

MEETING MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING THURSDAY,
JULY 15, 2021, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video provided at the following link: <https://purcellvilleva.new.swagit.com/videos/129097>

COMMISSIONERS PRESENT:

Nedim Ogelman, Chair/Commissioner
Ed Neham, Vice Chair/Commissioner (Participated remotely due to disability)
Stosh Kowalski, Commissioner
Stanley Milan, Town Council Liaison
Chip Paciulli, Commissioner
Nan Forbes, Commissioner
Boo Bennett, Commissioner

STAFF PRESENT:

Don Dooley, Director of Planning and Economic Development
Sally Hankins, Town Attorney (Participated remotely)
Diana Hays, Town Clerk/Executive Assistant
Kimberly Bandy, Deputy Town Clerk

CALL TO ORDER

Chair Ogelman called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

AGENDA AMENDMENTS

Chair Ogelman commented that the full time of the meeting would be given to the public hearing with no objections.

COMMISSIONER DISCLOSURES

None

CITIZEN COMMENTS (first opportunity)

None

APPROVAL OF MINUTES

Chair Ogelman made an amendment to the July 1, 2021 Meeting minutes to replace May 21, 2021 on page 5 of the agenda packet to be June 3, 2021 and June 17, 2021.

a. July 1, 2021 Meeting

Commissioner Kowalski made a motion that the Planning Commission approve the minutes from the July 1, 2021 meeting and waive reading with amendment to the date on page 5 of 32 from the agenda packet pertaining to the minutes. The motion was seconded by Commissioner Forbes and carried 7-0.

PUBLIC HEARING

a. Amending the Historic Corridor and Overlay Zone District/Zoning Code Text Amendment 2021-05

Chair Ogelman opened the public hearing at 7:04pm by stating the following:

"The purpose for this hearing is to receive comments on, consider, and possibly vote on a proposed amendment to the Purcellville Zoning Ordinance, to include the Official Zoning Map, which would:

- 1. Rename the Town's existing zoning overlay district, currently known as the Historic Corridor Overlay District ("HCOD"), to the "Historic Corridor and Overlay Zone" ("HCOZ"); and*
- 2. Expand the boundaries of the Town's existing Historic Corridor Overlay District ("HCOD") to include approximately 300 additional properties that are currently located outside the HCOD but have been determined by the Virginia Department of Historic Resources to contain one or more structures or resources that contribute to the historic significance of the Town of Purcellville. The properties to be added are listed by parcel identification number at the bottom of the advertised public hearing notice, and are also shown on the map accompanying that notice, entitled, "Proposed Historic Corridor and Overlay Zone;" and*
- 3. Amend the regulations applicable to all properties located within the HCOD /HCOZ, which regulations are contained in Article 14A of the Purcellville Zoning Ordinance, by deleting the strikethrough text and adding the underlined text as shown in the advertised public hearing notice."*

Chair Ogelman gave citizens 3 minutes each to make comments.

Chair Ogelman shared an apology to the citizens of the misinformation that they received and shared a short power point presentation stating the Planning Commission's intent of the proposed ordinance. *(The power point presentation is on record at the Clerk's office and will be attached to these minutes.)*

Chair Ogelman shared that at the end of the public hearing there will be an open discussion, town hall style, for citizens and Commissioners to have an open conversation.

Don Dooley, Director of Planning and Economic Development, gave the report.

Commissioner Neham read citizen emails and one letter sent to Planning Commission and Town Council into the record. *(Copies of these documents are attached.)*

The following citizens present in Council Chambers made comments to oppose this amendment. *(Transcript of comments attached)*

James Tipton of 200 S. Maple Avenue

Marc Rossi of 300 S. Maple Avenue

Doreen Hope of 521 S. 11th Street

Chris Levy of 230 W. J Street

John Yacek of 201 W. F Street

Brenda Dowdy of 251 W. F Street

Kaylene Blaylock of 223 S. 12th Street
Brian Ducharme of 141 S. 29th Street
Paul Biggers of 213 S. 26th Street
Richard Miller of 600 S. Maple Avenue
Rebecca and Richard Visna of 241 W. J Street
Carter Warley of 200 Locust Grove Drive
Kim Collins of 211 W. K Street.
Susan Eidelheit of 213 S. 26th Street
Steve Hansort of 400 S. 11th Street
Casey Chapman of 205 Hirst Ave, Suite 106
Leo Belvis of 210 S. 29th Street

The following citizens present in Council Chambers made comments in favor of this amendment. *(Transcript of comments attached)*

Carol Luke of 320 S. Maple Avenue.
Larry Simms of G Street
Elizabeth Dyer of 461 S. Maple Avenue

The following citizen present in Council Chambers made comments indifferent to this amendment. *(Transcript of comments attached)*

Don Nichols of 14016 Mountain Road whose father owns property in town

There was an opportunity given to Planning Commissioners for comment. *(Transcript attached to these meeting minutes.)*

After Commissioner comments there was a Town Hall open discussion format during the public hearing. *(Transcript from open discussion attached to these meeting minutes.)*

Planning Commissioners agreed to hold a separate meeting to sort through citizen comments and concerns.

Chair Ogelman closed the public hearing at 11:07pm.

ACTION ITEMS

None

DISCUSSION ITEMS/INFORMATIONAL ITEMS:

- a. *Item deferred to future meeting:* **Update Narrow lots in R-2 Single Family Residential District**

b. *Item deferred to future meeting: Update Revising R-3 Duplex Residential Zonings*

c. *Item deferred to future meeting: Project Plan Review*

PLANNING STAFF REPORT

Item deferred to future meeting

COUNCIL REPRESENTATIVE REPORT

Item deferred to future meeting

CITIZEN COMMENTS (second opportunity)

None

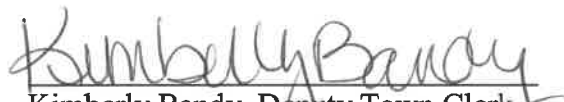
PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

With no further business, Commissioner Kowalski made a motion to adjourn the meeting at 11:07 PM. The motion was seconded by Commissioner Milan and carried 7-0 absent.


Nedim Ogelman, Chair/Commissioner


Kimberly Bandy, Deputy Town Clerk