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**MINUTES  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 31, 2019 7:00PM  
TOWN HALL COUNCIL CHAMBER**

PRESENT: Tip Stinnette, Chairman/Town Council Member  
Theresa Stein, Planning Commissioner  
Mary Frances Bennett, Planning Commissioner  
Nan Forbes, Planning Commissioner  
Ed Neham, Planning Commissioner  
Stosh Kowalski, Planning Commissioner  
Chip Paciulli, Planning Commissioner

ABSENT:

STAFF: Patrick Sullivan, Director of Community Development  
Andy Conlon, Senior Planner

**CALL TO ORDER OF REGULAR MEETING:**

Tip Stinnette, Chairman, called the Planning Commission Meeting to order at 7:00 PM. The Pledge of Allegiance followed.

**AGENDA AMENDMENTS:**

None

**COMMISSIONER DISCLOSURES:**

None

**PUBLIC HEARINGS:**

None

**PRESENTATIONS:**

None

**DISCUSSION ITEMS:**

- a) SUP17-03 Purcellville Gateway
- b) RZA17-01 Purcellville Gateway
- c) PCA17-01 Purcellville Gateway
- d) Hirst Road Property

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### **Purcellville Gateway:**

Phil Bishop, Vice President of Echo Reality, made a presentation on the Purcellville Gateway application. The items under consideration are the rezoning of .8 acres of property to allow the Goddard School and the overall changing of the plan. The Goddard School will be a 8,000 square foot facility which is proposed adjacent to the Chick-fil-A. After speaking to Harris Teeter about their expansion plans and the modifications that were recommended from the planning commission, they notified Echo Reality they were not looking to expand. Therefore, Echo Reality has pulled SUP17-03 from the application.

After discussing the modifications with Goddard School and with Town staff, Echo Reality slid the parking lot of the Goddard School 8 feet to the West. There was an original concern from staff about the overlap of the Goddard School parking lot as well as the Chick-fil-A. With that shift, it's allowed Echo Reality to put a fence of the back corner up the side walk. Also with the shift, it allows Echo Reality to put additional landscaping buffering behind the school.

During the October 18, 2018 meeting, Planning Commission asked about the timing of the recess and the utilization of the playground. Erin, representative with Goddard School, stated that every Goddard School has a scheduled time for class to access the playground from 9:00am to 11:30am than from 3:00pm-5:00pm. Infant room is taken out in multiple seat strollers for walks while the other classrooms are utilizing the playground. There will be 4 classrooms for each playground for those two hour time periods. This gives each classroom two half hour breaks. This is the standard across all of Goddard Schools. During these half hour blocks, these preschool playgrounds will have a maximum of 20 children while the infant and toddler playground will have a maximum of 16 children.

Chris Turnbull with Wells and Associates Traffic Consultant spoke about the results of the incoming and outgoing traffic from the cameras that were installed around Purcellville Shopping Center. Per the results, Echo Purcellville is proposing some traffic calming measures, enhancements where we will be replacing the stop signs in a number of these intersections. There will be a raised crosswalk and a stop prior to the crosswalk. The alternative proposed is to not provide a stop sign for the inbound traffic and only have 3 stop signs on the other 3 approaches. There was a discussion about the proffer for the traffic signal and what is being proposed is to modify that proffer instead of doing another traffic study on that intersection. There was a traffic study completed before and it was determined a traffic signal was not warranted. The intersection is close to the roundabout, so VDOT may not warrant this intersection based on its close proximity. For that reason, it was proposed to take the funds and put it towards East gate where that intersection has currently failed. The applicant did an analysis to look at that fair share contribution based on 2,360 total future trips going through that intersection. The future trips includes existing and future forecast to the childcare facility equals approximately 14% of total traffic. Typical signal cost in Loudoun County is \$400,000 and is used by Loudoun County and their proffers. The applicant proposes to make a \$100,000 contribution towards that signal, which is around 25% and is higher than the percentage of traffic coming through.

Commissioner Neham stated he has heard a lot of citizen's talk around town about the difficulties navigating through that shopping center. He stated he was unsettled about adding

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anything else into the center. It's possible that the traffic study will demonstrate no significant impact and maybe with the type of improvements you are wanting to implement, it may improve the interior flow.

Commissioner Forbes questioned if the additional number of trips created by Goddard School would be 330 trips. Chris Turnball stated that was the total trips going through the east gate intersection which included existing traffic plus the traffic that's expected for the childcare. Commissioner Forbes indicated the traffic study that was conducted the Saturday before Thanksgiving the number of cars moving through was 718, the total number of cars in the center not just through one of the gateways. Then the number of cars moving going through on the Tuesday was 559, that was total number of cars in the intersection. These numbers deal with the intersection, they don't deal with the number of cars going in and out of the center as a whole. The Goddard School is expecting 105 additional total trips coming through the shopping center during peak hours and during the evening peak hour they estimated 100 total trips.

Commissioner Kowalski questioned if the Goddard School parents are required to walk the children in and out of the school. Erin, representative with Goddard School, stated that it is a requirement that the parents park and walk their children into the school and pick up works the same way. Commissioner Kowalski asked if there was a possibility for the Goddard School to expand to 300 kids. Mr. Bishop responded by saying the Virginia law is 140 kids.

Commissioner Paciulli questioned if Echo Reality or the Goddard representatives spoke to the residents regarding the new information and plan of the childcare center? They stated they did not go back to the residents or the HOA with their new plan. Commissioner Paciulli stated the traffic in the Purcellville Shopping Center was intimidating to him to a point that he hasn't been to that center. After the last presentation, he stated he had occasion to visit the center 15-20 times and it is tight, but it works at least from his limited point of view. Commissioner Paciulli would like to see additional landscape buffering behind the school.

Commissioner Bennett had concerns regarding the parents parking in the Harris Teeter parking lot and walking their children across to the school. Ms. Bennett asked if there would be pathways connecting from the residential homes to the shopping center. Mr. Bishop stated as of now, there are no plans to have pathways.

Commissioner Stein stated she enjoyed watching the traffic videos because she went out there herself and sat there watching the traffic. She feels the videos provided accurate activity that takes place. When traffic is coming in at the one intersection, additional signage is highly recommended. She noted in the last presentation, it was stated there are no traffic accidents reported in the shopping center. She further noted we get reports from the police department and she noticed in last week's report there were 3 hit and runs in the shopping center. Mr. Turnball responded that they made that inquiry in the October's public hearing, and don't have any recent data to show recent accidents. Additionally, she noticed in the plan, there is a request for a reduced front yard to be 8 ½ feet, due to not making the criteria because of the parking lot.

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Ms. Stein talked about the original traffic signal proffer being \$400,000 and to be used when it was warranted at the intersection of Main Street and the shopping center entrance. Ms. Gleckner stated it was a proffer for the construction of a signal if warranted. The applicants are asking for a revised proffer of a \$100,000 contribution to the signal and if the traffic study shows the signal is not warranted, the Town can use those funds on another traffic signal.

Chairman Stinnette stated we have to change how we look at this application. He stated he understands the three equities in the room, the applicant, staff, and commission. Things change and there is a public process that provides transparency, but what he recommended is -to think about the application from the neighboring community perspective. At the end of the day, two out of the three groups are here to serve that community. He noted at the last public hearing, there was a fair amount of passion by the community and recommended the applicant engage the community with the proposed changes. He further stated it was residential engagement that is going to define success or failure for this project. He noted one item that wasn't addressed was light pollution. He recalled that issue came up during the public hearing and recommended the applicant address that issue. Furthermore he recommended a greater focus on parking segregation along with the traffic study of the incoming and outgoing traffic at the shopping center. Additionally he recommended between now and the public hearing to put more specificity into the site plan.

### **Hirst Road Property:**

Chairman Stinnette gave a brief history to the Commissioner's regarding Chapman Demary Trail. He reminded the Commission that we asked Mr. Chapman to come in and give us their intent on the Hirst Road Property. He stated the staff knows there is an application that has to get renewed every two years on the site and the Commission has asked staff to keep it informed on those inspections and the application renewal process.

Mr. John Chapman stated the property of course has floodplains on it. It also has one of the largest stands of trees located on the property. When his youngest son Sam was in high school, his science class used to walk the property to explore the nature. A few of the high school Science teachers approached him about having a trail on the property, after which, the Chapman Demary Trail was established. They placed a conversation easement on the property and had 12 acres designated to the park. They kept the front side of the property out of the floodplain buildable and worked on floodplain mitigation with FEMA to bring a couple acres out of the floodplain. The front property is valuable commercial ground. On the back part of the property the Town holds the easement even though they own it and pay taxes on the property.

Commissioner Paciulli spoke regarding the floodplain regulations on the property and what is showing on the Town map. It shows that line further into the development. Mr. Chapman stated right now, it can't be corrected. He's filed with FEMA an initial plan to fill that property in. When the roundabout was created in Town, the dirt was brought over to the land to fill in the property. Wolford and Chen came in and conducted a survey. Eric Zicht looked at the grade and in the time frame it took him to complete the work, the County changed their floodplain requirements. The grade was according to the initial plan, but with the change in the County requirements, they had to fill in more property. The property has been finished, re-stabilized,

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resurveyed and it's going back to FEMA. Once FEMA approves the changes, the Town will be able to make changes on the map.

Commissioner Stein stated in layman's terms, they took what was in a floodplain and did mitigation requirements per FEMA to make the property not in floodplains. Mr. Chapman stated it will remain in the floodplain until the revisions are approved. Ms. Stein asked if the conservation easement area is on the actual property or is it outside that property boundary? Mr. Chapman stated the 8 ½ acres are for the park/trail and about 5 acres are buildable.

Chairman Stinnette stated that right now the land use that we show in the comprehensive plan on that particular piece of property is Mixed Use Medium Scale. The next step after the comprehensive plan gets passed by the Town Council is to go ahead and start looking at the zoning modifications and we would like the Chapmans to be a part of that process.

**ACTION ITEMS:**

None

**INFORMATION ITEMS:**

None

**CITIZEN COMMENTS:**

None

**COUNCIL REPRESENTATIVE'S REPORT:**

Chairman Stinnette mentioned that the Town Manager, David Mekarski, suggested a different template for the Town Council meetings. The proposal is to make the first meeting of the month a normal public hearing meeting and the second meeting in the month to be a working meeting. This may change the Commission, Boards and Committee's reports to the Town Council.

**PLANNING COMMISSIONER'S COMMENTS:**

Commissioner Stein asked where the Comprehensive Plan stands with the Town Council. Chairman Stinnette stated staff has been trying to set up a date with Town Council to have a discussion regarding the Comprehensive Plan. Senior Planner, Andy Conlon, stated the Planning Commission adoption of recommending the resolution was December 20<sup>th</sup>, Town Council has 90 days in which to review and act on. Staff is setting up the advertisements to have a public meeting on February 20, 2019.

**CHAIRMAN'S COMMENTS:**

None

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**APPROVAL OF MINUTES:**

None

**ADJOURNMENT:**

With no further business, Commissioner Stein made a motion to adjourn the meeting at 9:37PM.

  
Stefanie Longerbeam, Recorder

  
Tip Stinnette, Chairman