

Town of Lovettsville

Planning Commission Minutes Public Hearing and Regular Meeting March 20, 2013

Call to Order/Welcome

Chairwoman Summitt called the Regular Meeting of the Lovettsville Planning Commission to order at 7:35 p.m. on Wednesday, March 20, 2013 at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, VA.

Present at Meeting

- Chairwoman Deborah Summitt
- Vice Chair Joseph Mueller
- Commissioner Lorraine Bauer
- Commissioner Robert Gentile
- Commissioner Jennifer Jones

Absent

- Commission Anthony Quintana

Staff Present

- Town Manager Keith Markel
- Zoning Administrator Melissa Hynes
- Town Clerk Harriet West

Present In the Audience

- Mayor Robert Zoldos II
- Former Mayor Elaine Walker

Public Comment

Chairwoman Summitt called for comments from the public. There were none.

Additions/Deletions/Modifications to the Agenda

Chairwoman Summitt called for changes to the agenda. There were none.

Approval of Planning Commission Minutes

A. Planning Commission Regular Meeting – February 20, 2013

- Motion:** To accept the minutes of the February 20, 2013 Planning Commission Regular Meeting as presented.
- By:** Commissioner Jones
- Second:** Chairwoman Summitt
- Aye:** Commissioners Bauer, Jones, Gentile, Mueller, and Summitt
- Nay:** None
- Abstain:** None
- Absent:** Commissioner Quintana

Staff Reports

The Zoning Administrator presented her reports for January and February 2013. She noted that two home occupations were approved in January, one for a book reseller and another for a Thai food truck. The target market for the food truck business is Loudoun and Fairfax County office parks but the owner hopes to be able to set up in Town on the weekends. Zoning Administrator Hynes advised the owner the only way he could operate his business in Town is to work out an agreement with a commercial property owner whose business is closed during the hours the Thai food truck would be operating.

The Zoning Administrator gave updates on the Council's approval of the Flood Plain Ordinance and Parking Requirements amendments, as well as "We're In" events and the first Parks & Environment Committee meeting.

There were no questions from the Commissioners.

Opening of Public Hearing – LVRZ 2013-0001 5 North Berlin Rezoning Application

Chairwoman Summit suspended the Regular Meeting at 7:40 PM and opened the Public Hearing for LVRZ 2013-0001, 5 North Berlin Pike at 7:40 PM. She explained the procedures for speaking at a public hearing.

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider a request from Malcolm and Pamela Baldwin (Applicants) to rezone a 0.74 acre parcel located at 5 North Berlin Pike from R-1 (Residential) to C-1 (Community Commercial), with proffers.

The Zoning Administrator reviewed the site of the subject property and neighboring properties. The subject property has five sides and is strategically located at a gateway into the Town of Lovettsville. Access to the parcel currently comes from a single lane driveway entering onto North Berlin Pike. She reviewed the Applicants' proposed, two-phase development plan which includes:

- **First Phase** – Renovating the existing house into a coffee house and a commercial kitchen in 2013. The commercial kitchen would be available for rent to local individuals and businesses. The existing footprint of the house would not change.
- **Second Phase** – Building a 2,500-3,000 square foot commercial structure in two to three years to be used as a small grocery store.

The Zoning Administrator noted the only thing the Planning Commission is considering tonight is whether the property should be rezoned from residential to commercial, not what the specific use will be. If the property is rezoned, any permitted use in C-1 would be allowed.

She reviewed the Applicants' conceptual development plan for the First and Second Phase and zoning of the surrounding area. She noted the subject property is surrounded by three residential properties and that there are three commercial properties across the street. There are also additional commercial properties to the south of the subject property. The Applicants will also be requesting a reduction in the landscape buffer and earlier opening times.

The Applicants have submitted a series of proffers, which have addressed some of the concerns held by Staff (Attachment 1 – Applicants' Statement of Proffers dated January 23, 2013 and amended March 14, 2013). The Zoning Administrator reviewed the proffers and Staff concerns:

- Proffer #1 Permitted Uses: The Applicants reviewed the list of permitted uses in the C-1 Commercial District and removed uses that they felt did not fit the property or their intentions for future tenants. The Applicants proffered a list of permitted uses for the 5 North Berlin Pike (see Attachment 1).
- Proffer #2 Conditionally Permitted Uses: The Applicants reviewed the list of conditionally permitted uses in the C-1 Commercial District and removed uses that they felt did not fit the property or their intentions for future tenants. The Applicants proffered a list of conditionally permitted uses for the 5 North Berlin Pike (see Attachment 1).

Staff was concerned about the variety of permitted uses of the C-1 Commercial District that would not be appropriate for the gateway into Lovettsville. Staff believes that these two (2) lists of proffered uses are appropriate for the subject property. If the property is sold, the permitted uses are limited to what has been proffered, unless the new owner comes back to the Town for a proffer amendment.

- Proffer #3 Building Location: Any new building will be created at least 30 feet from the route 287 right-of-way and 20 feet from all property lines.
- Proffer #4 Building Size: Any new building on the property is to be no more than 4,000 square feet in area and no more than 25 feet high. As long as the existing house remains on the property, any new

additional building constructed on the property is to be no more than 3,000 square feet in area and no more than 25 feet high.

Staff was concerned about the size and location of any new building constructed on the property. This new building would need to be compatible in size and setback to the surrounding buildings.

Commissioner Jones asked if this addresses a situation in the future where the existing house is removed and a new building is constructed. Zoning Administrator Hynes said any new building cannot be more than 4,000 square feet. If the existing house remains, then any new building cannot be more than 3,000 square feet.

- Proffer #6 South Boundaries: Applicants will supplement the required buffer with additional flowering shrubs and perennials (rain garden).
- Proffer #7 North Boundary: Applicants will construct a 6 foot tall fence on the northern portion of the boundary.
- Staff Concern Addressed: Staff was concerned that some of the trees and shrubs will not thrive in wet soil. The minimum landscape requirements only include trees and shrubs so having flowering plants will be a bonus feature for the property. There is limited space for landscaping between the subject property and 7 North Berlin Pike so the Applicants are proposing a fence along this boundary.

Proffer #8 Weekday Operating Hours: Applicants will limit Sunday through Thursday evening closing time to no later than 10:00 pm.

- Staff Concern Addressed: Staff was concerned about the close proximity of the property to three residential properties if the property is rezoned to C-1. The Zoning Ordinance allows for a business within 100 feet of a residential property be open until 11:00 pm. This early closing time on school nights (Sunday through Thursday) would allow for operation of business on the property to be quiet for neighboring residential properties.

Proffer #9 Support to Trail Users: Applicants will construct a permanent bicycle rack on the subject property.

- Staff Concern Addressed: Staff was concerned about the planned bicycle path that will be constructed in front of 5 North Berlin Pike. The Applicants were prepared to offer the easements needed as part of their proffers; however, Staff found out from the Virginia Department of Transportation that an easement from 5 North Berlin Pike is not required for the path. In good faith, the Applicants proffered a bicycle rack to show their support of the bike path.

Zoning Administrator Hynes explained the biggest challenge this application has faced is the gateway to Town concept because the site is very visible from several key locations. The Applicants provided several conceptual drawings but no specific design has been proffered. The Zoning Administrator noted that the only opportunity the Planning Commission will have to discuss the proposed architecture is during the rezoning process. In response to Staff comments, the Applicants added the following proffer on March 15, 2013:

Proffer #5 Consultation on Building Design: It is applicants' intention to do everything they can to ensure that any new building designed for construction on the subject property (either by them or by others) will serve as an aesthetic enhancement to the Town. While recognizing that the Town has no architectural design standards or requirements, the applicants hereby commit to share any proposed building design for the property with the Town at the conceptual stage, to take seriously any comments or concerns the Town may have, and to work toward a mutually satisfactory resolution of any concerns.

The Zoning Administrator noted that the Town cannot enforce the Applicants' "intentions." Their willingness to share any proposed building design and to consider the Town's comments is a step in the right direction; however, that does not mean the Town will be able to approve the architecture and design.

Vice Chair Mueller asked if the Applicants could proffer something along the lines of keeping within the style of the neighboring buildings or prevailing architectural look of the Town. Zoning Administrator

Hynes said that wording is also vague, but the Applicants could include several examples of buildings in Town that they would like to base the design on.

Applicant Pamela Baldwin, 39595 Weatherlea Farm Lane, addressed the Planning Commission regarding the future use and future design of the property. She said they hope the property will become a coffee shop and grocery store. She introduced Jeanne Carlson and her husband, Colton Seale, the entrepreneurs who hope to open the coffee shop. Pamela Baldwin said they hope the Lovettsville Co-op will be able to open the grocery store, but that is not definite. For that reason, the Applicants are not in a position to make a definitive proffer on the design. The Applicants are committing to sharing drawings at the conceptual stage and to work with the Town if there are any concerns. She noted their application includes two pages of photographs of other buildings that represent their vision for the property. Pamela Baldwin provided copies of these photographs to the Planning Commission for them to look at. Chairwoman Summitt stated the Commission would submit the photographs for the record.

Chairwoman Summitt read the notice of public hearing for LVRZ 2013-0001 as it appeared in the *Purcellville Gazette* (Attachment 2).

Applicant Malcolm Baldwin, 39595 Weatherlea Farm Lane, addressed the Planning Commission. He said this is a big venture for them that will fulfill a hope they can add something meaningful to the Town of Lovettsville. Their hope is to create something that is aesthetically significant as an addition to the community.

Vice Chair Mueller asked if the Applicants had looked at other commercial properties that would have met their needs. Pamela Baldwin said they have been looking at various properties in Town for the Co-op for over two years; however, all of the properties had various challenges. They commissioned a co-op marketing and location analyst who came to Town and looked at several potential locations. The analyst advised them that they needed to be located on Berlin Pike due to the traffic counts and visibility in order to maximize the market potential. Pamela Baldwin said she approached the Town Manager when the property at 5 North Pike came on the market to see if the property could be rezoned to commercial use. Manager Markel told her the property is located in "Land Bay A" of the Comprehensive Plan and is appropriate to consider for conversion to commercial use. Zoning Administrator Hynes said the Comprehensive Plan does call out 5 North Berlin as a possible commercial property.

Commissioner Jones said she appreciates the Applicants' intent to enhance the Town and all of the proffers they have offered. Her only concern is the design; however, she understands that they cannot do anything in "black and white" because it seems so far down the road. She likes the designs in the pictures that the Applicants submitted. She asked if there was a way to put in writing that the Town would be able to approve the final design, when it does occur. Zoning Administrator Hynes said that would have to come from the Applicants. Commissioner Jones said her other concern is that the Town does not currently have any design guidelines. She would like to see the Town adopt design guidelines so the Applicants could proffer accepting future design guidelines. Zoning Administrator Hynes said that if the Town does develop design guidelines, they will not be part of the Zoning Ordinance; rather, they will be examples of what the Town would like to see. Pamela Baldwin said she was uncomfortable agreeing to something that does not exist yet because she does not know what they would be agreeing to. Malcolm Baldwin said the design elements in Town vary, so he would like to see examples of what the Town is talking about. He said they are committed to providing something better than what already exists.

Commissioner Bauer said her concern is if there was a future owner since the design would be by-right and the Planning Commission would not necessarily be part of the process.

Chairwoman Summitt called for comments from the public (Attachment 3 – Speaker Sign Up Sheet).

Laura Lieberman, 12383 Taylorstown Road, came forward to speak. She said she has lived in the Lovettsville area for 13 years. She drives to Frederick to go to the Common Market Co-op. She loves co-ops and believes they are fabulous addition to any community. Ms. Lieberman said she is on the Board of the Lovettsville Co-op so she may be a little biased. Bringing in a grocery co-op involves the community. People in the community are members and they have a say. They want to serve their members and the Town. As someone on the Board, she does not want a tacky looking building; she

wants it to look great. She said the Co-op will work with the Town to make it look good and serve the citizens.

Jeanne Carlson, 40140 Quarter Branch Road, came forward to speak. As the current Chair of the Lovettsville Cooperative Market and hopefully the future proprietor of the coffee shop, she expressed her support for the rezoning. She said that the coffee shop and Co-op will go a long way in building a sense of place in the community so residents do not have to go to other communities for these services.

Chairwoman Summitt asked if there were any additional comments from the public. Hearing none, she closed the Public Hearing at 8:20 p.m. and reconvened the Regular Meeting at 8:20 p.m. There were no changes in those present at the meeting.

Action/Discussion Items

A. LVRZ 2013-0001 5 North Berlin Rezoning Application

Chairwoman Summitt called for discussion.

Commissioner Jones said her only concern is with Proffer #5.

Vice Chair Mueller said he is not concerned about that because of what the Applicants are limited to by the other proffers; specifically the square footage and height limitations. He said this is a car-centric lot due to the lack of sidewalks and it may be difficult to access from East Broad Way. He likes the Applicants proffer to build a fence between their property and the neighboring property. He does not see any disruption to the neighborhood since there is commercial use across the street and traffic at the proposed site should not impact the African Methodist Church. The approach coming south bound on Berlin Pike is a bit awkward because the road bends as you approach the Town Square. He is comfortable with what the Applicants are offering. He is not sure if there is any way to get something better out of what it will look like in five years.

Commissioner Gentile said that if you think about the layout of the Town, the only good place to put a commercial property is the Town Center. There will be challenges with any existing lot. He said the Applicants are not asking for commercial property in a big residential zone, there is commercial across the street and it is close to the Town Square. The Applicants are also limiting the size and height of the building, which are the first two things to consider when designing a building. His concern is that if the property does not work as the coffee shop and co-op, then he would like the Town to have the ability to review and approve the building design. He is ready to approve the commercial use for the current building now and then have the Applicants come back for another review or proffer amendment on the second building. He said that having a secondary review of the second building would relieve a lot of the concerns in the event the property is sold to someone else.

Pamela Baldwin offered to amend the proffer to specify that they would share the conceptual designs before the building permit is issued. Chairwoman Summitt asked who would conduct the review. The Zoning Administrator said she did not recommend a proffer amendment because that would require another public hearing. She added that it would be up to the Applicants to proffer who would conduct the review – either Staff, the Planning Commission, or the Town Council. The Applicants, Zoning Administrator, and the Commissioners further discussed the review and approval process for the building design. Commissioner Jones referenced the proposed modifications to the Town Center, which citizens were not happy with, and said she did not want to see this happen with the Applicants' property. Commissioner Bauer said they cannot control what other existing commercial businesses might do so they should not require the Applicants to do much more.

Vice Chair Mueller said the proffered uses are businesses that probably would not put up a concrete box. He is comfortable with the language of the proffer, as is. He said they do not want to be in the business of approving the final look of something, especially since the Town does not have any standards now.

Commissioner Bauer asked about the access point from the Elm Street Development. Zoning Administrator Hynes said the Applicants have indicated they would like to have an easement through the property. Pamela Baldwin said it would be nice to have access from West Broad Way. She contacted the developer but he was very noncommittal since they have not decided what they will do with the three lots

that are zoned residential. She said the developer did not rule out the idea of an easement; however the plan for the Applicants' property does not depend on this.

Zoning Administrator Hynes said the County Planning Department, Fire Marshal, and VDOT reviewed the application and had no comments. She noted the Applicants will still have to get their commercial entrance approved by VDOT.

Pamela Baldwin said they have also had preliminary discussions with the neighbors at 7 Berlin about leasing or purchasing the land-locked piece of property behind the subject property for use as additional parking.

There being no further discussion, Vice Chair Mueller made the following motion.

- Motion:** I move that the Lovettsville Planning Commission recommend that the Lovettsville Town Council approve Rezoning Application LVRZ 2013-0001.
- By:** Vice Chair Mueller
- Second:** Commissioner Bauer
- Aye:** Commissioners Bauer, Gentile, Mueller, and Summitt
- Nay:** Commissioner Jones
- Abstain:** None
- Absent:** Commissioner Quintana

Commissioner Jones said she is in favor of the project except for the one proffer regarding the design.

B. Landscape Plan for 5 North Berlin Pike

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider a request from property owners Malcolm and Pamela Baldwin for a reduction in the required landscape buffer for the parcel at 5 North Berlin Pike, if the property were to be successfully rezoned from R-1 to C-1.

Zoning Administrator Hynes explained that the Zoning Ordinance would require the property owners to landscape four of the five sides of the property with a 35 foot buffer; however, the Zoning Administrator can reduce the landscaping requirements based on Planning Commission's recommendation. The Zoning Administrator showed a diagram of the property with the 35 foot landscaping requirements superimposed. Staff found that it would create a landscape buffer requirement of about 16,080 square feet, which would remove 50% of developable land, leaving 16,154 square feet remaining. While the 35 feet landscape buffer is suitable for larger commercial properties, it may not be suitable for a property of this size which is less than one acre.

Staff has reviewed the preliminary landscape plan for 5 North Berlin Pike with the Applicant and agrees with the following relaxed requirements to the landscape plan.

1. The applicant shall install a six foot tall, board-on-board fence along the property line with 7 North Berlin Pike to create a solid screen between parcels; but the fence may not be located past the utility pole. The fence shall be installed before the Occupancy Permit for the coffee shop will be approved.
2. The minimum landscape buffer for 5 North Berlin Pike shall be Type A (10 feet in width).
3. There shall be a three year deferral of landscape requirements along the rear property line, which is shared with 7 North Berlin Pike. The landscape buffer will need to be installed by May 1, 2016. If a site plan is submitted before May 1, 2016, the property owner shall submit a new landscape plan that meets the requirements of the Zoning Ordinance unless the Planning Commission approves otherwise.
4. In addition to the Type A 10 feet landscape buffer along the African American Methodist Church Property and 2 West Broad Way; the buffer shall also include five perennial flowers or five native plant species (that thrive in wet soils) for every 500 square feet of landscape buffer.
5. A final landscape plan shall be submitted to the Zoning Administrator and approved before the Occupancy Permit will be approved. The landscape plan must be implemented and completed by two months from the date of the Occupancy Permit approval.

Vice Chair Mueller asked why Staff recommended the Type A buffer, rather than Type B. Zoning Administrator Hynes said she said that it is the minimum buffer size without waiving the buffer all together. She noted that the Type B buffer requirement is 25 feet.

Motion: I move that the Lovettsville Planning Commission approve the reduction in requirements to the Landscape Plan for 5 North Berlin Pike with the requirements as agreed to by the Applicants and Staff.
By: Chairwoman Summitt
Second: Commissioner Jones
Aye: Commissioners Bauer, Jones, Gentile, Mueller, and Summitt
Nay: None
Abstain: None
Absent: Commissioner Quintana

C. Town Hours of Operation Requirement

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to review and discuss 3-11(c) Hours of Operation within the Zoning Ordinance, which states:

Any business located within one hundred (100) feet of the nearest property line of a residential use, located within a residential district, shall close to the public not later than 11:00 p.m. each day and shall not reopen earlier than 7:00 a.m. All businesses within the Town limits shall close to the public not later than 12:00 midnight and shall not reopen earlier than 6:00 a.m.

She noted there are two businesses requesting amendments to this requirement. The 7-Eleven would like to be open 24 hours per day and the proposed coffee shop at 5 North Berlin Pike would like to open at 5:00 a.m. Staff recommends two options for regulating the hours of operation for commercial uses next door to residential uses:

1. Amend the hours of operation requirement to allow for the Town Council to increase hours of operation in conjunction with a Conditional Use Permit. This would allow a series of property specific conditions to be attached to the Permit approval.
2. Develop a list of criteria for all properties which want to be open 24 hours a day. This list of criteria would be added to the Zoning Ordinance.

Staff and the Commissioners discussed some of the potential criteria for 24 hour use, including delivery times and truck idling, and using a Conditional Use Permit process.

Pamela Baldwin and Jeanne Carlson said they would like to be able to open the coffee shop at 5:00 a.m. to attract commuters going to the train station in Brunswick, Maryland.

Chairwoman Summitt said she would like to see some flexibility with the hours of operation but they need to think about incorporating some limits since there will always be situations where they have commercial and residential uses next to one another.

Staff will prepare draft language for presentation at the next Planning Commission meeting.

Information Items

The Zoning Administrator referenced the materials she distributed for the upcoming Planning Commissioner training.

Comments from the Mayor and Commissioners

Chairwoman Summitt called for comments from the Mayor and Commissioners.

Mayor Zoldos discussed the recent meeting with NVRetail regarding Town Center and some substantial water and sewer problems. He also gave updates on various Town related events and activities and meetings he has attended. He noted that the Walker Pavilion is under construction and will be open for MayFest.

Adjournment

Motion: To adjourn the Planning Commission meeting of March 20, 2013.
By: Chairwoman Summitt
Second: Vice Chair Mueller
Aye: Commissioners Bauer, Jones, Gentile, Mueller, and Summitt
Nay: None
Abstain: None
Absent: Commissioner Quintana

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: May 1, 2013

Attachments:

1. Applicants' Statement of Proffers dated January 23, 2013 and amended March 14, 2013
2. Notice of Public Hearing
3. Speaker Sign Up Sheet

STATEMENT OF PROFFERS

Submitted by Malcolm F. & Pamela L. Baldwin

in Support of the Application for Rezoning from R-1 to C-1 for

5 NORTH BERLIN TURNPIKE, LOVETTSVILLE (PARCEL # 369-20-6741-000)

1. **Permitted uses: Limit the permitted uses of the property to the following:**
 - Child care centers, day care centers or nursery schools subject to Section 3-1(b)(iii)
 - Bed and breakfast (subject to section 3-1(b)(ii))
 - Churches, places of worship
 - Fraternal clubs, lodges and community buildings for use by non-profit organizations
 - Offices, administrative, business and professional
 - Office, medical and dental
 - Studio space – artist, crafter, writer
 - Museum, cultural center
 - Dance, music and/or fitness studio
 - Restaurant, excluding drive-through windows
 - Libraries
 - Communications and broadcast studio
 - Services, personal
 - Furniture and cabinet making shops
 - Retail nurseries, greenhouses, farm and garden shops, farmer’s market, subject to the provisions of Section 3-11(d) for outdoor sales and storage
 - Retail sales establishment (note: applicants wish to retain eligibility of all retail establishments listed in the Zoning Ordinance as permitted uses)

2. **Limit the conditionally permitted uses to the following:**
 - Hardware store
 - Indoor recreation facilities
 - Retail sales and/or service with outdoor storage and/or display
 - Microbrewery, wine-tasting facility
 - Medical care facility, outpatient only
 - Veterinary hospital

3. **Building Location:** Any new building will be located at least 30 feet from the route 287 right-of-way and 20 feet from all other property lines.

4. **Building size:** Any new building constructed on the property is to be no more than 4,000 square feet in area and no more than 25 feet high. As long as existing house remains on the property, any additional building constructed on the property is to be no more than 3,000 square feet in area and no more than 25 feet high.

5. **Consultation on Building Design:** It is applicants' intention to do everything they can to ensure that any new building designed for construction on the subject property (either by them or by others) will serve as an aesthetic enhancement to the Town. While recognizing that the Town has no architectural design standards or requirements, the applicants hereby commit to share any proposed building design for the property with the Town at the conceptual stage, to take seriously any comments or concerns the Town may have, and to work toward a mutually satisfactory resolution of any concerns.

6. **Boundaries with AME Cemetery and Mabe Properties:** Applicants will supplement the required buffer with additional plantings of flowering shrubs and perennials (rain garden).

7. **Boundary with Espejo Property:** Applicants will construct a 6' fence on the northern portion of boundary, between northwest corner point of subject property and the Dominion power pole approximately 30 feet from the property line fronting on Berlin Pike.

8. **Weekday Operating Hours:** Applicants will limit Sunday through Thursday evening closing time to no later than 10:00 PM.

9. **Support to Bicycle Trail Users:** Applicants will construct a permanent bicycle rack on the subject property.

Respectfully submitted,



Malcolm F. Baldwin



Pamela L. Baldwin

Date: 1/23/2013 amended 3/14/2013

**PUBLIC HEARING NOTICE
TOWN OF PURCELLVILLE**

The Purcellville Town Council will hold a public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on March 12, 2013 at 7:00 PM for the purpose of receiving comments on, considering, and possibly voting on the following item:

A Special Use Permit Application, identified by the Town as "SUP12-01," submitted by the Loudoun County School Board to install lighting on outdoor sports fields located on the grounds of Loudoun Valley High School, located at 340 North Maple Avenue, Purcellville, Virginia, and identified in Loudoun County Land Records as Tax Map Number /56/////25A and Parcel Identification Number 453-45-6966 ("Property").

The applicant proposes to provide lighting for a relocated softball field and for a new baseball field on the Property. The softball field will be equipped with a total of 18 luminaire fixtures mounted on seven poles, which will each be 70 feet in height. The baseball field will be outfitted with 40 luminaire fixtures affixed to nine poles, of which four will be 80 feet in height and five will be 70 feet. Town Zoning Ordinance Article 6, Section 9.8.1.d.3, establishes a maximum mounting height for outdoor sports field lighting of 80 feet above finished grade.

The proposed lighting measures an average of 0.3 footcandles at the north and south Property boundaries, and measures a maximum of 0.6 footcandles at the Property boundaries adjoining residential uses. Town Zoning Ordinance Article 6, Section 9.8.1.d, allows a maximum lighting level for outdoor sports fields of 0.8 footcandles at property boundaries that adjoin residential uses.

The applicant proposes to operate the sports field lighting until no later than 11:00 p.m.

Additional information regarding the Special Use Permit application is available for review at the Purcellville Town Hall, 221 South Nursery Avenue, Purcellville, Virginia from 8:00 AM to 5:00 PM, Monday through Friday, holidays excepted.

Hearing assistance is available for meetings in the Town Council Chambers. If you require any type of reasonable accommodation, as a result of a physical, sensory or mental disability, to participate in this meeting, contact the Purcellville Town Clerk, Jennifer Helbert at 540-338-7421. Please provide notice of the accommodation at least three days in advance of the meeting.

Robert W. Lazzaro, Jr., Mayor
Town of Purcellville

2/22/13 & 3/1/13

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**Notice of Public Hearing
Town of Lovettsville Planning Commission**

The Lovettsville Planning Commission will hold a public hearing on the following items at their meeting on March 6, 2013 at 7:30pm at the Lovettsville Town Hall, 6 East Pennsylvania Avenue:

LVRZ-2013-0001 5 North Berlin Pike
To consider a request from Malcolm and Pamela Baldwin to rezone a 0.746 acre property from R-1 (Residential) to C-1 (Community Commercial), with profers. The parcel is located at 5 North Berlin Pike and is identified as Loudoun County PIN 369-20-6741.

LVCU-2013-0001 5 North Berlin Pike
To consider a request from Malcolm and Pamela Baldwin for a conditional use from Section 3-11 (c) of the Zoning Ordinance to allow for an increase to the hours of operation for a coffee shop; and from Section 6-5 (d) to allow for a reduction in the required minimum landscape buffer area width. The parcel is located at 5 North Berlin Pike and is identified as Loudoun County PIN 369-20-6741.

The applications being considered are available for review at the Town Hall between the hours of 8:30am and 4:30pm weekdays or by special appointment, holidays excepted. Call 540-822-5788 for more information or visit www.lovettsvilleva.gov. In the event the meeting is cancelled due to inclement weather, the public hearing will be convened on March 20, 2013, at the same time and place.

COME SKATE AND DONATE!!

KIDS HELPING KIDS!
WHAT: Skate prizes
 Skate
 Win cool prizes
FOR: Come support Share and Care a group that supports Cockayne syndrome and rare and unfortunate genetic diseases!

WHERE: Tabernacle Roller at Bush Skating Rink in Purcellville, VA
WHEN: Saturday Feb. 23, 2013
7:00 - 10:00PM
FARE DISEASE DAY! party

Register for FREE online at cockaynesyndrome.net and win a free T-shirt!

ADMISSION \$10



Help Children with Cockayne Syndrome

This Week's Likers:
Sandra Faith KinCannon • Maggie Gutierrez • C.J. Gallager • 8 Sue Heineman
E.J. Van • Samantha Klosterman • Bill Bunce • Jill Breaux • Brittany Rose
Maria McVoy & Becky Phillips Makarita • Steve Albers • Tanya Sports
Julie Pritchard Dodson • Nicole Hamilton • Warner Workman, Jr. • Joe May
Rich Batz



Town of Lovettsville

Speaker Sign - Up Sheet

Planning Commission Public Hearing and Regular Meeting - March 20, 2013

Please Print.

Name and Association	Address	Topic Please Indicate Public Hearing or Other Topic
Laura Lieberman (LCM)	12383 Taylorstown Rd	Rezoning on 5 Berfin
Amelia Saldivin	39595 Heather Lake Farm Ln,	"
Malcolm	"	"
Jocelyn Carlson	40140 Quontongomack Rd	"

Each speaker will be limited to no more than three (3) minutes.