

**MINUTES  
PURCELLVILLE PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY, JULY 27, 2022, 6:30 PM  
TOWN HALL COUNCIL CHAMBERS**

---

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/177859>

**COMMISSIONERS PRESENT:**

Nan Forbes, Chair/Commissioner  
Boo Bennett, Vice Chair/Commissioner (*arrival at 6:45pm*)  
Stanley Milan, Town Council Liaison  
Ed Neham, Commissioner (*via remote participation due to medical condition*)  
Nedim Ogelman, Commissioner  
Chip Paciulli, Commissioner

**COMMISSIONERS ABSENT:**

Carol Luke, Commissioner

**STAFF PRESENT:**

David A. Mekarski, Town Manager  
Sally Hankins, Town Attorney  
Dale Lehnig, Director of Engineering, Planning & Development  
Jason Didawick, Director of Public Works  
Don Dooley, Director of Planning and Economic Development  
Andy Conlon, Senior Planner  
Diana Hays, Town Clerk/Executive Assistant  
Kimberly Bandy, Deputy Town Clerk

**CALL TO ORDER:**

Chair Nan Forbes called the meeting to order at 6:31 PM and opened the special meeting for the Planning Commissioners.

David Mekarski, Town Manager, gave the introduction of the public information meeting with an overview. This meeting was designed to provide a forum for citizens to share their questions and concerns in regards to the Loudoun County Fields Farm Recreational Facility and Commuter Lot Project. It was noted that there were no County of Loudoun Representatives present at the meeting. The meeting recording would be submitted to the County of Loudoun Representatives for their review and preparation of answers to share with citizens at an additional special meeting being held at the Purcellville Town Hall in Council Chambers on Wednesday, September 7<sup>th</sup> @ 6:30pm. After this discussion there would be a staff briefing regarding safety concerns on Mayfair Crown Drive independent of the County's Fields Farm Park Project.

**DISCUSSION ITEM:**

**a. Citizens Questions and Feedback Regarding the Loudoun County Fields Farm Recreational Facility and Commuter Lot Project**

David Mekarski, Town Manager, gave the report and opened the floor to citizen comments and concerns regarding this project. The following questions/concerns were shared from citizens:

- A citizen that resides on Country Club Drive shared his experience in buying a home in a “through street” community and shared his concern about the random parking along Mayfair Crown Drive and the “Buyer beware” phrase. He encouraged citizens to not settle, stay together and fight for their concerns.
- A citizen shared a question in wondering where the demand was coming from for these services presented for this area?
- A citizen question the need for extra sports fields, 3 soccer fields and 2 baseball fields, to cause more construction, more traffic through Mayfair Crown Drive, more maintenance, more expense, more need for drainage when there are already 9 athletic fields in the area. Why is there a need for so many fields? Where is the impetus for this need? Where is the recent research?
- A citizen questioned why is there a soccer field planned to be within 20 feet of her deck and why weren’t these fields flipped to the land south of the water tower?
- A citizen made reference to a traffic study report dated 02.12.21 of 1019 trips during COVID timeframe through the Mayfair Community.
- When the County went through these plans, what historic study is utilized, what methodology was used to extrapolate, how accurate is the validity to predict the actual conditions?
- A citizen suggested straightening the curvature of the road directly behind Pencoast Drive homeowners to alleviate the closeness, place the access road along the existing water and sewer mains of Woodgrove High School. This access road could have sidewalks for citizens, participants, and spectators to reach the fields and could be along both sides of the road. If it is unsuccessful for buses and only emergency vehicles use this road, there will be a tremendous amount of through traffic from the schools.
- Concerns were shared with the amount of parking along both sides of Mayfair Crown Drive and what could be done about this unsafe situation. The townhomes do not have adequate parking.
- A citizen showed concern for believing there is a lot of impact issues. The procedures done around an impact study seemed to be subjective. Is there a more comprehensive in depth study that explains these procedures and being of more quantifiable findings? Will there be a more measurable environmental impact, noise effect, and how these studies are being conducted. There was reference to the 13 conditions (*issues for consideration*)

from the Town Zoning Ordinance do not describe the notices that will be sent out, the public hearings occurring, etc.

- A citizen questioned if there would be a stop sign or something else to mitigate speed through Mayfair.
- A citizen voiced concerns for the amount of noise coming from soccer fields when there is already noise from the football field that is even farther away.
- A citizen was concerned for the 250 parking spaces in close proximity to restrict Mayfair Crown Drive with even more traffic.
- A citizen shared concern for types of lights being used and any mitigation process of planting trees, providing canopies, etc. Pedestrian safety was a concern and any mitigations planned for the road. A citizen shared concern for the actual process of the road being restricted with how it gets enforced and any options to get onto 7 from 690.
- A citizen questioned if there could be an entrance and exit to the commuter lot be another way other than Mayfair Crown Drive.
- A citizen showed concern for the amount of cars being parked along Mayfair Crown Drive and the need for widening of this street.
- A citizen showed concern for the impetus for the Park and Ride and for athletic fields. Is the town getting revenue for these plans? A suggestion was shared for a Pickle Ball Court or Dog Park. The same citizen showed concern for the maintenance of this plan and would this effect the neighborhood water pressure for natural fields?
- A general question if the fields would be natural or artificial.
- A citizen shared concern for installing turf fields and the health and safety of children using the fields and the risk of invading/impacting our ground/water in that area. (PFAS chemical concern)

*(There will be citizen submitted emails attached to these minutes.)*

**b. Staff Briefing to the Community on Safety Concerns on Mayfair Crown Drive Existing Independent of the County's Fields Farm Park Project**

Jason Didawick, Director of Public Works, identified the issue of parking in Mayfair as a challenge. He specified a plan of installing a double yellow line to identify two twelve foot lanes, install white edged line on one side of Mayfair Crown Drive to identify night time visibility, parking, and to be used as a traffic calming device. There will be lining painting on curbs and crosswalks, there is a plan to install a 4 way stop, and also signage for no parking areas. There will be more speed limit signs installed and a digital sign will be installed to identify traffic counts along with speed of motorists. This plan will also assist the efficiency of public safety vehicles reaching citizens in the area. The items that need more research and feedback were to add children at play signs and mid walk crosswalks before reaching an intersection.

Deputy Chief Dailey gave report on traffic study and placing signage by the end of the week. He confirmed with painting for parking and narrow streets will slow down traffic. He emphasized a request for parents to teach their children to not run between parked cars along the road.

A question was raised to widen Mayfair Crown Drive road and it was shared that this is an extremely costly alternative with possibly using grants and also challenging because of the specifications of the roadway. The possibly improvement of lighting along Mayfair Crown Drive was also discussed as well as the neighborhood lights that are taken care of by Dominion. This led to a discussion of the future sports fields lighting be planned and how long the field lights would be illuminated during the night.

Chair Forbes asked for any suggestions in creating more participation of input/output for public meetings.

### **ADJOURNMENT**

With no further business, Council member Milan made a motion to adjourn the meeting at 8:19pm and unanimously carried.

---

Nan Forbes, Chair of Planning Commission

---

Kimberly Bandy, Deputy Town Clerk

**From:** [Hays, Diana](#)  
**To:** [Bandy, Kimberly](#)  
**Subject:** FW: Town of Purcellville Planning Commission Fields Farm Project Alternate Proposal  
**Date:** Thursday, July 28, 2022 2:20:21 PM  
**Attachments:** [Town of Purcellville Planning Commission Fields Farm Project Alternate Proposal \(7-27-2022\) \(Harting\).docx](#)

---

Diana Hays, CMC  
Town Clerk/Executive Assistant  
540-751-2334

---

**From:** Stinnette, Murrell <mstinnette@purcellvilleva.gov>  
**Sent:** Wednesday, July 27, 2022 6:49 PM  
**To:** Hays, Diana <dhays@purcellvilleva.gov>  
**Subject:** Re: Town of Purcellville Planning Commission Fields Farm Project Alternate Proposal

Also for the package going to the County from this evening's meeting Diana...respectfully, tip

On Jul 27, 2022, at 09:19, Harry Harting <[outlook\\_11F41688D35F1249@outlook.com](mailto:outlook_11F41688D35F1249@outlook.com)> wrote:

**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.

Purcellville Town Council and Mayor Fraser,

My name is Mr. Harting and I am a resident of the Mayfair Homeowner's Association in Purcellville. I am not able to attend the Purcellville Town Council Special Meeting regarding the Fields Farm development project scheduled for 6:30 PM today, 27 July 2022, in order to present my concerns and ideas. Therefore I hereby respectfully submit an alternate proposal to you for your consideration and support. You may contact me at my personal email address [hoya76@comcast.net](mailto:hoya76@comcast.net) and my home telephone number 540-751-9351 if you have any questions or require any additional information.

Sincerely,

Harry Lloyd Harting, Jr.  
845 Pencoast Drive  
Purcellville, Virginia 20132

Sent from [Mail](#) for Windows

**From:** [Hays, Diana](#)  
**To:** [Bandy, Kimberly](#)  
**Subject:** FW: Fields Farm Project Feedback  
**Date:** Thursday, July 28, 2022 2:20:14 PM

---

Diana Hays, CMC  
Town Clerk/Executive Assistant  
540-751-2334

---

**From:** Stinnette, Murrell <mstinnette@purcellvilleva.gov>  
**Sent:** Wednesday, July 27, 2022 6:48 PM  
**To:** Hays, Diana <dhays@purcellvilleva.gov>  
**Subject:** Fwd: Fields Farm Project Feedback

For the package going to the County from this evening Diana...respectfully, tip

Begin forwarded message:

**From:** Ashley Pantelakis <[ashley.pantelakis@gmail.com](mailto:ashley.pantelakis@gmail.com)>  
**Date:** July 27, 2022 at 12:10:35 EDT  
**To:** Only Town Council <[purcellvilletc@purcellvilleva.gov](mailto:purcellvilletc@purcellvilleva.gov)>  
**Subject:** Fields Farm Project Feedback

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.

Good afternoon,

I'm writing in reference to the meeting this evening collecting public comment for the Fields Farm sports development and extension of Mayfair Crown Dr. I spoke at the town council meeting a few weeks ago and will be unable to attend the meeting this evening because I am out of town. I wanted to make sure to submit my concerns for this project one last time to ensure they are documented for the meeting.

First, I want to thank the council for the safety improvements they made possible on Mayfair Crown Dr. Our community is very concerned about how the extension will effect the safety of this road. I think the current safety improvements are an excellent step in the right direction. I think to further improve safety, the council could make the extension entrance into an emergency vehicle/bus only access point to prevent Mayfair Crown being used as a throughway.

Second, as a resident of Pencoast Dr the sports fields will back right up to my property. As I stated at the meeting prior, the residents on my street want to ensure that the County will ensure that a natural buffer will be used between the sports fields and the Mayfair homes. We understand that the current plan is to keep the existing trees as long as they don't effect the new planned road. We want assurance that if any trees have to be torn down for the road, they are replaced to allow for a proper sound and visual buffer to maintain our privacy.

Lastly, one of my main concerns is the lights used for the sports fields. I understand that the glare study states that there will be no residual light outside of the bounds of the sports fields, but to ensure there is no negative impacts on the homes on Pencoast Dr, I urge the council to consider limiting the use of lights until 9pm. The current ordinance that would allow them to be lit until 11pm could really have an impact on our homes if there does end up being a glare into our bedroom windows facing the fields.

Thank you for taking the time to read through my concerns. Please let me know if there are are questions.

Ashley Pantelakis  
825 Pencoast Dr.  
Purcellville VA 20132  
703-975-0453

Sent from my iPhone