation and corridor plans.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • <u>Comprehensive Plan, Implications of Transportation Projects</u> (page 27): The update of the Town's Transportation Plan, from a regional perspective, is a top priority in order to incorporate improvements on Main Street such as bicycle lanes/facilities, sidewalk enhancements, intersection modifications, consolidated nonresidential driveways, bus shelters, and improved street lighting. • <u>Comprehensive Plan, Transportation and Mobility</u> (page 97): The present Purcellville Townwide Transportation Plan (Transportation Plan) was established as a response to the large amount of growth taking place near and in Purcellville. Several transportation and mobility projects have already been completed since its adoption, though others have yet to be done – several of which are still in a phase of study or development. This activity and new forces indicate that it is time for the Transportation Plan to be updated. • <u>Comprehensive Plan, Transportation and Mobility, Map 25. Recommended Roadway Improvements</u> (page 98): Includes this note: Planned County Collector. Not supported by Town of Purcellville per resolution. • County has commented that the northern collector road is not supported by the Town.

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	<ul style="list-style-type: none"> • <u>Comprehensive Plan, Roadway and Vehicular Recommendations</u> (page 99): 1. Update the Purcellville Townwide Transportation Plan using a regional perspective; 2. Support Loudoun County's efforts to conduct a Regional Traffic Study. • <u>Comprehensive Plan, Roadway and Vehicular Recommendations</u> (page 100): 11. Coordinate with other relevant transportation agencies to direct Commonwealth and regional transportation improvement efforts to the advantage of the Town of Purcellville. • <u>Comprehensive Plan, Bike, Pedestrian and Equestrian Trail Recommendations</u> (page 101): 1. Update, adopt, and implement of The Purcellville Townwide Transportation Plan (including the bike and pedestrian trails) pursuant to public input. • <u>Comprehensive Plan, Initial Action Prioritization, Short Term Efforts</u> (page 118): Update the Purcellville Townwide Transportation Plan. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • The Planning Commission finds that the proposed athletic fields will have an adverse impact on the Town's existing and congested road system, and that these adverse impacts are not adequately mitigated by the County's proposed signalization of Hirst Road and Hatcher Avenue.
ISSUE 9.	<p>Whether the proposed use will be served adequately by essential public facilities and services.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • Public facilities include water, sewer, emergency services, maintenance, trash pickup, etc. • A new traffic light for the intersection of Route 690 and Hirst Road was recommended, but no funding for this has been identified. • The County will pay for maintaining the sports fields, upkeep of roads, and trash removal. • We need a better understanding of higher-order impacts such as; traffic, law enforcement, maintenance, etc. • Applicant anticipates that the proposed use will be served adequately by essential public facilities and services but provides no commitment to fund the additional costs of such facilities and services presented by the new use. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • Uncertainty regarding if and how the applicant will mitigate higher-order impact costs to the Town for items such as

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	<p>infrastructure, law enforcement and safety.</p> <ul style="list-style-type: none"> • Town should not support the SUP without detailed responses on how the applicant would mitigate burdens on the Town's taxpayers related to higher order costs related to the use.
ISSUE 10.	<p>Whether, in the case of existing structures to be converted to uses requiring a special use permit, the existing structures can be converted in such a way that retains the character of the neighborhood in which the existing structures are located, especially when an application seeks to convert a building of historic significance.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • There are no existing structures of historic significance in the application area. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • None.
ISSUE 11.	<p>Whether the proposed special use contributes to the economic development needs of the town.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • The applicant makes reference to the Town's expired 2025 Comprehensive Plan (adopted in 2006) to argue that the proposed use contributes to the long-term economic sustainability of the town. However, the applicant provides no evidence to support the assertion that the proposed uses will contribute to the town's long-term economic sustainability. Furthermore, the applicant fails to acknowledge and reference the Town's active 2030 Comprehensive Plan adopted in 2020, which reflects evolving citizen aspirations and the economic, technological, and developmental trends from the past 16 years (since 2006). • There may be economic benefits to the Town, especially its restaurants, owing to the patronage of the sports field's users but it is unknown if the benefits to the Town will exceed the costs to the Town. <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • The actual amount of economic benefit to the Town and/or Town businesses is unclear and has not been quantified. • The County should consider a revenue-sharing plan with the Town that benefits the Town and its residents.
ISSUE 12.	<p>Whether adequate on and off-site infrastructure is available.</p> <p><u>FINDINGS OF FACT:</u></p>

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	<ul style="list-style-type: none"> • The applicant asserts that existing public water and sewer services will be able to serve the use. However, the applicant has not provided information on how it will mitigate any higher order consequences/impacts related to providing these resources. • A new traffic light for the intersection of Route 690 and Hirst Road was recommended, but no funding for this has been identified. • The County will pay for maintaining the sports fields, upkeep of roads, and trash removal. • We need a better understanding of higher-order impacts such as; traffic, law enforcement, maintenance, etc. • <u>The County must provide findings of adequacy for water and sewer capacity to serve this public recreational use.</u> • <u>The County shall evaluate the impact of public safety services for this facility. The County shall mitigate the impact to Purcellville Police and Fire and Rescue and/or have public safety services fulfilled by County Police, Fire and Rescue and EMS.</u> <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • Uncertainty remains around if and how the applicant will mitigate higher-order impact costs to the Town for items such as infrastructure, law enforcement and safety. • The Town should make sure that the applicant addresses higher order consequences related to the use before providing the SUP. • Whether adequate water is available to serve the proposed use has not yet been determined; therefore, any SUP approval must be conditioned upon the Town having adequate water and sewer capacity to accommodate the Public Recreational Facilities use, which capacity shall be determined by the Town. The applicant shall submit as part of its site plan application the estimated water usages by the recreational complex for review by the Town. The estimated water usages will be used for water and sewer modeling to be performed by the Town to determine if sufficient capacity and infrastructure exists to serve the proposed uses. Prior to site plan approval, the Town and County must have reached agreement relative to water and sewer use and infrastructure, as documented in a Water and Sewer Agreement that is approved by the Town Council and thereafter executed by both parties. • Any impact of the proposed athletic fields on Town police services has not yet been mitigated.
ISSUE 13.	Whether the proposed special use illustrates sufficient measure to mitigate the impact of construction traffic on existing neighborhoods

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	<p>and schools.</p> <p><u>FINDINGS OF FACT:</u></p> <ul style="list-style-type: none"> • The applicant asserts that Hillsboro Road and Rt 7 highway are a major collector and a freeway respectively and that the applicant anticipates using these roads to access the site for construction and avoid the adjacent neighborhoods. However, the applicant provides no assurance or evidence to back this assertion. Without a current regional transportation study, it is unclear how the applicant can substantiate the impact assessment and provide a proposal for mitigation. • Information provided on construction impact and related mitigation is inadequate. • <u>A specific construction plan must be provided.</u> <p><u>CONCLUSIONS:</u></p> <ul style="list-style-type: none"> • No substantive conclusions can be drawn without a construction plan; construction traffic has not yet been adequately addressed by the applicant. • Applicant has failed to provide detailed responses to the following related questions submitted 8/11/2022: <u>Commissioner Nedim Ogelman's Comments (Received August 11, 2022):</u> The County has not provided detailed, fully transparent information on the methodology, data sources, and analysis the County is using to evaluate immediate and higher order impacts on the Town's infrastructure, natural environment, economy, traffic, noise and other resources going out as long as the county's proposed projects would have an impact on the Town and its citizens. The County should provide detailed proposals for how the County would mitigate any negative impacts related to the preceding request. (Comments from 8/11/22)
MOTION & RECOMMENDATION	<p>Based upon the findings and conclusions contained in the Planning Commission's Evaluation Report dated January 19, 2023, I move that the Planning Commission recommend to that Town Council that the Council either deny the proposed SUP20-02, or condition its approval in a manner that fully addresses the issues raised in the Planning Commission's Report dated January 19, 2023.</p>

