

**MINUTES
TOWN COUNCIL SPECIAL MEETING
WEDNESDAY, NOVEMBER 2, 2022, 7:00 P.M.
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/187807>

COUNCIL MEMBERS PRESENT: Mayor Kwasi Fraser, Tip Stinnette, Stan Milan, Vice Mayor Christopher Bertaut (*7:04pm arrival*), Mary Jane Williams, Erin Rayner, Joel Grewe

LOUDOUN COUNTY REPRESENTATIVES:

Nancy Boyd, Deputy Director, Department of Transportation and Capital Infrastructure
Jim Zeller, Assistant Director, Department of Transportation
Steve Torpy, Director, Parks, Recreation & Community

STAFF PRESENT: Town Manager David Mekarski, Sally Hankins, Town Attorney, Dale Lehnig, Director of Deputy Town Clerk Kimberly Bandy, Director of Planning & Economic Development Don Dooley

CALL TO ORDER:

Mayor Fraser called the meeting to order at 7:00 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENT/APPROVAL:

Mayor Fraser made a request that Mayor/Council comments be added to the agenda with a straw vote in favor. (**Carried 4-3** Grewe: Nay, Bertaut: Aye, Stinnette: Aye, Williams: Nay, Milan: Aye, Rayner: Nay, Fraser: Aye)

CITIZEN/BUSINESS COMMENTS:

Ron Rise, Sr, 401 Rockburn Court, made comment on Land Development Application # ESMT 20-05 regarding Catoctin Meadows, Lot 74.

Richard Scherzinger, 36559 Vineyard View Place, Hillsborough, made comment on adding Pickle Ball Courts to County applications.

Mark Broshkevitch, 17177 Pickwick Drive, made comments on referring to the entire town when weighing in on the County applications.

Christine Green, 229 Upper Heyford Place, made comments on the County applications.

Casey Chapman, 205 Hirst Road business owner, made comments on County applications.

Council member Stinnette read 2 emails into the record from Ashley Palentakakis and Christine Adkins.

MAYOR/COUNCIL COMMENTS:

Council member Grewe shared comment on Pickle Ball ideas, Fields Farm Project with Mayfair Crown Drive is not favorable for through traffic, favorable to baseball and soccer fields without peril to Mayfair neighborhood and leave the connection as emergency vehicle only, and the lot 74 Catoctin Meadow be brought forward to the County.

Council member Rayner shared comment on LCPS view on the Woodgrove High School access road to be a part of this conversation, echoed thoughts of Council member Grewe on Mayfair

Crown Drive with buffer needed for Pencoast Drive and lighting considerations and emergency vehicles only.

Council member Stinnette shared being thankful for citizen advocacy shared for Catoctin Meadows lot 74, advocacy for Pickle Ball, Fields Farm is being viewed by macro lens not micro and agreed with citizen comments to provide push back to the county, and thanked citizen for continued engagement.

Council member Williams shared concern with Mr. Rise, road to be opened for emergency vehicles, and in favor of open communication with the athletic fields.

Council member Milan shared comment on lot 74 at Catoctin Meadows and having conversations with staff in the process with needing more information and Mayfair Crown Drive disagreement in the County project, in favor of Pickle Ball, and decreasing the number of fields.

Vice Mayor Bertaut shared comment in regards to being aspired to have a successful conclusion on agreement with the County applications and responded to earlier comment in donations from LLCs for candidates.

Mayor Fraser shared comments on wanting to work with the County on these applications and hearing the voices of the citizens, requested a response from Town Attorney and Town Manager on lot 74, in support of Pickle Ball, and to look forward in responding to the Mayfair community concerns on the project being discussed.

The County representatives introduced themselves and shared looking forward to coming to a positive decision with Town Council on this project and be good neighbors.

DISCUSSION:

- a. Discuss and Develop a Strategy on the Rezoning Application (“RZ 20-01”), which Proposes to Amend the Zoning Designation of the Subject Property from “X - Transitional,” to “Institutional and Public Use District” (“IP”) and the Special Use Permit Applications (“SUP 20-01” and “SUP 20-02”) for the Following Special Uses: (a) one commuter parking lot with up to 260 parking spaces; and (b) 8 lighted public recreational fields for the Fields Farm Park project.**

After discussing each application there were Council requests made to the County to return with more information and adjustments to the applications. Mayor Fraser summarized that the majority of Town Council would like the County to look at the following items in further detail:

- Emergency vehicle access gated for Mayfair Crown Drive; if it is a total closure the County would need to do more due diligence; up to the Town to develop a road project for a second point of access; rerouting of the northern feeder road behind Pencoast Drive;

- Pedestrian accesses to project; walkability (north side crosswalk and sidewalks) and storm water location being fenced with an attractive fencing
- Neighborhood buffer to be provided would need a more natural landscape; not urban; possibly a Design Workshop with the Tree and Environmental Sustainability Committee
- Reduce all parking spaces including for fields, attempt to hide the parking, dual purpose the parking with reminder from the County of the announcement opening of the Silver Line; if there is a Park and Ride that it be porous and environmentally friendly; possible memorandum of understanding to use the hardscape of the lot space for events usage; number of acres decreased/increased being used for the project in also keeping in mind regards to amount of Federal funding
- Reduce number of athletic fields on the application and document need; light and noise consideration when positioning of athletic fields; additional playgrounds; also Pickle Ball Courts; overall reduce scale size of the project in current applications
- Traffic study and further information on who would be using the Park and Ride as well as the athletic fields

Council and Staff discussed next steps on setting a schedule for meeting with the County to answer requests and advertise for a public hearing date for possibly December 13th. The 30th of November was set as a tentative date to meet again with the County. The special meeting preset for November 16th with Stantec was proved to be a difficult date and needed to be rescheduled and possibly be an item on the November 15th agenda.

ADJOURNMENT:

With no further business, Vice Mayor Bertaut made a motion to adjourn the meeting at 9:42 PM and carried unanimously.

Kwasi Fraser, Mayor

Kimberly Bandy, Deputy Town Clerk