

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 16, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/208532>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner
Christopher Bertaut, Town Council Liaison (*arriving late at 6:46pm, due to work conflict*)
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Brian Green, Commissioner
Nedim Ogelman, Commissioner
Jason Dengler, Commissioner (*arriving late at 7:01pm, due to work conflict*)

COMMISSIONERS ABSENT:

None.

STAFF PRESENT: Town Attorney, Sally Hankins (*present virtually*), Director of Engineering, Planning and Development, Dale Lehnig, Acting Zoning Administrator, Marth Semmes, Planning Operations Coordinator, Jordan Andrews,

CALL TO ORDER:

Chair Forbes called the meeting to order at 6:30 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

Chair Forbes directed that discussion item 7b: Route 7/690 Interchange project be moved to 7a, as County staff and Town consultants were in attendance to address the item.

COMMISSIONER DISCLOSURES:

Commissioner Rise made the following disclosure:

“On February 7th, I was asked by the Mayor to attend a zoom meeting with Representative Wexton. We discussed multiple items concerning the rt7/690 project, including the county’s interchange justification report traffic study results and certain items from the VDOT and FHWA December 26, 2018 environmental assessment and the image from p. 124 showing the estimated 15.5 acres of tree removal and land disturbance area limits within Town that could impact protected wetlands, forests, and wildlife areas in our town.

We also broached town floodplain concerns. We made sure all understood that according to the county and town staff, the 690 interchange was not the root-cause of this condition, but 690 was the silver lining that brought forth decades of floodplain changes resulting in the town and county staff to focus on the extent of the issue and ponder mitigations, where and if possible.

We thanked Representative Wexton for supporting the President's efforts earlier this year to finalize regulations to protect streams and wetlands, reversing the previous administration's repeals of such regulations. Representative Wexton and her staff were very attentive, asked good questions and she keyed heavily on the floodplain concerns of the town. I believe Representative Wexton will continue to be a strong champion for Purcellville in terms of commitment to protecting our local environment, promoting town transportation priorities and supporting our new Mayor, Town Council, our dedicated staff and most importantly, all our citizens. I was very humbled and honoured to have the opportunity to participate and support our Mayor, Vice Mayor and Town."

PUBLIC HEARING:

a. Special Use Permit for drive-thru at Shoppes at Main and Maple [SUP-22-01]

Chair Forbes opened the public hearing at 6:40pm. Matthew Leslie, representing the applicant, gave a presentation regarding the Drive Through Facility. The presentation can be found online with the agenda packet or in the Clerk's office.

The following citizens spoke during the public hearing:

Darleen Mowry, 129 Misty Pond Terrace, opposed
Eric Mowry, 129 Misty Pond Terrace, opposed
Casey Chapman, 205 Hirst Road, supporting
Pat Nevin, 121 Ivy Hills Terrace, opposed

The Commissioners were given the opportunity to provide their comments. Written comments from Commissioners Rise and Neham can be found online with the agenda packet or in the Clerk's office.

With no further comments, Chair Forbes closed the public hearing at 6:53pm.

CITIZEN COMMENTS:

Casey Chapman, 205 Hirst Road, concerns for proposed Comp Plan amendments, support for 7/690

Bart Polizotto, 405 Rockburn Court, concerns for Catoctin Creek & 7/690 Interchange

DISCUSSION/INFORMATIONAL ITEM:

a. Review of changes to ZoneCo draft zoning ordinance Articles 1 & 2

Deferred until a Special Meeting, Friday, February 24th, 2023. Commissioner Neham requested that Commissioners review the current comment matrix and provide responses to comments.

b. Route 7/690 interchange project [Commissioners]

Director Lehnig gave a brief review of the 7/690 Interchange project and associated staff report.

Town Attorney Hankins advised that Commissioner Rise give further disclosure relative to the 7/690 project. Commissioner Rise proceeded to disclose his position on the Board of Directors of Catoctin Meadows. Town Attorney Hankins responded that additionally, Catoctin Meadows HOA owned parcel A, subject to this application. Commissioner Rise contested the assertion that the HOA as an entity owned the parcel, but rather the collective members, including Loudoun County. Town Attorney Hankins responded that the HOA, as a legal entity, owns parcel A.

Jim Zeller from Loudoun County, and Traffic consultant from Dewberry responded to a recent presentation from Commissioner Rise regarding the traffic impact analysis.

Town floodplain consultants reviewed the floodplain analysis provided by the County and fielded questions. Commissioners discussed additional items they would like to consider in advance of making a subsequent recommendation to Town Council.

Commissioner Rise made a motion that the meeting be extended to no later than 10:00pm, Commissioner Green seconded and the motion carried unanimously.

Commissioner Dengler requested a cross-section depiction of the associated areas.

Commissioner Ogelman inquired regarding the FEMA regression modeling of the floodplain.

c. Update on potential Comprehensive Plan amendments

Deferred until a later meeting date.

PLANNING STAFF REPORT:

Planning Staff gave a brief overview of Planning Department activities, including the upcoming BZA hearing related to the Zoning Determination appeal associated with a property located adjacent to the intersection of Maple and Hirst.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

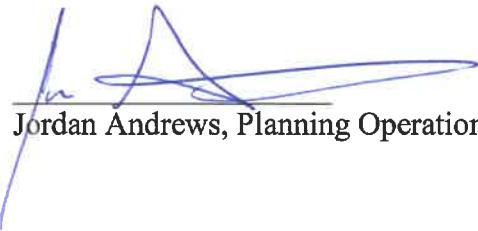
Chair Forbes noted the following requested materials/items relative to 7/690 evaluation: staff suggested mitigations, Commissioner questions for County regarding construction/post-construction debris, environmental impact study, mitigations of increased flow upstream.

NEXT MEETINGS:


Planning Commission meeting of Friday, February 24th, Thursday, March 2, 2023 and Thursday, March 16th, 2023.

ADJOURNMENT:

With no further business, Commissioner Ogelman made the motion and the meeting was adjourned 9:58 PM.



Jordan Andrews, Planning Operations Coordinator



Nan Forbes, Chair

