

**MEETING MINUTES  
PURCELLVILLE PLANNING COMMISSION MEETING  
THURSDAY, MARCH 3, 2022, 7:00 PM  
TOWN HALL**

---

Meeting recording can be found at the following link: <https://purcellvilleva.newswagit.com/videos/155629>

**PRESENT:**

Nan Forbes, Chair/Commissioner  
Mary Frances Bennett, Vice Chair/Commissioner  
Stanley Milan, Town Council Liaison (remote participation)  
Ed Neham, Commissioner (arrived 7:05 PM via remote participation)  
Nedim Ogelman, Commissioner (remote participation)  
Chip Paciulli, Commissioner  
Carol Luke, Commissioner

**STAFF PRESENT:**

Andy Conlon, Senior Planner  
Diana Hays, Executive Assistant/Town Clerk

**CALL TO ORDER:**

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

**COMMISSIONER DISCLOSURES:**

None

**AMENDMENTS:**

None

**CITIZEN COMMENTS (first opportunity):**

Casey Chapman, 141, 151 and 161 Hatcher Avenue, thanked Chair Forbes and the Commission for the informative public hearing.

**APPROVAL OF MINUTES:**

None.

**DISCUSSION/INFORMATIONAL ITEM(S):**

**a. Discussion of February 22<sup>nd</sup> Town Council Public Hearing on Article 14**

The Commission discussed the paper emailed by Commissioner Neham and how it may relate to the upcoming Town Council agenda item. Discussion took place about further education to the citizens on the Articles for approval. Further discussion took place about getting into the program with VDHR for a resurvey and the benefits associated with doing so.

The Commission took a straw vote, based upon the paper wrote by Commissioner Neham, and agreed the Commission relay to Council their position of supporting the resurvey through any method, add this into the legislation, and this should not affect the passage of Articles 14A, B

and C. The Commission will also request Council add to their next agenda the consideration of Articles 14A, B and C. The communication to Council supporting the position of the Commission will take place in a short memo at the March 8 Council meeting.

**b. Questions or issues to be discussed with ZoneCo; we would like ZoneCo to specifically address including: small lots; R-3 designations in any districts; and affordable housing**

The initial evaluation from Zone Co. is expected in a few weeks. The Commissioners would like to ask the consultant about: addressing the issue of affordable housing; small lot issues; the gap analysis for items that are at risk.

**c. Reports on any Commission Work Program Items**

Updates were provided on affordable housing, different properties in R-2 and R-3, annual review of Comprehensive Plan and upgrading the data from County on property records. Additional updates to be provided at the next meeting.

**d. Project Plan Update**

An update will be provided at the next meeting.

**ACTION ITEM(S):**

None

**PLANNING STAFF REPORT:**

**a. Zoning Ordinance Rewrite Project**

No update.

**b. Inquiries of interest to the Planning Commission (upcoming presentations, applications, permits, etc.)**

Mr. Conlon reported Patrick Henry College dormitory site plan is under review, the Montessori School to be located on Main Street will be having a pre-application meeting next week and a pre-application meeting was held for an axe bar on 21<sup>st</sup> Street.

A virtual public information meeting is scheduled for April 14 on the Route 7/287 interchange project.

A public information meeting is scheduled for April 17 at Woodgrove High School on the Western Loudoun projects to include a park and ride and Field's Farm Recreation Fields. Commissioner Bennett asked about upcoming demolitions and Mr. Conlon was not aware of anything new. Discussion took place about the appearance of the property owned by Mr. Kayan on Main Street.

**COUNCIL REPRESENTATIVE REPORT:**

Council member Milan confirmed he would request an item be added to the next Town Council agenda about the passage of Zoning Amendment Articles 14A, B and C.

**CITIZEN COMMENTS (second opportunity):**

Casey Chapman talked about the transaction of property along Hirst Road. Mr. Chapman addressed the comments made by Commissioner Bennett about citizens being misinformed about the proposed Zoning Amendments and does not agree. Mr. Chapman addressed the concern about taking an item to Council when it could be potentially denied.

**PLANNING COMMISSIONERS' COMMENTS:**

None

**SUMMARY AND NEXT STEPS/NEXT MEETING:**

Chair Forbes provided summaries as each item was discussed.


The next Planning Commission meeting will be held on March 17, 2022.

**ADJOURNMENT:**

With no further business, Commissioner Luke made a motion to adjourn the meeting at 9:11 PM. The motion was seconded by Commissioner Bennett and carried 7-0.



Nan Forbes, Chair/Commissioner



Diana Hays, Town Clerk

