

Town of Lovettsville

Planning Commission Minutes Regular Meeting and Public Hearing April 23, 2014

Call to Order/Welcome

Chairwoman Miller called the Regular Meeting of the Lovettsville Planning Commission to order at 7:36 p.m. on April 23, 2014 at the Lovettsville Community Center, 57 East Broad Way, Lovettsville, VA.

Present at Meeting

- Chairwoman Deborah Miller
- Vice Chair Joseph Mueller
- Commissioner Lorraine Bauer
- Commissioner Robert Gentile
- Commissioner Jennifer Jones
- Commissioner Frank McDonough
- Commissioner Anthony Quintana

Staff Present

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

Additions/Deletions/Modifications to the Agenda

Chairwoman Miller suggested modifying the agenda and taking general public comments after the public hearing. There were no objections from the Planning Commission.

Approval of Planning Commission Minutes

There were none.

Staff Reports

There was no staff report.

Action/Discussion Items

A. LVCU 2014-0001 Lovettsville Community Center Conditional Use Permit

Chairwoman Miller closed the regular meeting and called the public hearing to order at 7:40 p.m. for LVCU 2014-0001 Lovettsville Community Center Conditional Use Permit. She read the Notice of Public Hearing (Attachment 1), reviewed the public hearing procedures, and read the rules for public comment.

Zoning Administrator Hynes presented this item. The Planning Commission is being asked to consider a request by Loudoun County for a Conditional Use Permit to Section 3-3 (c)(xii) of the Lovettsville Zoning Ordinance to allow the operation of a Community Center as a conditionally permitted use. The parcel is located at 57 East Broad Way and is identified as Loudoun County PIN 334-46-3908.

The Zoning Administrator gave a PowerPoint presentation on LVCU 2014-0001 (Attachment 2). She discussed Loudoun County's plans to build a new Community Center and noted the existing facility is a legal, non-conforming use which pre-dates the Town's Zoning Ordinance. In May 2014, the Town Council adopted a text amendment to the Zoning Ordinance to include provisions for the operation of a "Community Center" as a conditionally permitted use in the R-1, R-2, and R-3 zoning districts.

She reviewed the Planning Commission's role, which is to review the application and provide a recommendation to the Town Council. The Town Council will review the findings of tonight's hearing and the Planning Commissions' recommendations at the Town Council public hearing on May 8, 2014.

The Zoning Administrator reviewed the questions before the Planning Commission:

- Is the proposed use an appropriate use for 57 East Broad Way?
- Is the proposed use consistent with the public health, convenience, safety, and public welfare of the surrounding community?
- Does the proposed use meet the intent of the Zoning Ordinance and the Comprehensive Plan?

Zoning Administrator Hynes then presented background on the project and discussed the use of the current building, the proposed new building, draft conditions recommended by Town staff, and staff recommendations. She noted the County's process for funding the renovations of five community centers through a bond referendum and the public input meeting held in November 2012 to present the architect's options to renovate the current building or to build a new building.

She showed photographs of all of the adjoining properties and noted that many are undeveloped parcels. The only complaint the Town has received about the Community Center had to do with the bright lights at the tennis courts and basketball courts.

She also noted that the Community Center is located within the National Register Historic District, but the main building is a "non-contributing" building because much of the original structure has been lost. The only contributing structure is the building which originally housed the woodworking shop for the Lovettsville School. She showed photographs of the exterior of the building showing what remains of the original school.

Zoning Administrator Hynes explained that the County proposes to build the new Community Center in front of the existing facility, which will remain open during construction. Parking will be in the rear of the new Community Center and the number of parking spaces will nearly double, from 64 to 141. She discussed the proposed interior layout and noted that the new facility will be more secure and will provide more usable space.

She showed images of various elevations of the design option the Town Council recommended to the County. The Town recommended Option 2 based on the three design options presented by the County at the Town Council Special Meeting on April 3, 2014 and input subsequently received from the public and County staff.

Zoning Administrator Hynes then reviewed the draft conditions recommended by staff for Conditional Use Permit 2014-0001 and noted several key conditions regarding the building design, salvage and reuse of materials, history of the school, the pool house, and stormwater management for East Broad Way. She noted several minor modifications to the Draft Conditions based on input from the County's Design Manager (Attachment 3). Zoning Administrator Hynes noted that, after consultation with County staff, the design of the new building recommended by the Town Council (Elevation Rendering Option 2) will not be included in the list of conditions. Staff recommends that the Planning Commission recommend approval of the Conditional Use Permit with the list of Draft Conditions as distributed on April 23, 2014.

The Commissioners discussed sidewalks, safety issues with the crosswalk, improvements to the pool house, expansion of the facility, preserving the historical value of the maintenance building, incorporating a pathway/trail around the property, and the lack of a fitness center and additional space for seniors.

Sandy Hunter, Project Manager, Loudoun County, spoke on behalf of the Applicant. She said that they would have to reconfigure the existing space if a senior center was added, with an additional cost of approximately \$750,000. The cost of a new pool house would be \$1 million to \$1.5 million. She noted that the costs for these modifications would have to come out of the existing budget for a new building.

Chairwoman Miller called for comments from the public. She said each speaker would have three minutes to address the Planning Commission. She noted the Planning Commission had received 118 written comments in the form of emails, letters, and petitions including 70 in favor of the renovation, 47 for new construction, and one in favor of preserving dark skies. She called on the following individual in the order that they had signed up to speak.

Judy Virtz Beard Fox from Lovettsville, came forward to speak on behalf of the Lovettsville Historical Society. She said the Board has officially agreed to support the Lovettsville Alumni Association in their efforts to preserve the building and that the classroom section of the building has great meaning for those who attended the school. They also discussed that the best option is to build a new center in the Community Park. If not, then the old building, or at least portions of it, should be preserved. Ms. Fox then referenced a letter and church bulletin from 1976 that she submitted about how the community came together after the fire to build the new Community Center. This was a County project, but they included the whole community and the churches. Ms. Fox said she really liked the turnout tonight, whether it be for or against. She said none of this is personal, everyone has their own opinion.

Dean Fox from Keyser, WV said he used to go to this school and he is for the restoration. He still pays taxes here. He heard the comments that the building is not historic, but the fact that it is still here makes it historic. People wanted it. Restore what we have. Years ago it was historic then, that's why it's still here.

Rebecca Bryant of 11915 Purcell Road said that about 14 years ago her daughter was born in a historic home in the middle of the Town of Lovettsville. In 2012, they moved into a 1924 home owned by Olive Johnson, best known for her role as Western Loudoun's music teacher for many years. They have been lovingly and energetically restoring the home and, because of this, only recently have they been able to turn their attention to more local happenings, including the issues surrounding the Community Center. She and her husband started serving on the Lovettsville Historical Society Board of Directors last summer. They love history and they love old buildings. To clarify, she is not here in any official Board capacity, but rather representing her position. She was a single, working mother from 2004 to 2009 and the Community Center practically saved her life. During that time, if she had felt that the services would have been interrupted or moved into a trailer, she would have done everything she could to prevent it. She has two main concerns. One is the preservation and restoration options for the Community Center, especially with regard to its historic value. The other is the need to improve the functionality of the Community Center to better service residents inside and outside of Town limits, whether it be improving the existing structure or building an entirely new facility and to do so with minimal interruption to existing services and traffic and with the utmost regard for the safety of our children. She said she's not sure that the County has necessarily looked at all of the options or heard all of the ideas yet for a variety of reasons. Because of her unique position in understanding and sympathizing with both sides of this issue, she wanted to point out something that many people have probably been overlooking. She said that these concerns are not mutually exclusive. Regardless of where people stand on the issue, it is important for everyone to come together to find a solution to address everyone's concerns. She said she believes that solution will come to light if they approach it with level heads. The important questions now are what do they need to do to ensure the democratic process is respected and that adequate channels for public input are continually provided, and what do they need to do to get consensus.

Malcom Baldwin, 39595 Weatherlea Farm Lane, said he is a relative newcomer to Lovettsville having lived for here for 21 years. They live in a house that was previously owned by Yette Weatherly, who wrote the history of Lovettsville. He is here because he received the memorandum by Ed Spannaus, which is a compelling advocacy for a position that needs much greater consideration. The process by which we have come to consider only one option is deeply flawed. There was a referendum in November 2007 in which the two precincts in Lovettsville favored a bond issue by a vote of 28,000 to 22,000 favoring the reclamation of four community centers. After that, there was a consideration of two renovation options in the new building. That strangely morphed into basically one proposition, for a new building. That was in theory elevated by a so-called public input session attended by some 25 people. He never received a notice. Those who live outside of Lovettsville feel like part of the community, but

they don't always have the kind of information or notice that is required. So 25 people came and 18 people favored what was clearly a proposed new building, ably presented no doubt. The process continues to be flawed. He has deep respect for the Zoning Administrator's presentation, it was marvelous, but it was only one side. They have not seen the preservation proposals that might address some of the same kinds of issues. Unless that is done, this is a flawed process. This is not democracy; it does not represent the wishes of the people. What he is hoping for is that the Planning Commission will consider a recommendation to oppose the granting of the Conditional Use Permit to give the Commission more time to look at some other options, which will satisfy the needs of the community.

Diane Moore, 11419 Georges Mill Road, said she attended school here from the second grade to seventh grade. She also worked in this building for 27 years and she retired seven years ago. This is not the old school. This is a small portion of the old school. If this was the old school that she went to school in, she would be more than willing to do everything she could to support the renovation of it. This building has many flaws and needs a lot of work. The building has lots of issues. It needs people to come in who have never been in it to see the day-to-day operations of what really goes on and what the people who work in this building have to go through every day. It's going to be a loss in the community if they have to close the building for renovation. What will happen to the many children? She comes here three days a week with her great grandson. It is difficult to navigate the building with bad knees. She used to participate in many things here and she was proud to work in the building, but they have to look at it as there might be a time when they have to let go and say they need something that maybe will suit our community better. She is in favor of a new center.

Jim McIntyre, 45 South Loudoun Street, said he has lived in Town for 16 years. He thanked the Planning Commission for the opportunity to speak and for their service to the Town. He also thanked everyone here for coming as well. He said that tonight's hearing is not about whether the County should build a new Community Center or renovate the current building. If it was, he would probably start by reminding the Planning Commission that the National Register of Historic Places examined the current building when it designated Lovettsville's Historic District. It concluded that "Because of the significant amount of alterations and later additions following the fire in the 1970s, the building has lost its architectural integrity and is considered noncontributing." Mr. McIntyre said tonight's hearing is not about deciding whether the County should build a new Community Center or renovate the current building. That decision was made by the County over a year ago. If tonight's hearing was about whether we can still love our Town's history even if we don't save this current structure, then he would certainly spend some talking about how valuable history is to a community. He noted that buildings and bricks can be cherished and valued symbols but he stressed that, just in the last day, the community was painfully reminded that our legacy is not contained in buildings and bricks themselves but in the people that those symbols remind us of. If tonight's hearing was about history, he would challenge the community to work together to develop a Community Center that proudly shares our history with everyone who uses the building. But tonight's hearing is not about our love for our history. Each of us here has proved our love for our community when we made Lovettsville our home. Rather, tonight's hearing concerns only whether or not to grant a Condition Use Permit to the land owner. What that means is that the zoning for this piece of land does not specifically allow the location of a Community Center here. So the Town must weigh the pros and cons to determine whether the operation of a Community Center at 57 East Broad Way would be a good thing for the community. He said he wears a lot of different hats in our Town but he is speaking here tonight on behalf of *Gym with Jim*, the group he started at the Community Center that provides physical education opportunities for area homeschoolers. *Gym with Jim* has met in this building almost every week for the past nine years. He is grateful to have such a welcoming place where children can learn, where they can compete, and where they can experience the joy that comes from living in a community with our neighbors. The Lovettsville Community Center does a tremendous job of living up to its title. It is truly one of the centers of our community and *Gym with Jim* is just one of the many, many groups that are served by this center. Therefore, he encourages the Commissioners to recognize the service that the Community Center provides for our Town by approving the Conditional Use Permit for a new Community Center.

Judy Randal, 37950 Stevens Road, said she has been here since 1979. She said she is really disturbed by the process by which all of this has come about. Those who live outside of Town knew very little about it and they too use the facility. To have the decision made on the basis of 18 people on the Town Council does not spell democracy. She said there are a couple of other points she would like to make. One of them is that it's fabulous to have a center that is family-friendly for young children, but it's not only young children who live in this community. She wished there was more consideration across the age ranges. Another thing that truly disturbs her is that there has been almost no discussion about having an environmentally sound building, whether it's the renovation or a new building, with green building design, energy efficiency, or storm water management. They need to consider the materials that will be used in the building. The siding should be maximally energy efficient and maximally resilient in the case of a disastrous weather event. She has not heard any discussion about that. It also seems to her, as Malcolm mentioned, we seem to be faced with an either/or decision. The proposed building looks pretty nondescript to her. They have an opportunity to make it a distinguished building that operates efficiently, is environmentally friendly, and honors the past.

Fred George III, 13620 Berlin Pike, said he would like a moment of silence for the loss of a good friend, neighbor, and community worker, Paul Cangemi, who lost his life recently. Mr. Cangemi did a lot for the good of our area and community. He said Mr. Cangemi would probably be here tonight if they hadn't lost him so he just wanted to acknowledge that. Mr. George said he is very proud of Lovettsville. This has been his Town. He is almost 58 and he has only been out of Town maybe seven days at a time twice in his life on a couple of cruises. This is home. These walls are home, even the new walls. They're only 40 years old. That's a pretty good start on being historic. He's got a grandson here too. He's tenth generation in this community. If you think this community doesn't mean something to him, it does. He's proud of everyone for coming. This is what the community can do. They can do a whole lot more if they work together. He thanked the Zoning Administrator for the presentation, it was all one-sided. Sycamore trees are no good. There's a blight on Sycamore trees. Don't hold up the project over Sycamore trees because they are no good. And, somebody will get hurt because a limb will fall like right today. The new project – why does it have bathrooms in every classroom? What's up with that? Let's take some of that bathroom money and put it into a façade for bricks in the pool house. And get his brother Charlie, who is a mason, to come up and do it for free. Why can't they lock the doors to protect the kids like the high school and elementary schools do? He wants his grandson protected. Lock the doors. He doesn't want some nut coming around here and shooting at him, or his teachers. Jasper Rickard, a very good friend, and in this presentation we can't even spell his name right. It's R-i-c-k-a-r-d. Mr. George asked how much time he had left. Commissioner Mueller responded 30 seconds. Referring to the fire at the school, Mr. George said his brother Tom was the one who reported it. Mr. George said he was home in bed sick that day. He urged the Planning Commission not to go along with this thing until everybody in the community can weigh in.

Selva Simpson Karslo, from North Bethesda, Maryland, said that in 1935 her father bought two farms here in Lovettsville. She is still a land owner here in Lovettsville. She would like to come home and build something, but everything has changed so much. She knows she's not going to stop progress, but she would like a little bit of her heritage to still be here. When she walked in today, she was filled with so much emotion just walking through here. She climbed those stairs for seven years and she's still alive. A lot of emotions come back to her just being here. She recalled when she was in the fifth grade, at recess one day, and there was smoke. They wondered whose place was on fire. When she got home she learned their bank barn had burned down. They were no longer poor dirt farmers they were now dairy farmers. She would like a little bit of her roots still here so she can come home.

Ryan Hornbaker, 15 Black Forest Lane, said she is for the new Community Center because it is more economical in the long run. This old building, once you start renovating it, you will start finding a lot of problems with it. Not to mention asbestos and the most important thing pointed out in the presentation is that it is not handicapped accessible. She can walk up and down the stairs all day long, but if you have somebody here in a wheelchair or on crutches or unable to walk, are you going to deny them access to the building. They cannot do that especially if it's a preschooler or someone who comes here for

daycare. In addition, if they do the new build, then the old building will remain open and this means that all of the programs and services will still be available and the people who work here will keep their jobs. She said she feels a lot of people are emotional about this because it is a historical building to them and they have a lot of emotional ties. She is newer to Lovettsville – she moved here eight years ago. She has three children here. She had the opportunity to sell her home two years ago and move, but she and her husband told their realtor they don't want to leave Lovettsville. They love it so much here. They love the community and feel accepted here. They moved two miles down the road because they didn't want to leave Lovettsville. As much as everyone has emotions about the historical value, when she walks in here it's the people that help her make her memories. It's not the building that makes the memories, it's the people that make the memories. The new building will better serve our community as a whole.

Rodney Gray, 12 South Berlin Pike, said that he is relatively new to Lovettsville and has only been here 10 years. He grew up in Loudoun County, in Aldie. He feels for the folks who are concerned about their school building going away. His also just went away. Every time he comes in this building, he can't help but look at the different patterns of bricks and wonder how long those bricks can stay up there. His background is in building and building management. He sees so many issues with this current facility. It makes him wonder what's behind some of this stuff that they don't even know about. That's why he is in favor of the new build versus renovation. Not because he wants to tear it down, but this is a County facility and he does not want his tax money going into what could be a black hole of unknown things behind these walls. He thanked everyone for coming out tonight. It is unbelievable to see this many people here. He urged the Planning Commission to pass the Conditional Use Permit tonight.

Jeff Hood, 55 E. Broad Way, was signed up to speak but he did not come forward when called.

Sam Kroiz, 11861 Georges Mill Road, he said this is a good turnout tonight. He talked to Bob Zoldos about a week ago and told him that the meeting back when they supposedly decided was a big joke. Anyone that read the meeting summary, it should be pretty clear to them. Some of the people that are here and speaking in favor of this were at that meeting. They didn't seem to know it was a joke. But there were some people who are here that he won't mention but they know who they are and they knew that meeting was a joke. They know a BS meeting when they see one. This is what that meeting should have been like. It's really sad that we are here debating what was being debated back at that meeting because that's not why we're here today. But it is good to hear from these people and he wished that they would have been informed and could have been at that meeting. It's sad that now they get their voices heard but there's not really any point to it. The Planning Commission is here to consider this Conditional Use Permit and the Commission has the power to call for more public input and to force the County to do it, by not giving them the zoning permit. That's what he is asking the Commission to do. But that's not the only option they have. They could also revise the permit. They would also need a Conditional Use Permit for just the renovation. If they didn't want to withhold the permit altogether, they could just strip any mention of the new building from it. He noticed that even Commissions have questions like what's happening with the crosswalks and with this and that. If you look back at the meeting and the options, half of the pros and cons aren't even on there. They can't even spell John Rickard's dad's name right. You can walk right out there and look at the plaque and see it. Do your homework. This is ridiculous. If you want a new building, put it anywhere else in the County besides the one place that you have to tear this one down. This is the first time he has been in here for a while and it looks pretty good to him. It's got some problems but they have \$5.3 million to fix it.

Tom Ciolkosz, said he moved here five years ago and lives at 14 Spring Farm Drive, right behind the Walker Pavilion. He loves it every day. He said he is here for the children. They haven't talked a lot about the kids, but Fred made some references to kids. His boys are six, four, and two. This building and all of the teachers are great. They come here to use this facility. Yes, adults use this facility. Back in the time when he and Fred used to ride bikes, they probably didn't have helmets and they fell and got back up. But today is a different world. When his son goes to class, he has to go down three flights of stairs to get to the bathroom. There should be bathrooms in those classrooms. As it relates to history, he said he comes from Chicago. On October 8, 1871, the City of Chicago burned to the ground. It burned to the ground and they rebuilt it and it's a great city. Lovettsville can be the same. You don't have to lose

the history. He supports the request for the permit but he asked the Commissioners to think about the needs of the children. They're our future. Yes, it's great to think about the past and the history, but they have children they have to think about and the growth that this community is experiencing.

Natalie Metzler, 13223 Greenstaff Lane, said that when she moved here four years ago after her husband retired from the Navy, they were looking for a community because they knew they were going to stay. They had moved around a lot, every two to three years. What they found here was a community. One of her prerequisites was a community center, an elementary school, and a library. When she grew up in the city in Cleveland, she could ride her bike to the library and she had kids to play with, which was fantastic. She and her husband wanted more of a rural life. They found that in Lovettsville. One of the things she really loves about this place is that everyone comes together here. She has the most diverse group of friends. The most diverse group of people she has ever known are here and everybody gets along. They get along on the playground and they visit with their kids before preschool. It's absolutely fantastic and they all come together here and enjoy each other's company. But this building really doesn't meet its needs anymore. The new design will be LEED Certified. It won't have stairs where her daughter's preschool teacher twisted her ankle when they were preparing to go on a field trip to the Post Office. The classrooms leak. It's more than just TLC. When they do the renovations here you are going to find asbestos. She used to work for asbestos attorneys and she knows what that turns into, it's a mess. It's just better to move on in this one case. They have amazing other historical buildings here. She has been in the New Jerusalem Church and the Methodist Saint James Church. There are lots of places that they can preserve here and focus their energies on. They could take the former woodworking shop and turn that into another optional classroom space for extra activities. They could come up with the money. They can do fundraising for that and she would be happy to help. She is a Girl Scout Troop Leader, a Girl Scout Camp Director, she's on the Board of the Lovettsville-Waterford Ruritans Club, and she's an active member of the PTO. She is part of the community. Those who do that have the right to want something better for our future and to not be just kind of held back. She means that respectfully and that's why she supports Option 2 because it really echoes the design of the original building. That is one way to honor that.

Dana Carmichael, 13171 Forest Green Lane, said she lives on Loveland Johnson's farm. She is fortunate enough to have Willard Johnson as her neighbor and the late Catherine Johnson was her neighbor. Catherine use to say when she looked out at the neighborhood, "They use to grow corn and now they grow children" because there are so many children in their small neighborhood. Catherine used to tell stories about going to school here in Lovettsville. It was very important to her. Ms. Carmichael said she loves this Town. She has only lived here a short period of time. They moved here when her daughter was 15 months and now she is 10 years old. Not many people who are new might even know that this was an old school. She loves the idea and she is for building a new building. She would love for people who went to school here to write their stories, to have pictures, to talk about what this school meant to them. The new people to this Town and the ones who still live here can learn about what went on in this school and how important this school was to our community. The Community Center is one of the life bloods of this community. It was one of the reasons she was willing to move out to Lovettsville. Some people have said that just the kids use the Community Center, but there is more than that. She comes to many of the dinners, like the German dinner during Oktoberfest, Cinco de Mayo, and many other events here. It's a great place where people who have lived here for many generations come and new people come and they all get together. Unfortunately, a lot of people do not come to meetings. She's the PTO President of Lovettsville. Not many people come to meetings unless it's an issue that's important to them. Maybe they can all just really do their best to come to Town Council meetings, Board of Supervisor meetings, and School Board meetings because important decisions are made at those meetings. It is important for people to speak their minds and speak their voices. She asked the Planning Commission to approve the Conditional Use Permit and she supports a new building.

Shannon Krise, 51 East Broad Way, said she is speaking in favor of the Conditional Use Permit. Just to reaffirm, she did not attend any previous meetings regarding this issue. She comes to the Community Center frequently. When her sons were young and they first moved here, the Community Center was such a great place to come. Her daughter is enrolled in preschool this fall. They saw the proposal on

display here at the Community Center and she put her comments in a box. She expressed her opinion in favor of a new building primarily because the proposal made it very clear that a lot of the services that the Community Center provides would not be available for a period of one to two years. That's a long time. That's her daughter's pre-school. They are here two to three times a week, that's a lot of services to lose. Not to mention the people who live in the community that work here who would be losing their jobs during that time. She reaffirmed that is the reason she is supporting the new building.

Charlie George said he owns 14 Park Place and lives over in Brunswick. He said his father graduated in 1949 with a graduating class of three. That should be historic enough. His Uncle Henry graduated in 1954. He was in the last second grade class here in 1974, but on the slide (referring to the Zoning Administrator's presentation) it said that school opened up in '73, but it really opened up in '74. That ball field down there – there's no place to play ball here for softball or baseball, for girls or boys. The center field is up high. Fix up the ball field, after all, that's going to be a mosquito pit once you put that sediment pond in down there. It's going to be a big eyesore, overgrown grass, and a lot of complaints.

Angeline Mullinix, 38690 Cassia Lane, said she lives on 10-acres off of Georges Mill Lane. When she moved here 10 years ago her son was in the first grade. She was holding her breath about what she was going to do for afterschool care because it was a lottery. They don't need to go back to a situation where that is the case. Her son went to CASA at the Community Center from first to fifth grade. She has two other children who will attend the Community Center. Her older son played sports there. They used the field more for parking than they did to play ball. She respects the memories that people have of going to school here, but she asked the Commissioners to give an equal amount of weight to the future memories that the kids who will go to school here are going to create. She gave the example of buying an old car like the one her grandfather use to drive and having to get rid of it because it cost too much to maintain.

Shelly Tomlinson, 28 Mills Court, said she is here representing commuting and working parents. She said she does not know what she'd do without the Community Center. She comes here for yoga and her family uses the pool constantly. She is not for or against either option but is against being without preschool for two years.

Brenda Stanley, 28 Stocks Street, said she is for a new Community Center. She has two businesses in Town, baked goods and child care. She took care of a little girl with special needs and she had friends who could not walk. If they wanted to come to school here, they would not be able to use the building. She said that is unacceptable and asked the Commissioners to consider this aspect of the Community Center.

Jennifer Bergel, 10901 Georges Mill Road, said her kids asked her to speak on their behalf. Her husband joined the Parks Committee in 1997 to help get it on its way. It took a decade to get it going. Her family went to school here at the Community Center, but the school no longer exists. They then went to County, Valley, and Woodgrove. The Community Center was born after a fire that occurred when her sister was born. She has watched its metamorphosis for 40 years. She and her family have used the Community Center extensively over the past several decades. The facility is dangerous and does not meet the needs of the community. To say a democratic process has not been followed is untrue. She has been a part of the process. People don't attend meetings but that doesn't mean they don't care. There was a process followed. Facelifts are sometimes band aids. The Frederick Douglas Elementary in Leesburg was rebuilt from the ground up. Talk about history, talk about history being preserved.

Dean Settle, 40250 Quarter Branch Road, said he had heard a lot tonight. He is a contractor and he lives and dies by estimates. What they are seeing here is the County is lowering the price to get in what they want to get in and then afterwards it will go over on cost overruns and change orders, etc. The numbers are not where they should be. With regard to the Planning Commission, it has been brought to his attention tonight that they have to do this even for the renovation to be in compliance with zoning. He can support that. Only the gardens would be affected by the wing out here so let's just leave those in place. Let's dispense with distributing bricks until they actually review the numbers. This is an active part of the community. He welcomed the newcomers to Lovettsville but asked them to leave it the way it was.

He noted the difference in Purcellville over the past five to ten years and said "Don't Purcellville Lovettsville." He wants kids to have a place to come for day care and he understands there are ADA requirements that have to be met. That all is possible here; they don't need to go into a new building. He advocates for the change in the zoning to accommodate this, but let's not go down the road where they are dedicated to going with the new building just yet.

Stephanie Bickmore, 58 E. Broad Way, said she is new to Town and has only lived here for 13 years; however, she grew up in Ashburn and it is nothing like it was. She said she understands the pain of losing things that are historic and mean a lot to you. Part of the problem is that there is disjointedness with what is happening with this building and the importance of continuing the services. The meetings were announced on the building, so if you used the building, you knew about the meetings. As a working mom, she felt isolated because she didn't grow up here and she didn't know people. She worked full-time but was on maternity leave with her second child. She came to a dinner here and a very kind couple, the Cangemis, came up to her, introduced themselves, and made her feel welcome. They encouraged her to put her youngest child into the Community Center. Once she put her child into a class she began making connections with other parents. The Community Center provides a great sense of community and they need to have continued services.

Wonza Bell said her original address is 14 S. Loudoun Street. She has been there for over 50 years and the home has been in her family for 100 years. Lovettsville is part of her. She went there when they first built the school and was there when they first integrated the school. In her opinion, renovation will require the use of trailers. She has heard people talk about the little people and the seniors, but she has heard nothing about services for teenagers. They need things here for teenagers to do in the Town of Lovettsville instead of being on the street. If they are going to spend taxpayer dollars on the renovation or a new building, put some plans out there for the teenagers. Think about the teenagers because they are part of the future also. This is a serious problem, not only in Lovettsville, but all over. Please get the teenagers off the street and let them be part of the community too.

Patricia Rostkowski, 13079 April Circle, said she hopes that the Planning Commission comes to a decision tonight. She lives just outside of the Town boundaries. She moved here two years ago and immediately established what she hoped would be a service-oriented relationship with Lovettsville. She is an active member of several committees and she really does care about the Town. She hadn't planned on speaking tonight but if there is any chance of a vote, she wanted her concerns to be heard. First, she commended the Town's zoning administrator/planner on her ambitious draft of Condition #7, which she supports as an individual and a local representative of the International Dark-Sky Association. The IDA's mission is "To preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting." Ms. Rostkowski said that because tonight's meeting is in large part about a different form of heritage, she will defer further comments about dark-sky friendly outdoor lighting at this time. But she does want to express concerns about the environmental impact from light egress from inside the proposed glass gymnasium that faces Lovettsville Road. She said that as the facility is currently envisioned, Condition #13 apparently contradicts Condition #7 and #10, as she understands them. Her proposal for Condition #7 has been submitted to Ms. Hynes in the past 24 hours. She would be happy to submit the same specific ideas about Condition #7 to the Planning Commission, in writing if necessary, and perhaps speak before the Town Council on May 8, if appropriate. She is still trying to navigate this democratic process appropriately.

Chairwoman Miller called on Shannon Krise. Ms. Krise indicated she had already spoken. Chairwoman Miller called on Jeff Hood. A member of the audience said that Mr. Hood had left. Chairwoman Miller then asked if anyone else wished to speak.

Michelle McIntyre, 45 South Loudoun Street, said that as she looks out on the audience she sees people that she sits on boards and committees with and she wanted to reiterate that time and time again they all beat their heads against the table. How can they get people to come to meetings? They put ads in newspapers, they send out email blasts, they pass out flyers and people don't show up to things. People who are opposed to the CUP, some of those very people were here. Why didn't they mobilize

then at the first meeting and gather people? Some of the people who have left, they weren't even doing email at the time, but they were here and they knew what was going on. They all bear the responsibility for getting out word and being educated about the process that we need to go through. She loves the idea of the brick salvage and preserving portions of the memorial gardens. She wants to know why that isn't an option that can be incorporated into the new design, which she supports. She lives in an old house and understands historical value. When she took off the porch to her house she heard a lot about that. But she can't expand her kitchen because it's a 1915 bungalow and she can't ruin the beauty and authenticity of that adorable kitchen to update it. She's not cold hearted, she understands, but she also needed an addition on her house to make it work for her family. She said she encouraged people to consider that. Let's make this work for our community, not for a few people, not for one person, but for many people.

John Leonard, 38205 Bolington Road, said he has lived in Lovettsville the majority of his life. He grew up in this building and on this land. He said to reconsider where you're going to put this new, proposed Community Center. Here on this corner is going to be a big humongous mess. Mr. Leonard said that trying to reconfigure this intersection to make it bigger while having kids crossing the street into the new park is not going to work. He also said, "Don't squirkle the Community Center."

Hearing no further comments, Chairwoman Miller closed the public hearing at 9:49 p.m. and reopened the regular meeting. She introduced the Planning Commissioners again (there was no change in those present). Chairman Miller thanked everyone their comments.

The Commissioners discussed minor modifications of the draft conditions as well as some additional recommendations they would like to see included (Attachment 5).

Motion: I move that the Lovettsville Planning Commission recommend that the Lovettsville Town Council approve the Conditional Use Permit Application LVCU 2014-0001 with the recommended draft conditions, including those discussed tonight. Also, the recommendations as stated should be included in any recommendation to the Council.

By: Vice Chair Mueller

Second: Commissioner Quintana

Chairwoman Miller called for discussion.

Commissioner Quintana thanked everyone for coming out and presenting their points of view. He said he is going to vote for approval because, in his view, it is what is best for the future of the community. He knows some will disagree, but he hopes they understand the reason they are here is to do what is best for the Town and the Community Center.

Vice Chair Muller said one of the things they do have to consider as the Planning Commission was, is this in line with the established plan? There are two parts in the plan. In the introduction they talk about the long-range vision and goals and Number 3 is to preserve historic resources and unique cultural heritage. Chapter 1 is historic resources and one of the goals is to preserve as much of the Town's historic character and as many of its significant historic structures and resources as possible to provide a sense of community, continuity, esthetic pleasure, recreational opportunities, and economic attractiveness. He said that is one of the more important things the Planning Commission has to consider because they are the keepers of this plan. The people who spoke here tonight are thinking very much about that. One thing they have to consider - is what's left of this original building truly historic and is it something they feel obliged to save? Having the availability of the resources available here is very important and should be considered too.

Chairwoman Miller thanked everyone for coming out. She said that the Planning Commission is tasked with the vote to approve or disapprove this use permit only and not whether or not to save this building. As much as they all have their own opinions on that, they are not here to judge that. They are here to

recommend the use of this building or any future building on this property. Chairwoman Miller then asked each of the Commissioners for their vote. She also asked them to provide an explanation for their vote.

Commissioner McDonough said he is the newest member of the Planning Commission and has been on the Commission for six months. He understands the attachment to this building. The elementary school he went to was torn down while he was living across the country. He didn't know about it and was completely heartbroken over it. The new Community Center is going to be built. The momentum to cause that to happen is going pretty fast. If there were a way to do both, to build the Community Center across the street and work something out here; that would really have a lot of support. But this building doesn't belong to the Town like a lot of people have said in the social media, it belongs to the County. Seeing all of these people come out tonight to this meeting, he's sure that the Board of Supervisors for the County would have loved to have had this meeting with you as well. If it had happened before, perhaps things wouldn't be where they are today. Commissioner McDonough said he is going to vote no, mainly as a symbolic gesture since he can't stop what is going to go on. Perhaps the process needed to have been slowed down so that this group of people could have connected with the proper representatives at the County level to express their overwhelming desire that something better be done to this facility. He said he is not abstaining but he wanted to make sure he is on the record as showing that he does understand what is going on but that he will also enjoy the new facility here in two or three years.

Commissioner Gentile voted yes. He said that the new Community Center will be much better for the community and keeping the facility open while the new one is being built is just the smartest thing to do for the community.

Commissioner Jones said she appreciated everyone's genuine concern for the Community Center and the history of the Town of Lovettsville. She appreciates the fact that so many people had shared their concerns and thoughts about the fate of the Community Center and wanted to speak to her, her fellow Commissioners, the Council Members, and the Mayor. She said she wished they had the same enthusiasm at their other meetings and hearings. She understands passion and the need and want to be heard but ultimately it is their decision as a Town. The County voted on a referendum that allowed County funds to be used to rebuild five community centers. Nothing was promised for a renovation of our Community Center. The language used in the voting question was ambiguous. It is unfortunate that it was presented to the voters in that way. It is confusing and misguided if that was not the County's intention. Yes, other community centers were renovated but our Community Center will not be one of those. The County has determined that the funds would be better spent building a new Community Center with the demolition of the old building. Commissioner Jones said she is truly sorry about that. With all that being said, the building that you and your families once used no longer exists. She described a personal story about her grandmother's home that held many memories. She was devastated when her grandmother sold that house in order to buy her dream house that would better meet her needs. Commissioner Jones said this still saddens her but she had to get over it. She said that today she is going to vote yes on the matter because she has a greater duty to the community as a whole. The Town needs a Community Center that will meet the needs of everyone. She said that the County does not have to give them a Community Center and they need to remember this. If they are perceived as being too difficult, the County could spend the money somewhere else and they would all lose, especially the children. She said she hopes they would use this energy today to help the Town work with the County to get the square footage and resources to serve the needs of the community, now and in the future; to get a safe cross walk to the new County park; to ask for a new pool house that will better serve those who use it for leisure, swim classes, or swim matches; and to reuse parts of the building for a memorial so they do not ever have to forget.

Commissioner Bauer thanked everyone for coming. She said it is hard to see something you love go, but overall the benefits outweigh the loss of the building. It would great if they could re-appropriate part of it, but she does not see that happening so she is voting yes on the Conditional Use Permit.

Commissioner Quintana said he is voting yes because, like his fellow Commissioners, he finds the value proposition of a new building outweighs the sadness of letting the old building go.

Vice Chair Mueller once again thanked everyone for coming out tonight. He said that part of the issue tonight wasn't so much that they were talking about a new building or even considering this Conditional Use Permit. It was more about how it was done and the lack of information. He said the Planning Commission does not really have much control over that. People here feel like they didn't have a say in it, but the process goes on. Earlier he discussed the Comprehensive Plan, which they spent a lot of time working on and every five years they renew it. The question for him is – is this building historic? He said there is a difference between nostalgia and history. He did not think there was much left of the historic building. Although people who have been here a long time would like to keep it, it doesn't really serve the community. If there were more here that they could identify, the County could look at ways of saving a portion of the building. This is a County project and they have worked through the numbers and if there are issues, the Planning Commission cannot address them here. The question is – do they go ahead with this, or not? Part of him says no, but he has to vote yes on this because it's the right thing to do in keeping with Plan.

Chairwoman Miller said she is voting yes only because the item that was brought before them tonight is for a Conditional Use Permit for a condition that already exists. She said she cannot find one argument against that and she has tried. Her vote is yes to approve the Conditional Use Permit. She said there is still one more step – the Town Council has to meet and vote on this. She recommended that those who are interested attend that meeting and be heard again, if they wished. This permit is for a use that they already have. She again encouraged people to attend and voice their opinion at the Town Council meeting on May 8. She thanked everyone for coming out.

Aye: Commissioners Bauer, Jones, Gentile, Mueller, Miller, and Quintana
Nay: Commissioner McDonough
Abstain: None
Absent: None

Chairwoman Miller called for additional public comments other than what they had heard tonight. A member of the audience questioned the cost of the new building and asked if the Commissioners had talked to any historians about the building. Chairwoman Miller said they had already accepted public comments about this issue.

Adjournment

The meeting was adjourned at 10:33 p.m.

Respectfully submitted,



Harriet West, Town Clerk

Date Approved: December 3, 2014

Attachments:

1. Notice of Public Hearing
2. PowerPoint Presentation, Public Hearing LVCU 2014-0001
3. Draft Conditions Recommended by Staff for Review by the Planning Commission on April 23, 2014, Conditional Use Permit LVCU 2014-0001, Revised on April 23, 2014
4. Speaker Sign In Sheet
5. Revisions to Conditions and Planning Commission Recommendations

Purcellville Committee on the Arts (newly formed)

Any citizens interested in being considered for membership on the above Commission, Committee or Board should obtain an application form from the Town Hall during normal work hours or visit our website <http://www.purcellvilleva.gov> in order to download an application. Please attach a letter of interest or resume outlining your qualifications for consideration by the Town Council. If you have any questions concerning the vacant positions or the appointment process, please do not hesitate to contact Jennifer Helbert, Town Clerk at (540) 751-2333.

The Mayfair planned development on the Loudoun County land record Number 487-36-5498, owned by development is generally located Woodgrove High School. The north side of the Woodgrove High School and the Chestnut Overlook subdivision south by property owned by Bruce Richardson Lane.

This Final Development Plan at Purcellville Town Hall, 221 South PM, Monday through Friday, 10:00 AM to 4:00 PM.

Hearing assistance is available for any type of reasonable accommodation for sensory or mental disability, call 703-742-1111. Please provide notice of meeting.

Doug McCollum, Chair
Planning Commission
Town of Purcellville

**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 April 23, 2014 at 7:30pm at the Lovettsville Community Center, 57 East Broad Way.

LVCU 2014-0001 57 East Broad Way

Consider a request by Loudoun County for a Conditional Use Permit to Section 3-3 (c)(xii) of the Lovettsville Zoning Ordinance to allow the operation of a Community Center as a conditionally permitted use. The parcel is located at 57 East Broad Way and is identified as Loudoun County PIN 334-46-3908.

The items 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 postponed, the public hearing will be convened on the next regular scheduled meeting at the same time and place.



Public Hearing LVCU-2014-0001

Community Center
57 East Broad Way
Conditional Use Permit



LVCU-2014-0001

Consider a request by Loudoun County for a Conditional Use Permit to Section 3-3 (c)(xii) of the Lovettsville Zoning Ordinance to allow the operation of a Community Center as a conditionally permitted use. The parcel is located at 57 East Broad Way and is identified as Loudoun County PIN 334-46-3908.

Purpose

- Loudoun County is moving forward with plans to construct a new building for the Lovettsville Community Center
- The existing Community Center is a legal non-conforming use in the R-1 District
- Before Loudoun County can move forward with submitting a site plan, the Community Center needs to conform with the Zoning Ordinance

Planning Commission's Role

- To review application & provide a recommendation to the Town Council
- The questions before the Planning Commission are as follows:
 - Is the proposed use an appropriate use for 57 East Broad Way?
 - Is the proposed use consistent with the public health, convenience, safety, & public welfare of the surrounding community?
 - Does the proposed use meet the intent of the Zoning Ordinance & the Comprehensive Plan?



Background



History of the School

- Original portion of the building constructed in 1927
- Served as the K thru 12 school from 1927 to 1954
- After 1954, Lovettsville School served as the elementary school for the community
- Current Lovettsville Elementary School opened in 1973
- After a fire devastated the building in the early 1970s, the majority of the building was reconstructed for use as a community center
- Community Center opened in October of 1974

History of the Project

- Starting in the mid-2000s the County began plans for renovating several community centers
- Funding for these renovations was approved by the voters of Loudoun County in the fall of 2007 when the funding question was placed on the November referendum ballot.
- The bond referendum passed & the County began renovation projects on centers, including Bluemont and Lucketts.

<p>Member School Board At Large (Vote for not more than one)</p> <p><input type="radio"/> Herbert L. Elyan <input type="radio"/> Thomas E. "Tom" Reid</p>	<p>ALDIE FIRE & RESCUE STATION</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$9,200,000 to finance, in whole or in part, the cost to design, construct and equip the new Aldie Fire & Rescue Station?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>BROADLANDS RECREATION CENTER</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$2,425,000 to finance, in whole or in part, the cost to design, construct and equip the new Broad Recreation Center?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>
<p>Member School Board Broad Run District (Vote for not more than one)</p> <p><input type="radio"/> Robert Joseph Orneser</p>	<p>EASTERN LOUDOUN SHERIFF SUBSTATION</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$5,200,000 to finance, in whole or in part, the cost to design, construct and equip the new Eastern Loudoun Sheriff Substation?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>SCHOENBERG HIGH SCHOOL</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$15,475,000 to finance, in whole or in part, the cost to purchase the Schoenberg High School?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>
<p>FIRE STATION PROJECTS</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$10,000,000 to finance in whole or in part, the cost to design, construct and equip the renovation of existing fire stations?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>WESTERN LOUDOUN SHERIFF SUBSTATION</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$2,000,000 to finance, in whole or in part, the cost to design, construct and equip the renovation of five existing community centers?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p>GUM SPRING LIBRARY</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$2,000,000 to finance, in whole or in part, the cost to design, construct and equip the renovation of five existing community centers?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>
<p>COMMUNITY CENTER PROJECTS</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$13,510,000 to finance in whole or in part, the cost to design, construct and equip the renovation of five existing community centers?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	<p style="text-align: center;">COMMUNITY CENTER PROJECTS</p> <p>QUESTION: Shall the County of Loudoun, Virginia contract a debt and issue its general obligation capital improvement bonds in the maximum amount of \$13,510,000 to finance in whole or in part, the cost to design, construct and equip the renovation of five existing community centers?</p> <p><input type="radio"/> YES <input type="radio"/> NO</p>	

Renovation versus New Build

- Preliminary planning & design began on the Lovettsville Center in 2011
 - LSY Architects compared two scenarios in a May 31, 2012 Report to the County :
 - To renovate current building & temporary relocate services during renovation (2 years)
- OR
- To build a new building

List of Needed Improvements

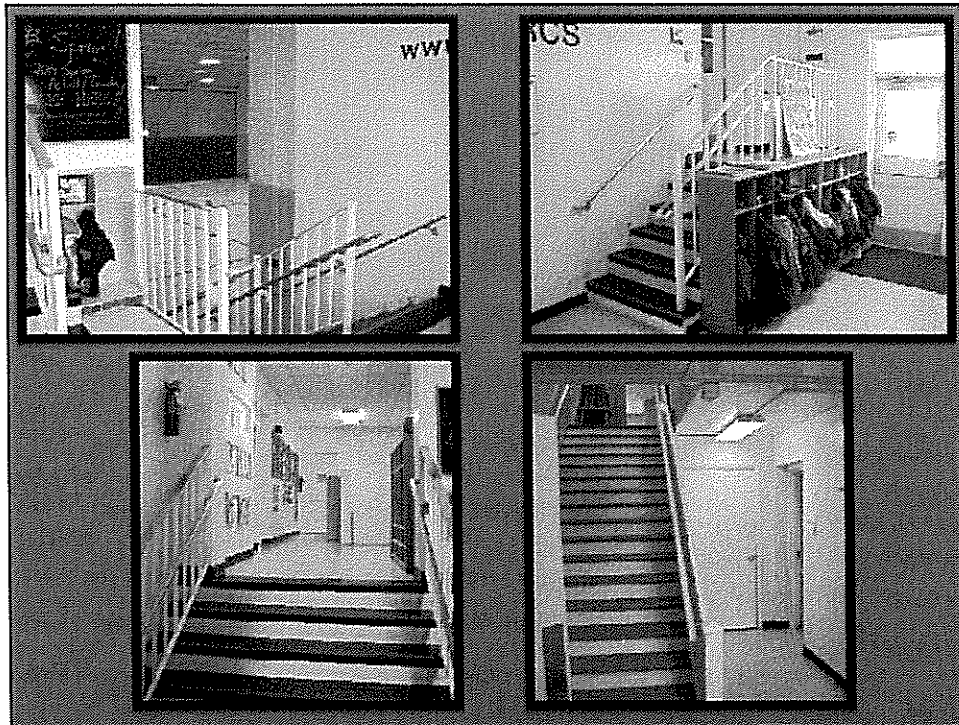
From May 31, 2012 LSY Report:

- Provide adequate parking to support center & seasonal parking for swim meets & other high traffic events.
- Improve ventilation with new roof top units
- Replace plumbing fixtures to reduce water consumption
- Provide fire suppression system for entire building
- Abate hazardous materials, including asbestos and lead paint, throughout building.
- Repair water damage to exterior walls & improve water drainage away from building.

Lack of Accessibility

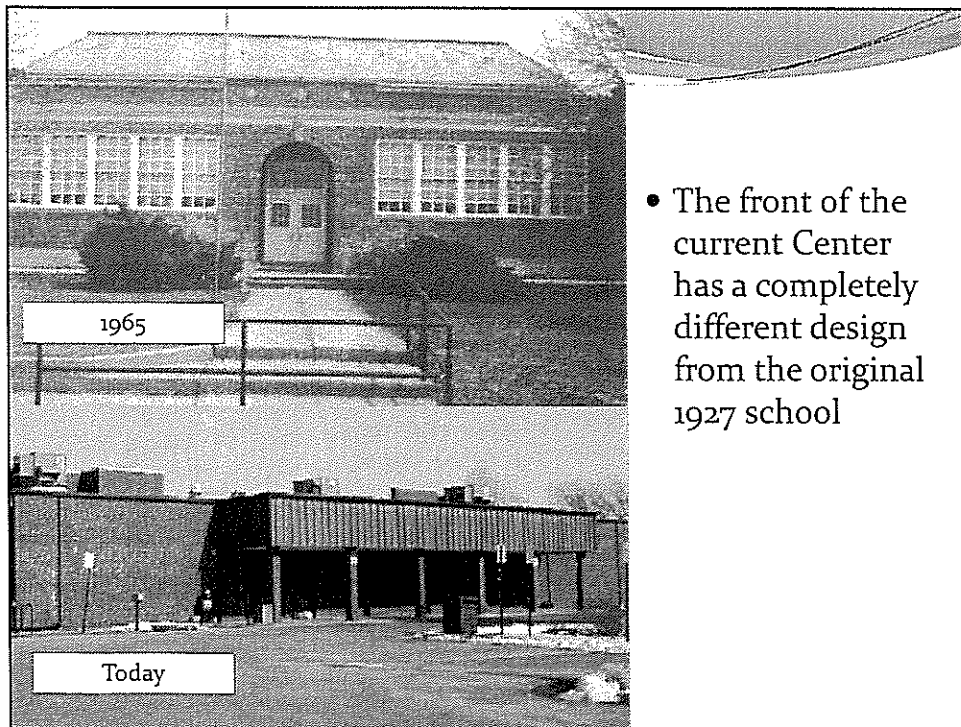
Also from May 31, 2012 Report:

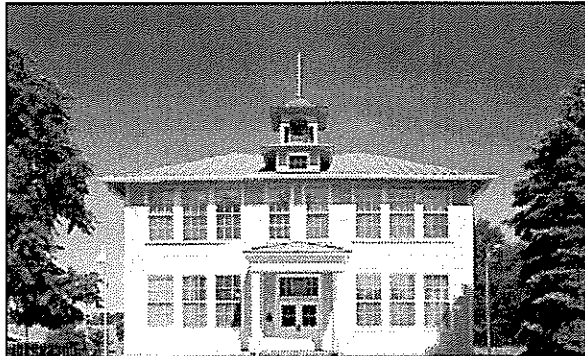
- The building does not have an elevator, ramps, or motorized lifts on any of the stairways.
- Visitors in wheelchairs or with significant mobility impairments are not able to travel between levels once inside the building.
- Handicap access is provided from exterior entrances on level two and three.



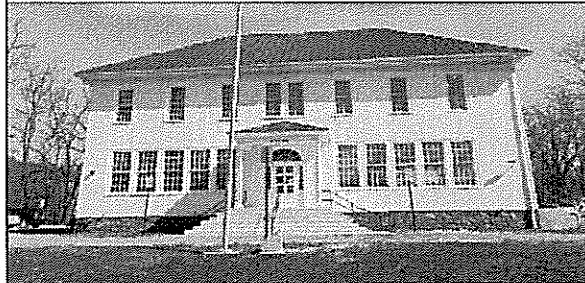
In Comparison to other Centers

- The Report by LSY also found that unlike the centers at Bluemont and Lucketts, much of the original structure in the Lovettsville building had been altered or destroyed by construction projects and a substantial fire in the 1970s.





Lucketts Community Center



Bluemont Community Center

Both of these historic school buildings were renovated because the majority of the original building remained

November 2012 Meeting

- County presented findings of LSY Architects at a meeting in November 2012 – looking at renovating the existing structure & building a completely new building.
- Preliminary designs were presented & the public was invited to comment.
- Based on the County's preference for the new building option, & the support from the public at the community meeting & the support of the Town Council, the County moved forward with plans for a new community center & the removal of the existing structure.



Public Input

- The LSY Report has been available for public review on the Loudoun County Website Since 2012
- Updates on the Community Center Project were included in the Town Friday Email & the Town Website
- A follow-up Public Information Meeting was held on April 3, 2014 at the Community Center



Current Building

Use of Building

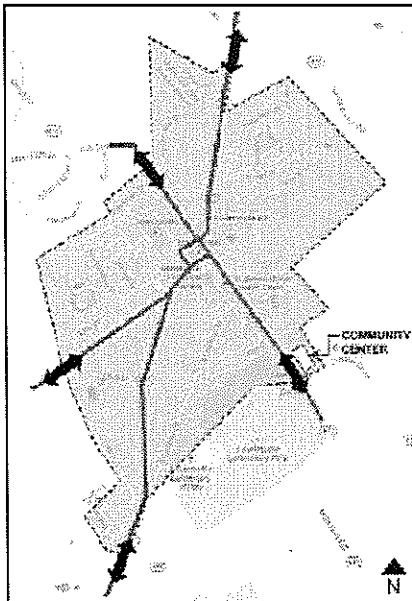
- Serves nearly 200 families each day. It also provides a variety of classes & special activities for all ages, interests & abilities.
- Examples:
 - Senior Lunch served twice a month
 - High school age students drop-in for basketball
 - Elementary aged kids ride the bus from school for gymnastics
 - Adults play volleyball or take exercise classes.
- The Center has a state-licensed preschool program serving children aged 3 to 5 years

Use of Building

- Offers more than 15 special family events a year
- Building is also used by community groups for meeting space & special events. The Town also uses the space throughout the year for large meetings & special events
- Typical hours of operation are 7:00 am to 9:30 pm Mon to Thurs & Fri 7:00 am to 6:30 pm.
 - This meets the hours of operation requirements that limits commercial operations between the hours of 7:00 am and 11:00 pm when within 100 ft of a residential property.

Site Facts

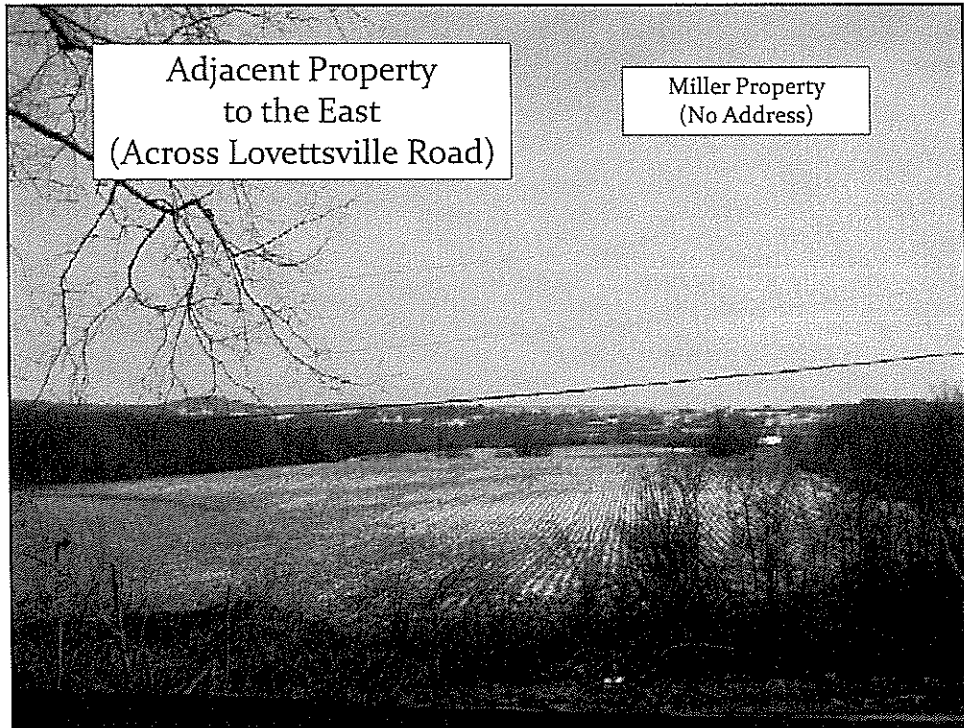
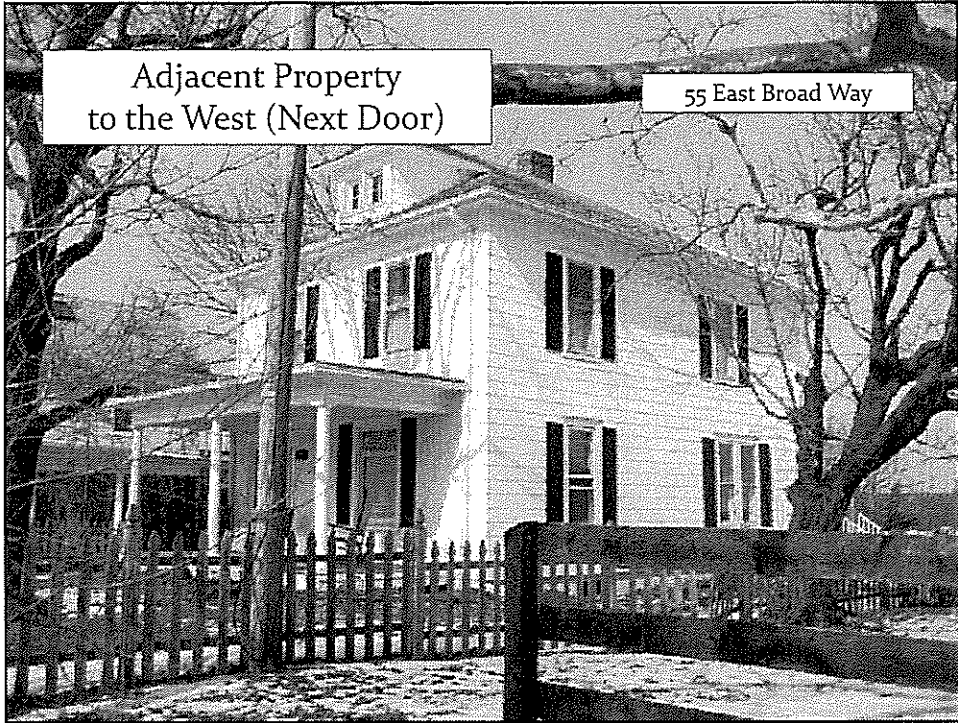
- 57 East Broad Way
- Zoned R-1 Residential
- 6.08 acres
- Building Size:
 - 14,989 sq ft
- Access to the parcel currently comes from a single entrance accessed from East Broad Way.

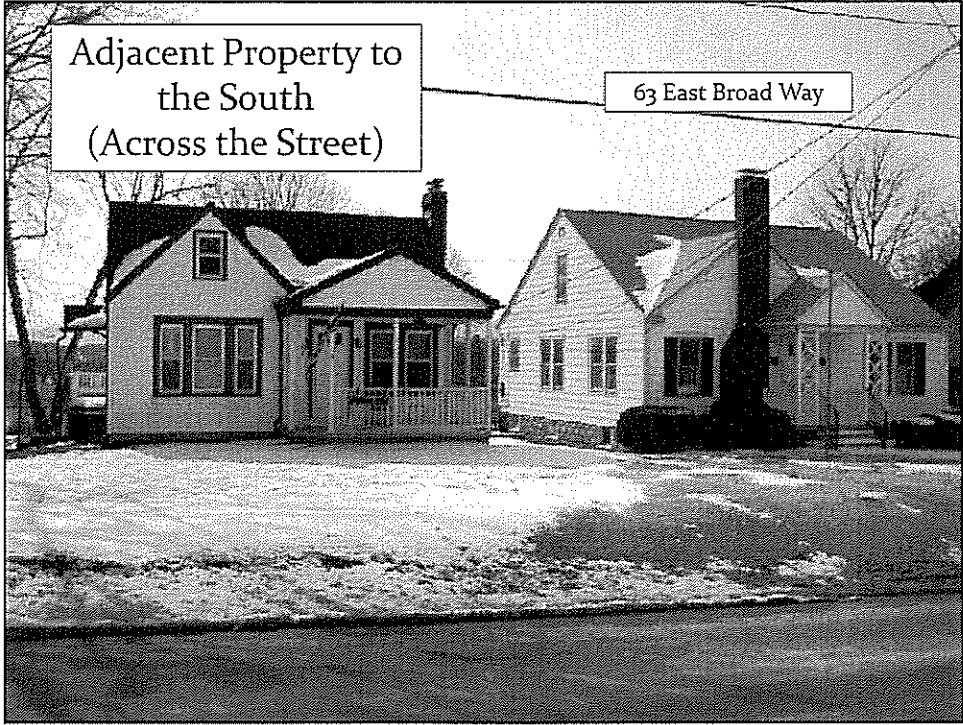


TOWN OF LOVETTSVILLE
MAJOR ROADS & ENTRY POINTS



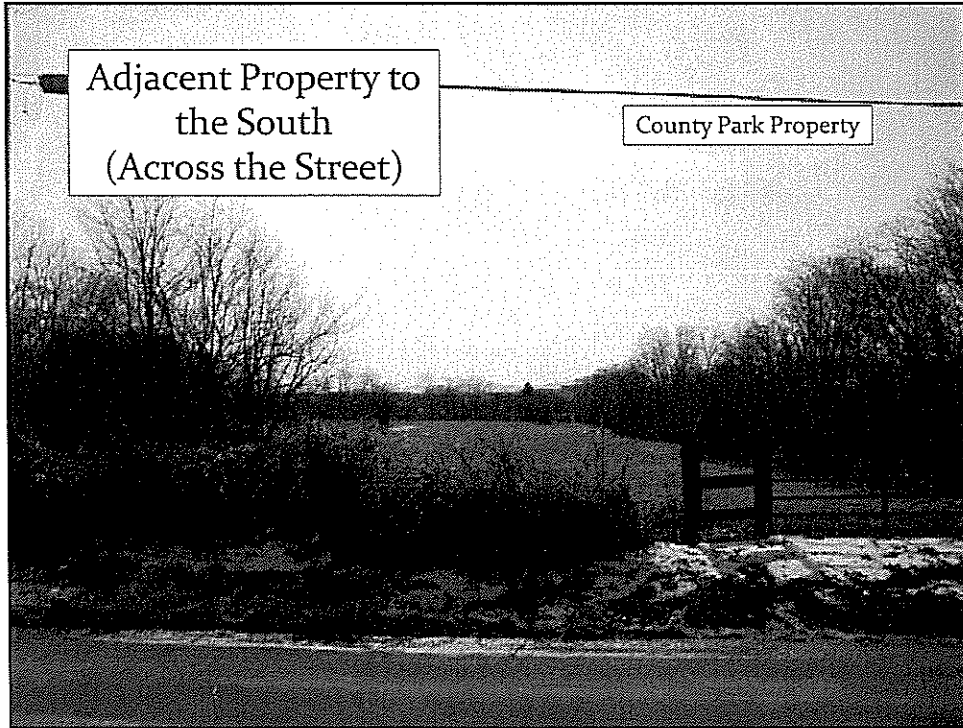
EXISTING COMMUNITY CENTER – AERIAL VIEW





Adjacent Property to
the South
(Across the Street)

63 East Broad Way

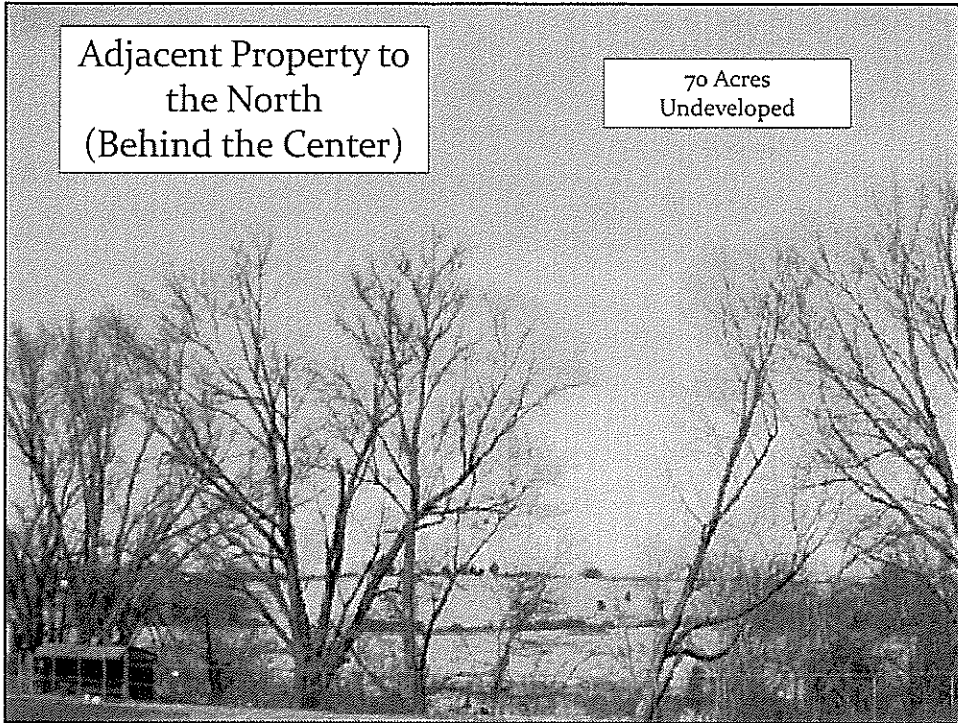


Adjacent Property to
the South
(Across the Street)

County Park Property

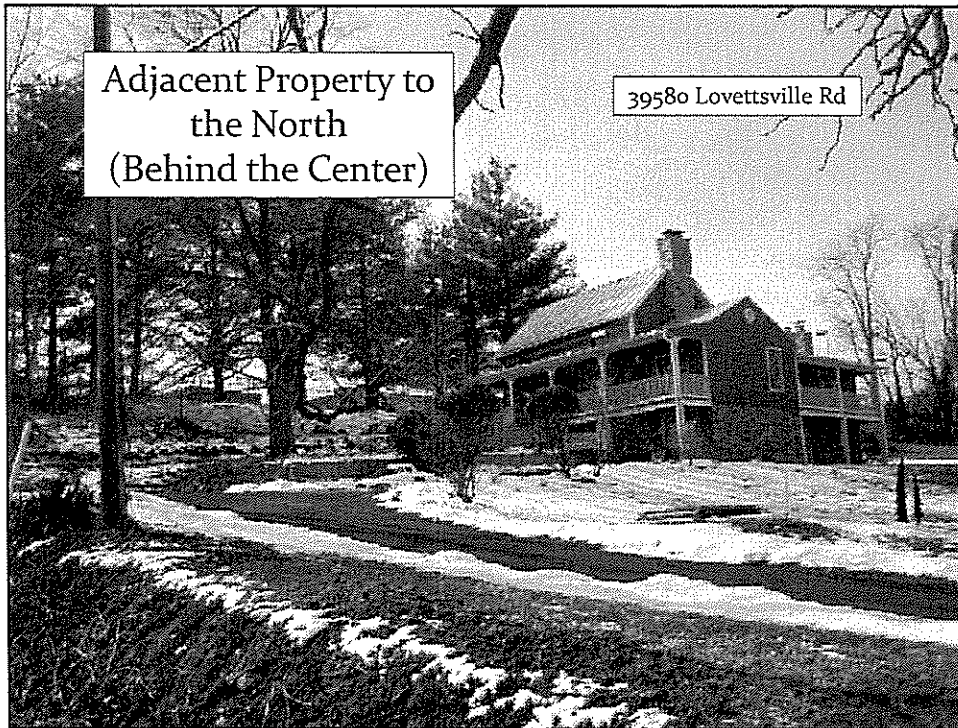
Adjacent Property to
the North
(Behind the Center)

70 Acres
Undeveloped



Adjacent Property to
the North
(Behind the Center)

39580 Lovettsville Rd



Neighborhood Perspective

- The Town has not received any complaints from the adjacent property owners about the use of the Community Center
- The Center is in a good location because it is surrounded by several undeveloped properties, at an entrance to Town, this is a beneficial set-up for high traffic events
- Some neighbors have complained about the lighting of the tennis courts & basketball courts creating a nuisance

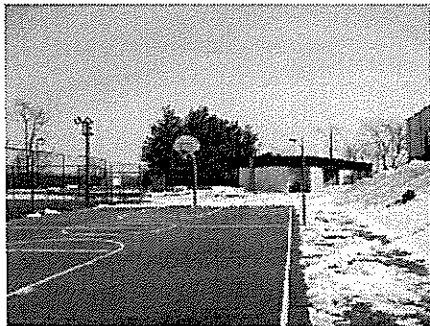
Baseball Field



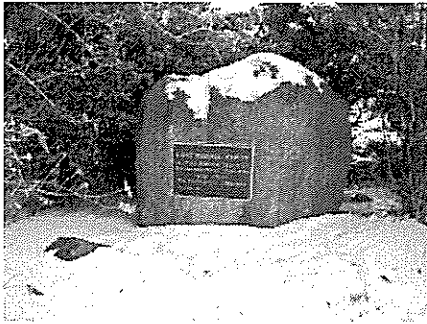
Pool & Playground



Tennis Court & Basketball Court

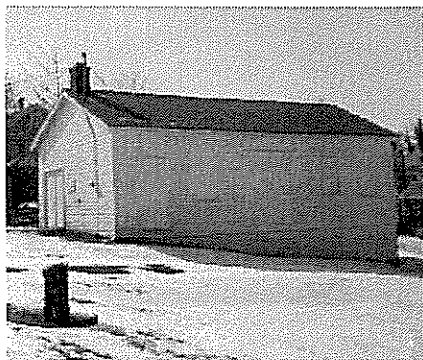


Laing Memorial Garden



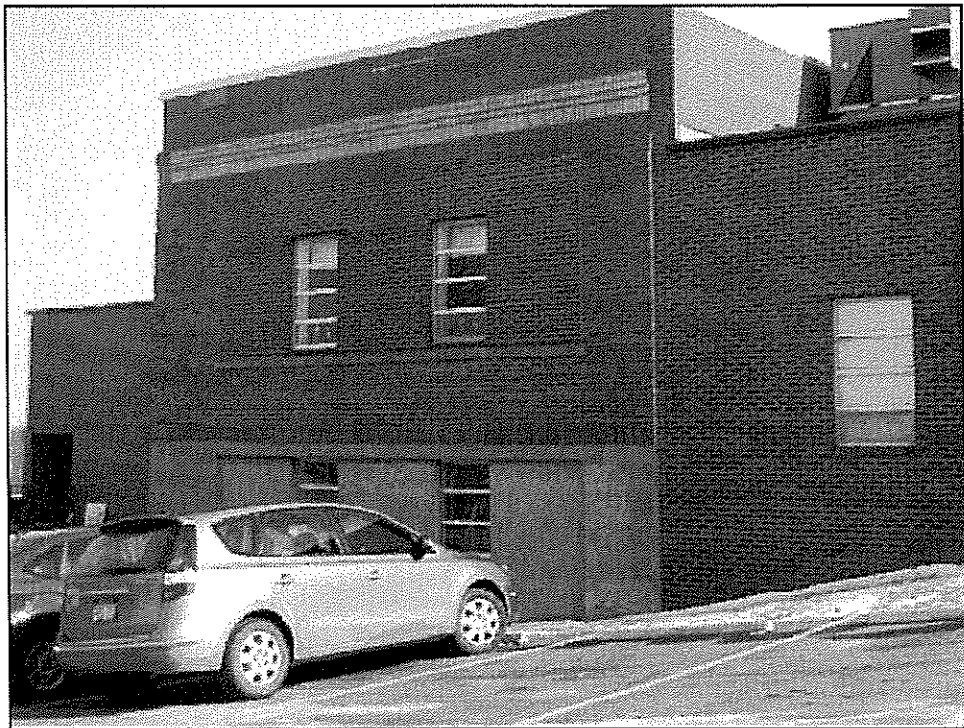
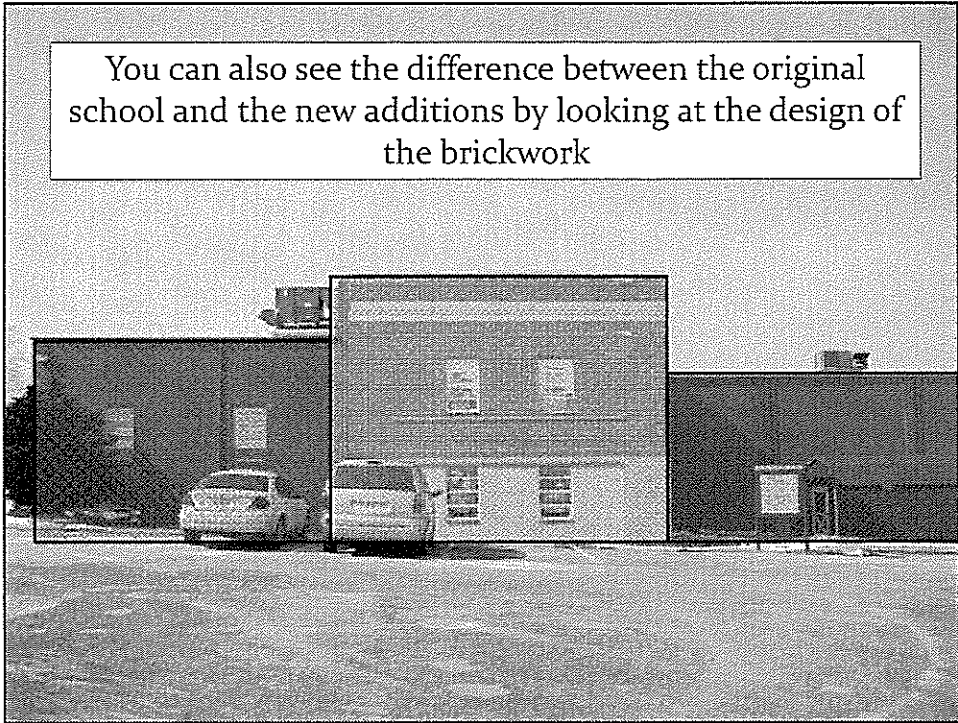
- This garden is located between the front building and East Broad Way
- It is dedicated to all who have served the Lovettsville Community

National Register Historic District

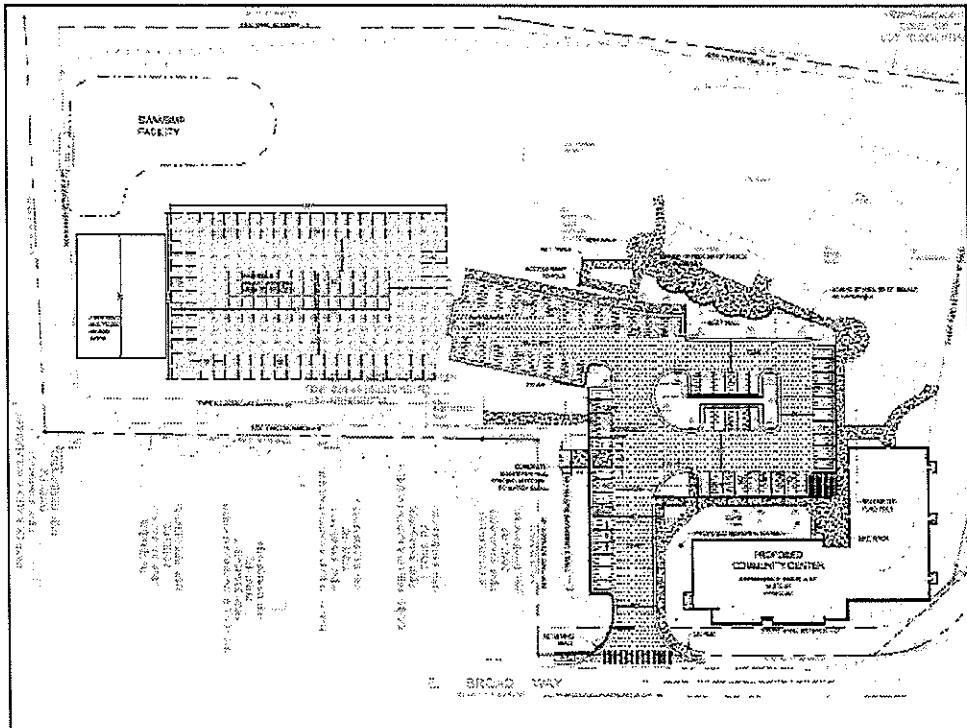


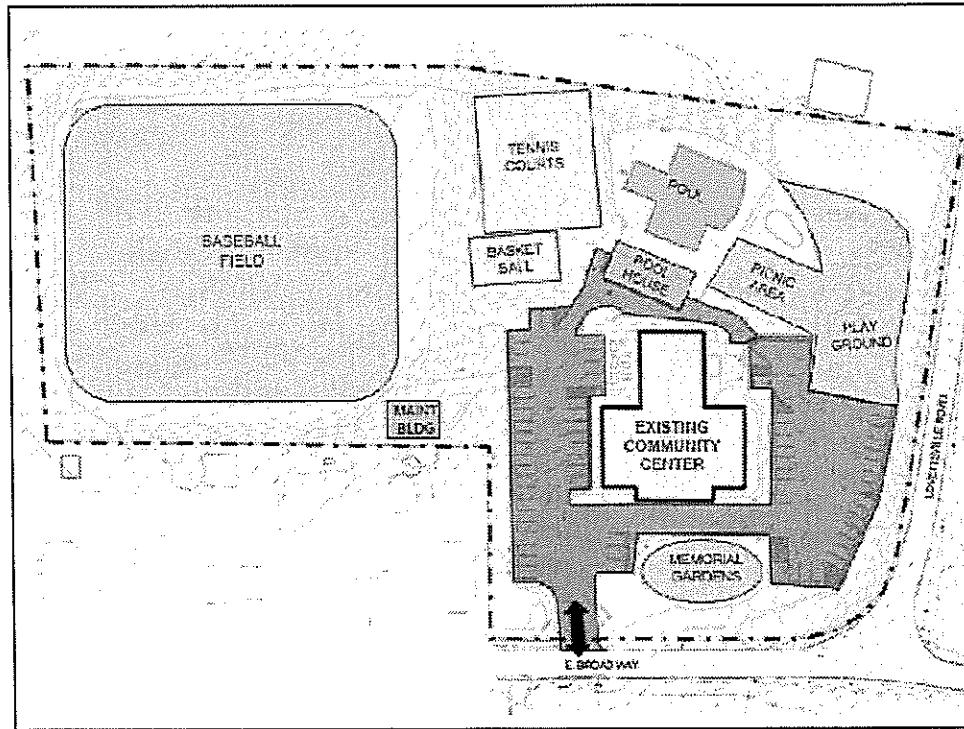
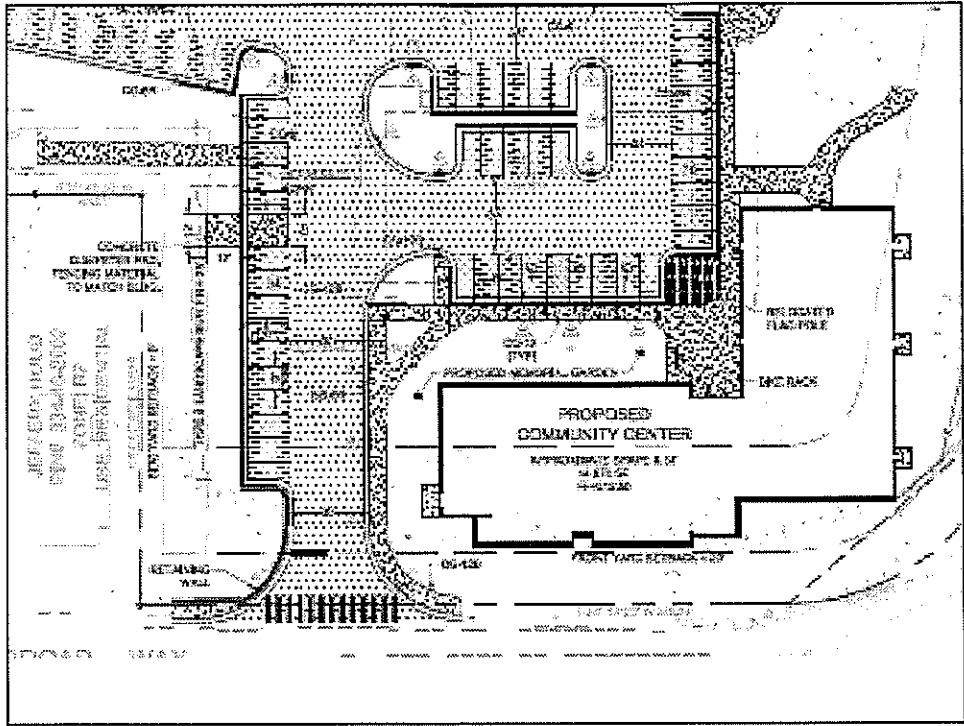
- Located within the district, but the main building is a “non-contributing” building because much of the original structure has been lost, with new additions & alterations
- Only contributing structure is the building which originally housed the woodworking shop for the Lovettsville School

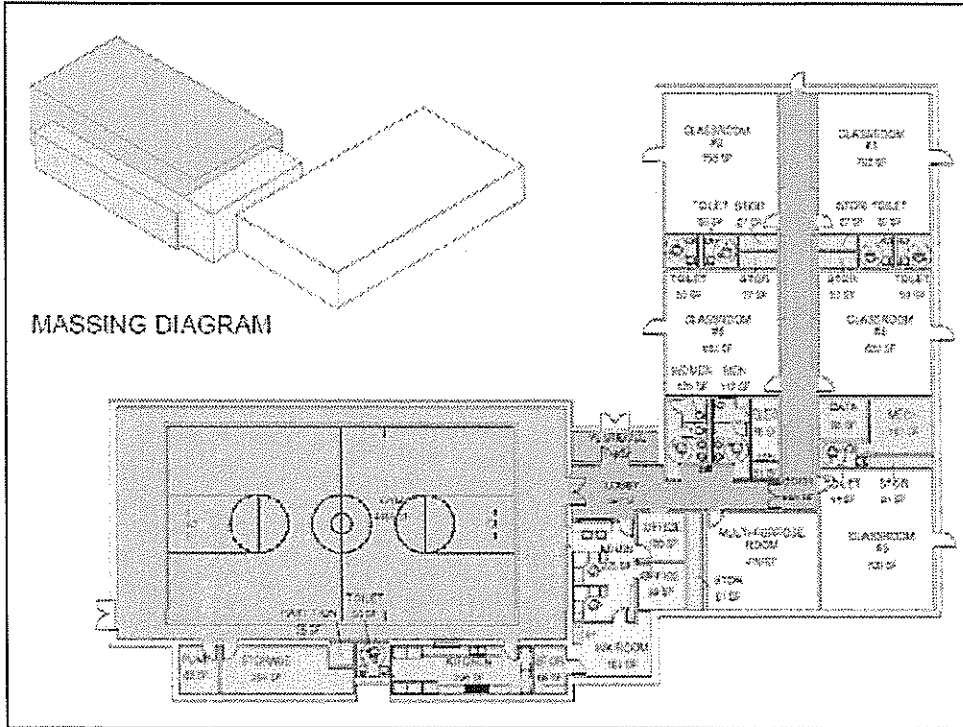
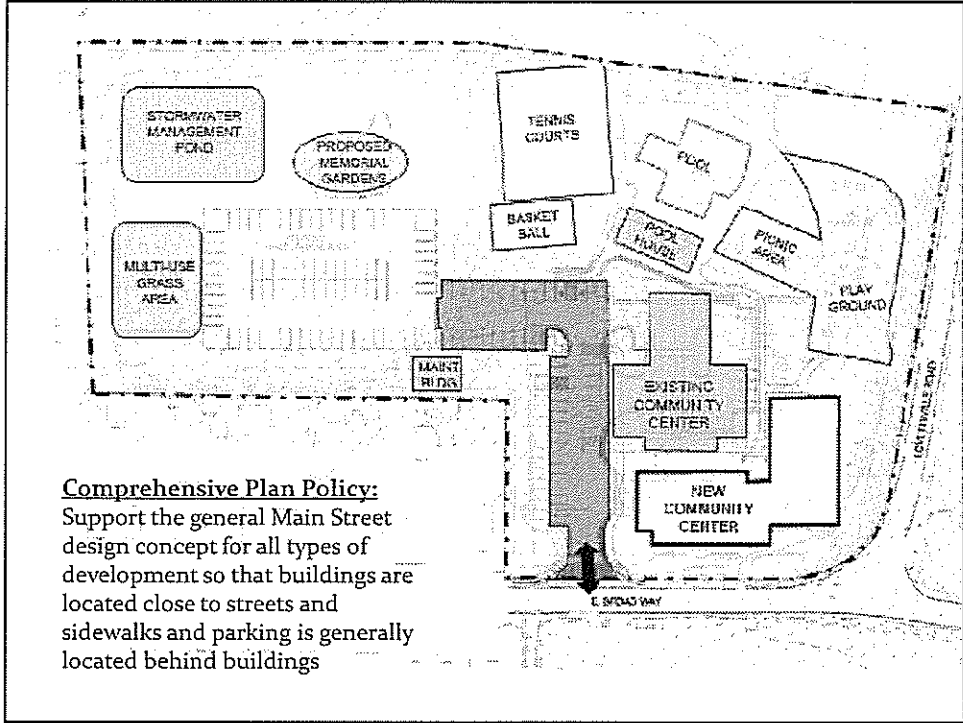
You can also see the difference between the original school and the new additions by looking at the design of the brickwork



Proposed New Building

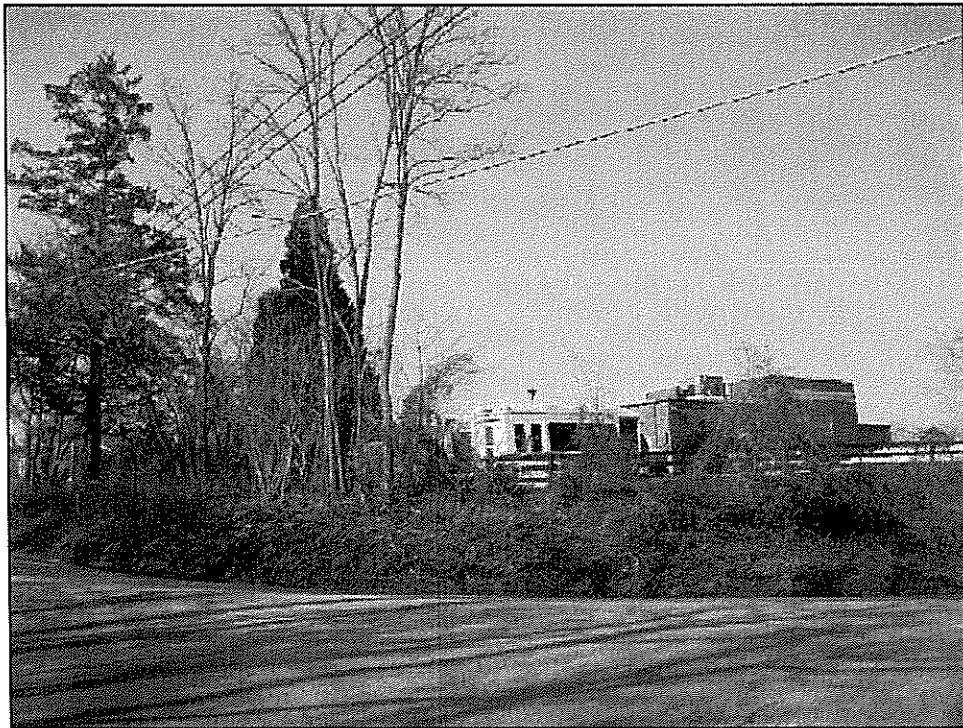






Key Features of New Building

- Increased Classroom size
- Additional Administration Space
- Direct access to Exterior from Classrooms
- Catering Kitchen
- Security System
- Accessible Building
- Fire Sprinkler System
- Sustainable design features including:
 - Water use Reduced by 40% via low-flow fixtures
 - Energy Consumption Reduced by 50%
 - Low-VOC Materials
 - Increased Daylighting and Exterior Views







**Draft Conditions
Recommended by Staff**

Conditions

- Reserve 3 parking spaces set aside for 55 East Broad Way
- Space shall be made available at the corner of East Broad Way and Lovettsville Road for a 'Welcome to Lovettsville' sign that will be constructed at the Town's expense.
- The historic "contributing" maintenance building (former classroom building) shall remain at its current location
- Rickert Ballfield memorial plaque shall be relocated to the new Park, and the new Ballfield shall be named after W. Jasper Rickert

Conditions (Continued)

- The Sycamore tree at the entrance shall be protected
- Loudoun County shall plant a new tree on site to replace the 2005 Arbor Day tree that will be removed during the construction of the new Community Center
- All new site lighting shall minimize impact on adjacent properties and adhere to "Dark Sky Lighting" principles. Parking lot lighting shall be designed to provide safety and security for people accessing their vehicles
- Dumpster enclosure shall match the design of the new Community Center

Conditions (Continued)

- The Memorial Garden plaque shall be relocated to a new Memorial Garden
- There shall be at least two bike racks located on site.
- Space for an educational garden shall be provided on site.
- Buses shall have a defined drop off and pick up zone near the main building entrance. This zone shall be depicted with pavement markings.

Conditions (Continued)

- Project sidewalks shall tie into the Town of Lovettsville East Broad Way pedestrian plan sidewalks.
- The County shall install a minimum of three pedestrian crosswalk safety systems at the crosswalk leading children from the new Community Center across the East Broad Way to the new Regional Park.



Key Conditions



Design of Building

Draft Condition

- The new Community Center shall be built in substantial conformance with the recommended design option approved by Town Council on April 10, 2014 and forwarded to the County on April 14, 2014.
- This design option was titled “Elevation Rendering Option 2” by the joint Loudon County and LSY Presentation held on April 3, 2014 at the Lovettsville Community Center.

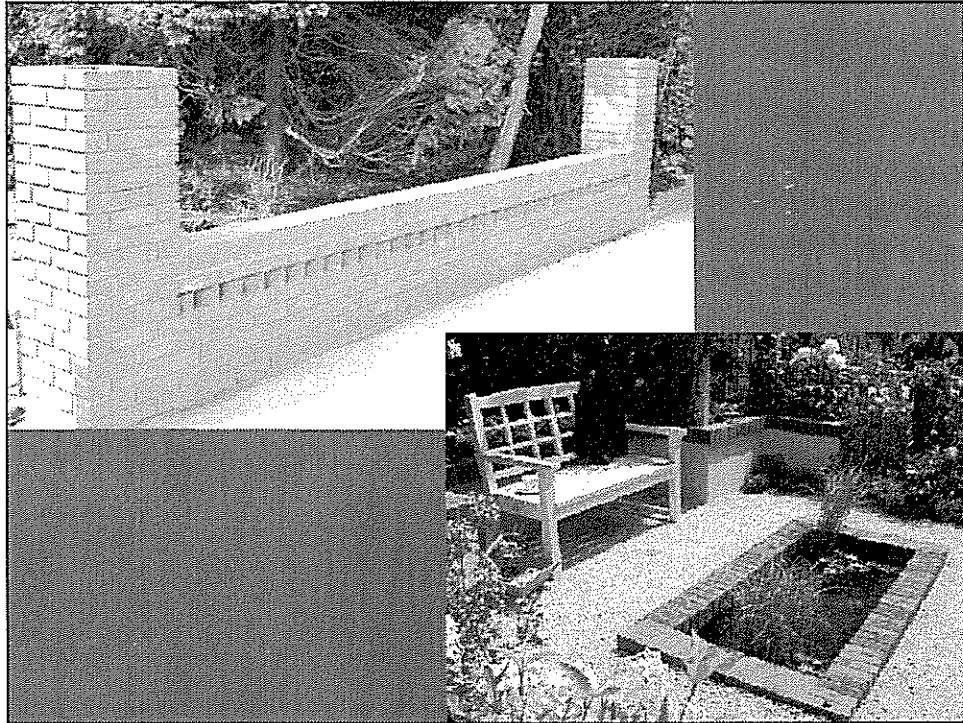
Design of Building

- What elements did the Council consider when making a recommendation to the County on the design?
 - Located at a Gateway into Town
 - To be a public building serving as an icon for the Town such as a Town Hall, Library or Post Office
 - Should respect the history of the site
 - Does it look appropriate to this community

Salvage & Reuse

Draft Condition

- Some of the bricks from the original portion of the 1927 building shall be salvaged and reused to create a physical, outdoor, “bricks and mortar” wall that shall be used as a hardscape feature in the Memorial Garden.
- This condition was part of the April 10, 2014 motion by the Town Council that referred to the County Planning Referral document

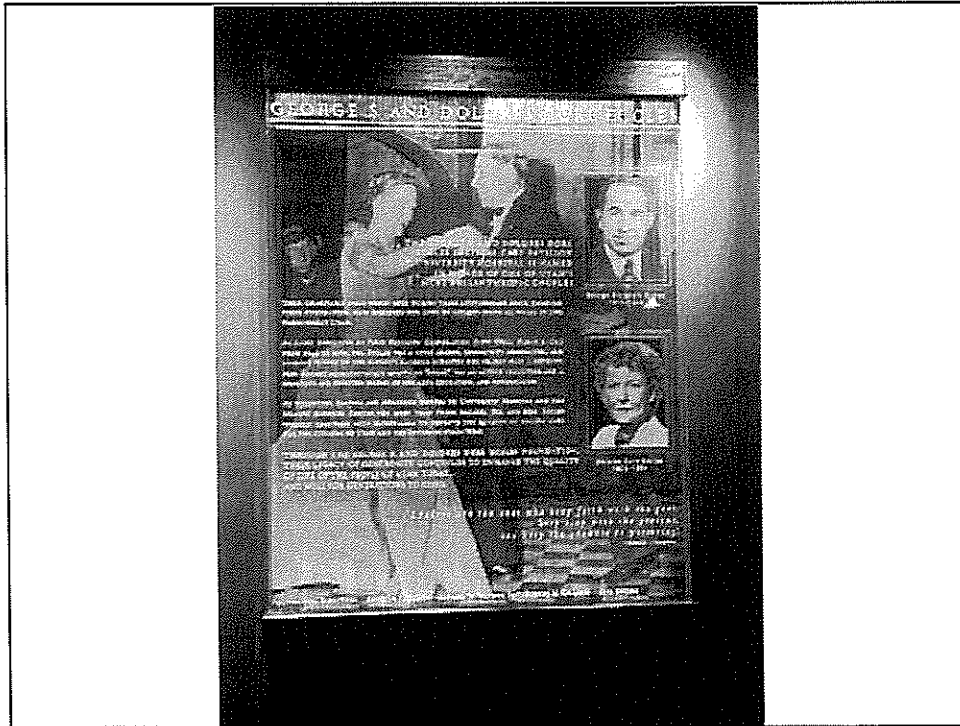
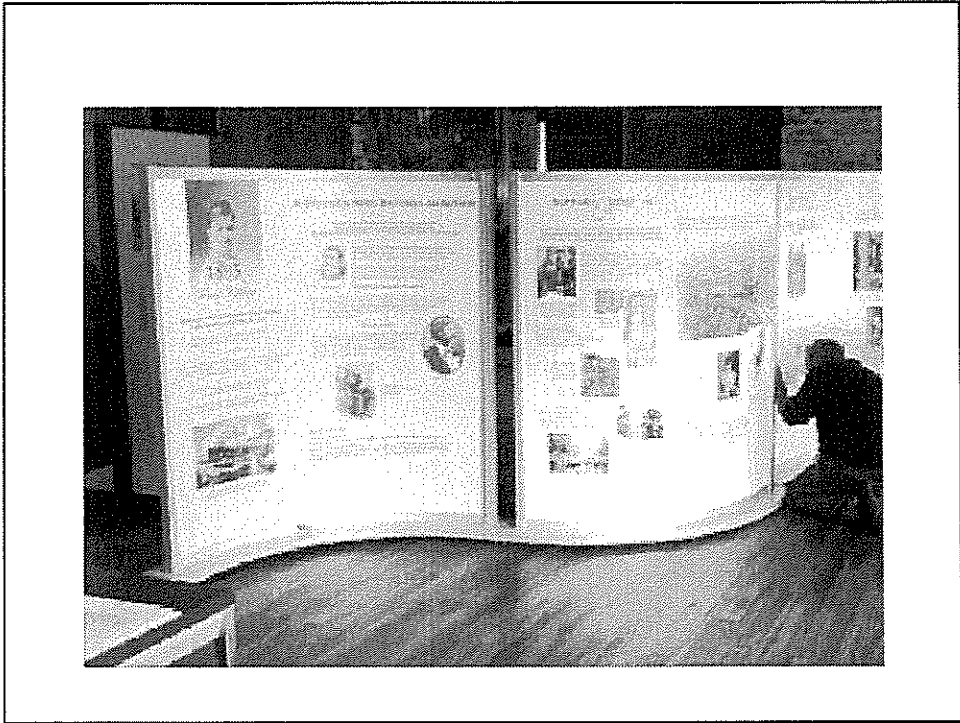


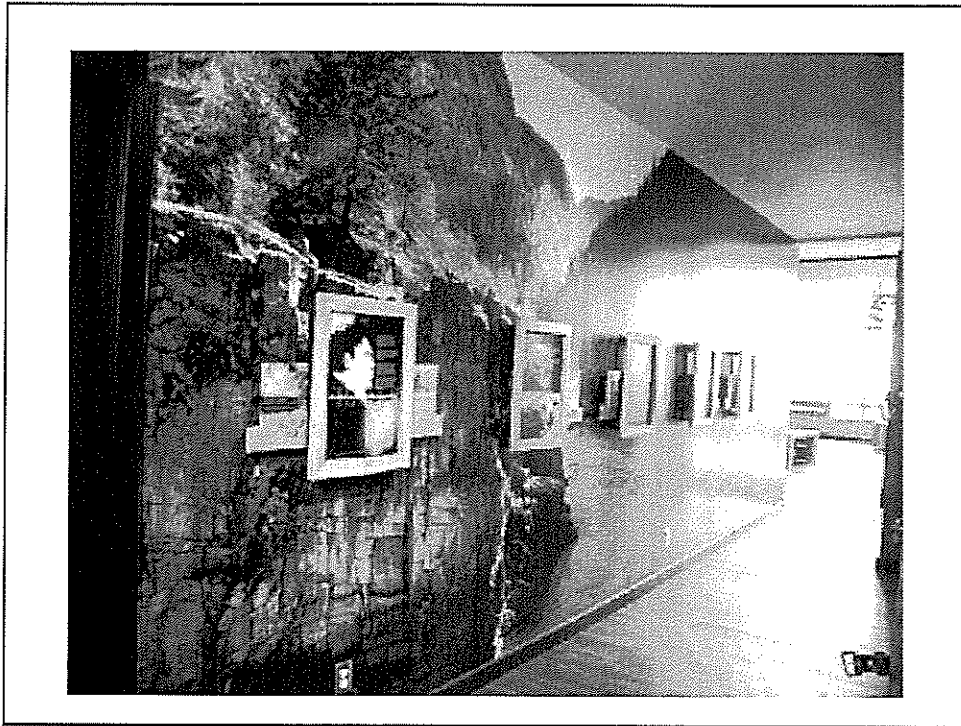
History of School

Draft Condition

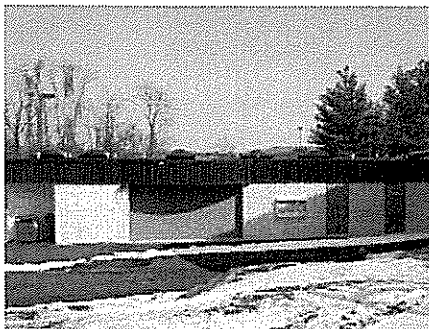
Space shall be made available in lobby of new Center to LHS & LAA to display pictures from original school building & to display history of the site.

- LHS & LAA shall work with County to agree on final display.
- Display shall be funded by LHS & LAA.





Pool House



- No plans to upgrade pool house
- Staff concerned because the “main entrance” will face the pool house
- Draft Condition:
 - Any new construction on site shall be in substantial conformance with the design & materials of the new Community Center

Stormwater

- Draft Condition:

- Loudoun County shall partner with the Town of Lovettsville to allow storm water runoff from the Town's East Broad Way Streetscape improvement to flow to the Community Center's proposed storm water pond.

The Town will provide the financial contribution necessary to increase the storage capacity of the County's pond beyond what is required for the subject parcel's storm water needs.

Revised Conditions

- Following a conversation with the County Design Manager, Staff has made a few revisions to the Draft set of Conditions that were distributed to the Commission on April 18, 2014 (see handout)
- Also, the County Design Manager pointed out some concerns with the Draft set of Conditions that will require the Commission to consider before accepting any further revisions

Staff Recommendation

- Staff recommends that the Planning Commission vote to recommend approval of this Conditional Use Permit with the list of Draft Conditions as distributed on April 23, 2014.

CONDITIONAL USE PERMIT LVCU 2014-0001

DRAFT CONDITIONS

Revised on April 23, 2014

Conditional Use Permit No. LVCU 2014-0001, for the operation of a Community Center at 57 East Broad Way shall be approved in accordance with Sections 10-7 and 10-8 of the Lovettsville Zoning Ordinance, subject to the following conditions:

- 1) The new parking lot for the Center shall have three reserved spaces set aside for the owner of 55 East Broad Way. The owner shall have pedestrian access to these spaces through an existing gate in the existing fence
- 2) Space shall be made available at the corner of East Broad Way and Lovettsville Road for a 'Welcome to Lovettsville' sign that will be constructed at the Town's expense. No conduit or power will be provided by the County.
- 3) The historic "contributing" maintenance building shall remain as shown on the Conditional Use Permit and Zoning Modification Plat (the Plat)
- 4) The Rickert Ballfield memorial plaque shall be relocated to the new Lovettsville Community Park, once constructed, a new Community Park Ballfield shall be dedicated and named after W. Jasper Rickert
- 5) The Sycamore tree at the entrance to the Community Center shall be safe guarded during construction
- 6) Loudoun County shall plant a new tree on site to replace the 2005 Arbor Day tree that will be removed during the construction of the new Community Center. This new tree shall be planted for Arbor Day within a year of the new Community Center opening.
- 7) All new site lighting shall minimize impact on adjacent properties and adhere to "Dark Sky Lighting" principles as follows: all new site lighting shall minimize the amount of illumination, minimize the area of illumination, minimize the duration of illumination and minimize the amount of cold wavelength illumination. Parking lot lighting shall be designed to provide safety and security for people accessing their vehicles during Community Center hours of operation.
- 8) Project sidewalks shall tie into the Town of Lovettsville East Broad Way pedestrian plan sidewalks.
- 9) The County shall install a minimum of three pedestrian crosswalk safety systems at the crosswalk leading children from the new Community Center across the East Broad Way to the new Regional Park.

- 10) There shall be at least two bike racks located on site.
- 11) Space for an educational garden shall be provided on site.
- 12) Buses shall have a defined drop off and pick up zone near the main building entrance. This zone shall be depicted with pavement markings.
- 13) The new Community Center shall be built in substantial conformance with the recommended design option approved by Town Council on April 10, 2014 and forwarded to the County on April 14, 2014. This design option was titled "Elevation Rendering Option 2" by the joint Loudon County and LSY Presentation held on April 3, 2014 at the Lovettsville Community Center.
- 14) The Memorial Garden plaque shall be relocated to a new Memorial Garden. Attempts shall be made to move some of the plants from the existing Memorial Garden.
- 15) Some of the bricks from the original portion of the 1927 building shall be salvaged and reused to create a physical, outdoor, "bricks and mortar" wall that shall be used as a hardscape feature in the Memorial Garden. There shall be an interpretative marker explaining where the bricks came from.
- 16) Space shall be made available in the lobby of the new Community Center to the Lovettsville Historic Society (LHS) and the Lovettsville Alumni Association (LAA) to display pictures from the original school building and to display a short narrative of the history of the site. LHS and LAA shall work with the County to agree on the final display. This display shall be funded by the LHS and the LAA.
- 17) The dumpster enclosure shall match the design of the new Community Center. The dumpster shall not be located between parking spaces and shall not be designed in a way that blocks line of sight for vehicles or pedestrians
- 18) Any new future construction on site shall be in substantial conformance with the design and materials of the new Community Center
- 19) Loudoun County shall partner with the Town of Lovettsville to allow storm water runoff from the Town's East Broad Way Streetscape improvement to flow to the Community Center's proposed storm water pond. The Town will provide the financial contribution necessary to increase the storage capacity of the County's pond beyond what is required for the subject parcel's storm water needs.

Town of Lovettsville

Speaker Sign - Up Sheet

Planning Commission Regular Meeting and Public Hearing - April 23, 2014

Please Print.

Name and Association	Address	Please Indicate Public Hearing or Other Topic	Topic
Judy Fox Lov. Hist Soc	Lovettsville, VA	Public Hearing	Public Hearing
Walter Foy	HC 92, BOX 393	PUBLIC HEARING	PUBLIC HEARING
Rebecca Bryant	KEYSER, WV 26726	Public Hearing	Public Hearing
Malcolm Baldwin	11915 Purcell Rd Lovettsville, VA 20180	Public Hearing	Public Hearing
Quinn Moore	39595 Weatherlea Farms Ln Lovettsville VA 20180	Public Hearing	Public Hearing
Sim McIntyre	11419 Georges Mill Rd. Lovettsville, Va. 20180	CUP	CUP
Judy Barbel	45 South Loudoun St Lovettsville, VA 20180	Public Hearing	Public Hearing
Fred George	3795 Stevens Rd. Lovettsville, Va.	" "	" "
Selva Simpson	13620 Beech Ridge Lovettsville, VA 20180	" "	" "
Ryan Hornbaker	N. Bethesda, MD	Public Hearing	Public Hearing
Rodney Gray	15 Black Forest	Public Hearing	Public Hearing
Jeff Hood	12 South Berlin Pike	" "	" "
	55 E. Broad Way	" "	" "

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

Town of Lovettsville

Speaker Sign - Up Sheet

Planning Commission Regular Meeting and Public Hearing - April 23, 2014

Please Print.

Name and Association	Address	Topic Please Indicate Public Hearing or Other Topic
Sam Kraiz	14347 Courter Street Lovettsville, VA 22780	Public Hearing
✓ Sam Kraiz	11861 Georges Mill Rd Lville, VA	LCC
✓ Tom Ciachosz	14 Spring Farm Ln	LCC
✓ Natali Metzler	13223 Breenstaff Ln	LCC METZLER
✓ Dana Carmichael	13171 Forest Green Ln	LCC Carmichael
✓ Shannon Krise	51 E Broad Way	LCC
✓ Charin Geare	141 Forks Place	LCC Charlie George
✓ Angelina Mullinix	38670 Cassia Lane	LCC
Shelly Tomlinson	28 Mills Et	LCC Did not speak
✓ Shelly Tomlinson	28 Mills Et	LCC

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

Town of Lovettsville

Speaker Sign - Up Sheet

Planning Commission Regular Meeting and Public Hearing - April 23, 2014

Please Print.

Name and Association	Address	Topic Please Indicate Public Hearing or Other Topic
✓ BRENDA STANLEY	28 STOCKS STREET	LOVCC
✓ Jennifer Berger	10901 Georges Mill	LOVCC
→ Otto Gustafson	13121 Ormskirk Rd	LOVPC
← Dean Settle	40250 QUARTER BRANCH	LOVCC
← Steph Bickmore	58 E Broad Way	LOVCC
✓ Wanda Bell	145 Ludan Street	LOVCC
✓ Patricia Rostkowski	13079 APRIL CURVE	LOVCC
✓ Michelle McIntyre	45 South Loudoun St	CUP LVCC
	Bowling Rd	
JENNATHAN LEONARD	30205 Bolighan Rd	CUP LVCC

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

PLANNING COMMISSION RECOMMENDATIONS TO THE TOWN COUNCIL

April 23, 2014

The following items are recommendations from the Lovettsville Planning Commission to the Lovettsville Town Council. These recommendations are non-binding and non-enforceable. These recommendations were developed by the Planning Commission at their public hearing and meeting held on April 23, 2014 after reviewing the Zoning Modification Plat and Conditional Use Permit Application submitted by Loudoun County in February 2014:

- 1) The Planning Commission recommends that the Town Council consider requesting the County to plan and fund an addition the new Community Center for more senior programming and for a fitness center in the future.
- 2) The Planning Commission recommends that the Town Council consider requesting the County plan and fund the renovation or rebuild of the Pool House at the Community Center in the future.
- 3) The Planning Commission recommends that the County Parks, Recreation & Community Services Department (PRCS) design and construct a walking path loop on the Community Center property as part of the overall construction project.
- 4) The Planning Commission recommends that the Lovettsville Historic Society (LHS) and the Lovettsville Alumni Association (LAA) work with the County to develop a plan to preserve the Lovettsville School wooden frame classroom building (now called the Maintenance Building) and to highlight its historic significance. For example, the LHS and the LAA could purchase a historic marker.
- 5) The Planning Commission recommends that the County consider installing a sidewalk or mulched trail along the western portion of the parking lot to allow direct access from East Broad Way to the basketball court and tennis courts.