

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

WEDNESDAY, DECEMBER 19, 2012

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Kevin Ruedisueli, Chairman, At Large; Robert Klancher, Vice Chairman, Ashburn District; Kathy Blackburn, Algonkian District; Charles Douglas, Blue Ridge District; Tom Dunn, Leesburg District; Jack Ryan, Broad Run District; Jeff Salmon, Dulles District; Eugene Scheel, Catoctin District; Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director, Planning; Ron Brown, Deputy County Attorney; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Judi Birkitt; Marie Genovese; Pat Giglio; Evan Harlow; Rodion Iwanczuk; Rich Klusek; Jane McCarter; Kate McConnell; Ginny Rowen; Marchant Schneider; Lou Mosurak, Office of Transportation Services; Nancy Bryan, Recording Secretary.

### I. DISCLOSURES

1. Mr. Scheel met with representatives of The George Washington University regarding their Comprehensive Sign Plan application for their Loudoun campus; met with Commissioner Blackburn and George Piteira for lunch (approximate cost of \$8.00) regarding his proposed school at the old Hamilton Rescue Squad station.
2. Ms. Blackburn spoke with Colleen Gillis Snow on 12/17/12 regarding Loudoun Tech; met on 12/19/12 with Commissioner Scheel and George Piteira regarding Kid Time Christian Academy.
3. Ms. Syska had an e-mail exchange with Tony Calabrese of Cooley regarding the Loudoun Metro application but was not sure if it reached Mr. Calabrese due to malfunctioning e-mail.
4. Mr. Klancher met on 12/11/12 with Bruce Hedrick, Pat Rhodes, and Mike Banzhaf to discuss the Ashleigh application; had a conversation with Hobie Mitchel regarding the Loudoun Station Sign Plan application; exchanged e-mails and voice mails with Alan McKelvie to arrange a meeting scheduled for 12/21/12 to discuss changes being considered for Goose Creek North; spoke with Chris Gleckner regarding the George Washington University Sign Plan; on 12/14/12 met with Colleen Gillis Snow and the applicant from Loudoun Metro and Loudoun Center to discuss those applications; on 12/14/12 met with Colleen Gillis Snow and David Bennion regarding the Dulles World development and an application they are contemplating; on 12/18/12 had a discussion with Mike Banzhaf regarding the Goose Creek Preserve application.
5. Mr. Ryan met on 12/13/12 with Colleen Gillis Snow, Tony Calabrese, and Lamott DuPont regarding the Loudoun Center and Loudoun Metro applications.
6. Mr. Salmon spoke on 11/27/12 with Denise Harrover from Van Metre regarding the Byrnes Ridge Field Lights; on 12/3/12 attended the public input session regarding the Byrnes Ridge Field Lights and spoke with many residents; on 12/7/12 spoke with Mike Rhodes from the Stone Ridge Homeowners Association regarding the Byrnes Ridge Field Lights application; on 12/9/12 spoke with Rick Stone from the Brambleton Community Association regarding the Brambleton Community Park application; on

- 12/18/12 attended the Virginia Corridor of State Significance meeting and spoke to several residents regarding various subjects including the lighting package.
7. Mr. Dunn had a telephone conversation on 12/19/12 with Mike Banzhaf regarding the Goose Creek Preserve application.
  8. Mr. Ruedisueli had a telephone conversation on 12/12/12 with Christeen Tolle regarding Loudoun Center and Loudoun Metro.

## II. PUBLIC HEARING ITEMS

### 1. ZRTD 2012-0005, Doubletree Hotel

**No Public Comment.**

Ms. Syska moved, seconded by Mr. Salmon, that the Planning Commission forward ZRTD 2012-0005, Doubletree Hotel to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated November 26, 2012 and based on the Findings for Approval in the November 28, 2012 Staff Report. (9-0).

### 2. CPAM 2012-0002, Amendments to the Policies of the Revised General Plan to Revise and Supersede Policies in Regard to the Purcellville Urban Growth Area Management Plan (PUGAMP)

**Public Comment:**

1. Mr. Joseph Lafiandra, Brown's Farm HOA
2. Charles Baldi, Purcellville resident
3. Rob Adams, Purcellville resident
4. Mark Nelis, Purcellville business owner
5. Sam Brown, Purcellville resident

Mr. Douglas moved, seconded by Mr. Klancher, that the Planning Commission forward CPAM 2012-0002, Amendments to the Policies of the Revised General Plan to Revise and Supersede Policies in Regard to the Purcellville Urban Growth Area Management Plan (PUGAMP) to the Board of Supervisors with a recommendation of approval. In addition, that Purcellville Joint Land Management Area Policies, Policy 1, (Chapter 9 of the Revised General Plan) be removed in its entirety. (9-0).

### 3. SPEX 2012-0019, SPEX 2012-0020, Ashburn Center North

**No Public Comment.**

Mr. Klancher moved, seconded by Mr. Ryan, that the Planning Commission forward SPEX 2012-0019, SPEX 2012-0020, Ashburn Center North, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated November 28, 2012 and based on the Findings for Approval in the November 28, 2012 Staff Report. (8-0-1, Blackburn, Dunn, Klancher, Ruedisueli, Ryan, Salmon, Scheel, Syska – Yes; None – No; Douglas, Absent for the vote).

**4. SPEX 2012-0028, SPEX 2012-0030, Ashleigh at Lansdowne**

**No Public Comment.**

Mr. Klancher moved, seconded by Mr. Salmon, that the Planning Commission forward SPEX 2012-0028, SPEX 2012-0030, Ashleigh at Lansdowne to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated December 3, 2012 and based on the Findings for Approval contained in the December 19, 2012 Staff Report. (9-0).

**5. SPEX 2012-0034, Stone Ridge – Byrnes Ridge Field Lights**

**Public Comment:**

1. Mike Stopper, President, Loudoun South Little League
2. Mark Angelus, Dulles South Youth Sports Board member
3. William Deal, Stone Ridge resident
4. Michael Rhodes, Stone Ridge HOA Board of Directors
5. John Harris, Stone Ridge resident
6. David Gam, Stone Ridge resident
7. James Stanfield, Stone Ridge resident
8. Daniel O'Brien, Dulles South resident
9. Greg Sye, Stone Ridge resident
10. Victor Acquah, Stone Ridge resident
11. Troy Hering, Stone Ridge resident
12. Glis Hall, Stone Ridge resident

Mr. Salmon moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2012-0034, Stone Ridge – Byrnes Ridge Field Lights to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated December 5, 2012 and based on the amended Findings for Approval in the December 19, 2012 Staff Report, including the following additional conditions: Adding Condition #5, The applicant shall provide and maintain a required Type 2 Buffer around the property in the location that is most beneficial to screening the adjoining properties; Adding Condition #6, A fence be installed behind the residential properties adjacent to the fields as approved by the Department of Parks, Recreation and Community Services and the Stone Ridge Association; Adding Condition #7, Lighting of fields only be permitted when the fields are in use and in play.

Mr. Ryan moved, seconded by Ms. Blackburn, to amend the motion to add a Condition of Approval restricting light use to 10:00 PM every night. (6-2-1, Blackburn, Douglas, Ruedisueli, Ryan, Scheel, Syska – Yes; Klancher, Salmon – No; Dunn – Absent for the vote).

**The original motion passed, as amended (8-0-1, Blackburn, Douglas, Klancher, Ruedisueli, Ryan, Salmon, Scheel, Syska – Yes; No – None; Dunn – Absent for the vote).**

**6. SPEX 2012-0036, Brambleton Community Park**

**Public Comment:**

1. Vernon Wong, Estates of Forest Ridge resident

Mr. Salmon moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2012-0036, Brambleton Community Park, to the Board of Supervisors with a recommendation of approval subject to the modified Conditions of Approval dated December 5, 2012: #6, The applicant shall post a sign adjacent to the southern property line identifying the future installation of lights on the fields until such a time as the light installation has been completed; #7, Modify the lighting on the south rectangular field to include five light standards to reduce the lighting on adjacent properties. (8-1, Blackburn, Douglas, Dunn, Klancher, Ruedisueli, Ryan, Salmon, Syska – Yes; No – Scheel).

**7. ZMOD 2012-0006, The George Washington University Comprehensive Sign Plan**

Ms. Blackburn moved, seconded by Mr. Douglas, that the Planning Commission forward ZMOD 2012-0006, The George Washington University – Virginia Science and Technology Campus Comprehensive Sign Plan to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated December 5, 2012 and based on the Findings of Approval contained in the December 19, 2012 Staff Report. (9-0).

**8. ZCPA 2012-0003, Goose Creek Preserve**

**Public Comment:**

1. Aditya Sharma, Ashburn resident
2. Ed Gorski, Piedmont Environmental Council

Mr. Douglas moved, seconded by Mr. Klancher, that the Planning Commission forward ZCPA 2012-0003, Goose Creek Preserve to a Planning Commission worksession for further discussion. (8-1, Blackburn, Douglas, Klancher, Ruedisueli, Ryan, Salmon, Scheel, Syska – Yes; Dunn – No).

**9. ZMAP 2010-0007, Loudoun Center; ZMAP 2010-0008, Loudoun Metro**

**Public Comment:**

1. Ed Gorski, Piedmont Environmental Council
2. Bill Weber, Regency HOA
3. Robert Jenkins, Regency resident
4. Christeen Tolle, Regency resident
5. Gem Bingol, Piedmont Environmental Council

Mr. Ryan moved, seconded by Mr. Dunn, that the Planning Commission forward ZMAP 2010-0007, SPMI 2012-0016, Loudoun Center to a Planning Commission

worksession for further discussion of the fundamental land use issues and to provide staff with direction on how to proceed with the application. (9-0).

Mr. Ryan moved, seconded by Mr. Salmon, that the Planning Commission forward ZMAP 2010-0008, SPMI 2012-0017, Loudoun Metro to a worksession for further discussion of the fundamental land use issues and to provide staff with direction on how to proceed with the application. (9-0).

### **III. ADMINISTRATIVE ITEMS**

#### **1. Planning Commission Bylaws**

Mr. Klancher moved, seconded Mr. Salmon, that the Planning Commission adopt the Bylaws Procedures as presented by staff and modified to reflect the change in the new schedule. (8-0-1, Blackburn, Douglas, Dunn, Klancher, Ruedisueli, Salmon, Scheel, Syska – Yes; No – None; Ryan – Absent for the vote).

#### **2. Change in January Meeting Date**

Mr. Douglas moved, seconded by Mr. Klancher to move the first Planning Commission meeting in January to January 8, 2013. (8-1, Blackburn, Douglas, Klancher, Ruedisueli, Ryan, Salmon, Scheel, Syska – Yes; Dunn – No).