

**MINUTES**  
**PURCELLVILLE PLANNING COMMISSION MEETING**  
**THURSDAY, MARCH 02, 2023, 6:30 PM**  
**TOWN HALL COUNCIL CHAMBERS**

---

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/209397>

**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 Ogelman, Commissioner  
Jason Dengler, Commissioner

**COMMISSIONERS ABSENT:**

None.

**STAFF PRESENT:** Town Attorney, Sally Hankins (*attending virtually*), Director of Engineering, Planning and Development, Dale Lehnig(*attending virtually*), Interim Zoning Administrator, Martha 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:**

None.

**COMMISSIONER DISCLOSURES:**

None.

**CITIZEN COMMENTS:**

Scott Harris, 404 Dresden Court, opposed and concerns for 7/690 interchange  
Amy Ulland, Loudoun Wildlife Conservancy, opposed and concerns for 7/690 interchange

**ACTION ITEMS:**

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

Matthew Leslie, representing the applicant, gave a brief presentation. That presentation can be found online with the agenda packet, or in the Clerk's office. Mr. Leslie responded to questions from Commissioners relative to hours of operation, drive through stacking capacity, traffic impacts, and sound impacts.

In response to a question from Commissioner Green, Mr. Leslie stated that while allowed under earlier site plan phases, the applicant has no current plan to connect the existing parking area to Ken Culbert Lane. Property owner Reuban Bajaj spoke to Commissioner concerns related to hours of operation.

*Commissioner Ogelman motioned that the Planning Commission recommend disapproval of the application, SUP-22-01, for a drive through facility associated with a proposed new restaurant at the Shoppes at Main and Maple for the following reasons: it doesn't align with the health, safety, and welfare of Purcellville residents. Commissioner Dengler seconded. **After further discussion, the motion failed, (2-5-0, Forbes, Neham, Green, Rise and Bertaut opposed)***

Commissioner Rise made the following motion:

"I move that the Planning Commission recommend approval of SUP 22-01 for a drive-through facility associated with a proposed new restaurant at the Shoppes at Main shopping center, under the following conditions:

1. Ensure during site plan review that the landscaping and screening measures between the drive-through and the homes are adequate to screen the proposed facility from these homes;
2. Add a striped crosswalk across the northwest edge of the drive-through lane connecting the 6-foot sidewalk with the building to allow pedestrians walking to the facility from the east to safely cross from the sidewalk to the building;
3. Install bollards on either side of the drive-through aisle at the recommended pedestrian crossing from the proposed sidewalk to the building to further protect pedestrian safety at this crosswalk. These may be lighted bollards and their placement and details should be reviewed and approved by the Town engineers;
4. The final, on-site circulation plan for the drive-through facility parking lot must be reviewed and approved by the Engineering, Planning and Development Department specifically related to pedestrian and vehicular safety in the facility's vicinity prior to the issuance of site plan approval for the facility;
5. Additional information should be provided on the routing and hours of operation for construction traffic and measures that will be taken to address potential impacts on adjacent roadways and uses. Said information shall be provided as part of a construction management plan within the site plan.
6. {Limit the hours of operation to 4:30AM to 12 Midnight, with any variant final hours to be negotiated at the site plan stage. Negotiated hours cannot include 24 hours of operation.} **[accepted friendly amendment from Commissioner Neham]** and
7. Ensure that the Board of Architectural Review is provided with the additional design standards of Article 4, Section 7.9 of the MC District regulations that must apply to this proposed use at the time of their review of the plans for the use."

Liaison Bertaut seconded, and the **motion carried 5-2-0 (Ogelman and Dengler opposed)**

**APPROVAL OF MINUTES:**

**a. January 19, 2023 Meeting Minutes**

Commissioner Green made a motion that the Planning Commission approve the minutes with noted attachments from the January 19, 2023 meeting and waive reading. The motion was seconded by Liaison Bertaut and carried unanimously.

**b. February 02, 2023 Meeting Minutes**

Approval of minutes was tabled until such time as proposed corrections from Commissioners Rise and Ogelman could be addressed.

**DISCUSSION/INFORMATIONAL ITEM:**

**a. Rt. 7/690 Interchange Environmental Concerns**

Loudoun County Environmental Consultants from Dewberry gave a presentation regarding the NEPA process and the environmental impacts associated with the Route 7/690 interchange. A copy of that presentation can be found online with the agenda packet, or in the Clerk's office.

**b. Review of ZoneCo's draft zoning ordinance Articles 1 & 2**

Tabled until Special Meeting scheduled for Thursday, March 9<sup>th</sup>, 2023.

**c. Discussion of ZoneCo's draft zoning ordinance Articles 4-9**

Tabled until subsequent Special Meetings.

**PLANNING STAFF REPORT:**

None.

**COUNCIL REPRESENTATIVE'S REPORT:**

Liaison Bertaut thanked Commissioners for their work on the ZoneCo Zoning Ordinance review. Liaison Bertaut also shared that the Town Council was considering re-visiting the recent vote regarding the Field's Farm Park and Ride applications.

**COMMISSIONER COMMENTS:**

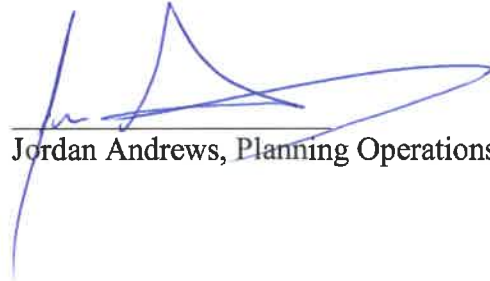
None.

**NEXT MEETINGS:**

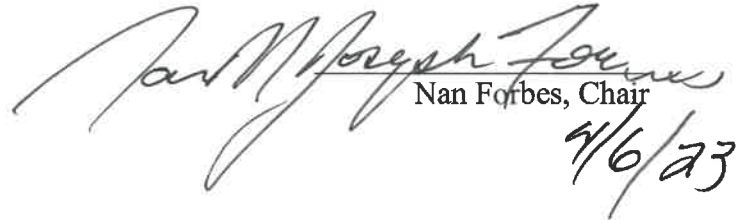
Planning Commission meeting of Thursday, March 9<sup>th</sup>, 2023, March 16<sup>th</sup>, 2023, March 23<sup>rd</sup>, 2023.

**ADJOURNMENT:**

With no further business, Commissioner Green made the motion and the meeting was adjourned 9:40 PM.

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

Jordan Andrews, Planning Operations Coordinator

A handwritten signature in blue ink, appearing to read 'Nan Forbes', written over a horizontal line.

Nan Forbes, Chair

4/6/23