

**MEETING MINUTES  
PURCELLVILLE PLANNING COMMISSION MEETING  
THURSDAY, APRIL 21, 2022, 7:00 PM  
TOWN HALL**

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Meeting recording can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/167905>

**PRESENT:**

Mary Frances Bennett, Vice Chair/Commissioner  
Stanley Milan, Town Council Liaison  
Ed Neham, Commissioner (via remote participation)  
Nedim Ogelman, Commissioner (via remote participation)  
Chip Paciulli, Commissioner  
Carol Luke, Commissioner (via remote participation)

**STAFF PRESENT:**

Don Dooley, Director Planning and Community Development  
Heather Spadaccini, Planning Operations Coordinator

**ABSENT:**

Nan Forbes, Chair/Commissioner

**CALL TO ORDER:**

Vice Chair Bennett called the meeting to order at 7:15 PM and led the Pledge of Allegiance.

**COMMISSIONER DISCLOSURES:**

None

**AMENDMENTS:**

None

**CITIZEN COMMENTS (first opportunity):**

Planning Operations Coordinator Heather Spadaccini read an email from Purcellville resident Beverly McDonald dated April 8, 2022 along with the comments that Commissioner Neham emailed to her on April 20, 2022 and the reply from Ms. McDonald to Commissioner Neham's comments also dated April 20, 2022. Commissioner Neham stated that the entire correspondence will be part of the meeting record. (The entire body of Ms. McDonald's and Mr. Neham's correspondence are attached to the minutes for this meeting.) Ryan Cool, 300 S. 11<sup>th</sup> St. Purcellville, submitted his comments via the Chat function on GoToMeeting as well as via email and was read into the record by Commissioner Ogelman. He had questions regarding what distinguishes a "Dwelling, Apartment" which is permitted in C-4 zone from an "Apartment Building" which is only permitted in an R-15 zone in the zoning ordinance. He also questioned what the process is for business owners & citizen aggrieved by the Vineyard Square perceived "spot zoning" to obtain a court ruling. (The entire body of Mr. Cool's email is attached to the minutes for this meeting)

**APPROVAL OF MINUTES:**

a. Edited March 17, 2022 Meeting



Council Liaison Milan made a motion that the Planning Commission approve the edited minutes from the March 17, 2022 meeting and waive reading. The motion was seconded by Commissioner Luke and carried 5-0-1 with Commissioner Paciulli abstaining. Since there wasn't a quorum, these minutes will have to be re-approved at the May 5, 2022 meeting.

**b. April 7, 2022 Meeting**

Council Liaison Milan made a motion that the Planning Commission approve the minutes from the April 7, 2022 meeting and waive reading. The motion was seconded by Commissioner Luke and carried 5-0-1 with Commissioner Paciulli abstaining. Since there wasn't a quorum, these minutes will have to be re-approved at the May 5, 2022 meeting.

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

**a. Discussion of Planning Commission priorities**

Commissioner Ogelman spoke on the priorities of the Planning Commission using the document Supplementary Information for Planning Commission Project Plan: 2020-2021, his part of the conversation with Town Manager and other town residents regarding the sale/development of the Rust property on E.Main St. by the entrance to town. Commissioner Neham stated that there will be an upcoming meeting at Town Hall between members of the Planning Commission, Town Manager Mekarski, Director Dooley and Mr. Rust next Tuesday to discuss the Planning Commission gap analysis which covers what West End might look like in the future.

Commissioner Paciulli stated that there are things that must be considered to keep up with land use ordinances such as historic importance and water considerations. Commissioner Neham spoke on the County's public meeting regarding the W. Loudoun Projects. Commissioner Ogelman spoke on the zoning map draft recently submitted by ZoneCo and how it pertains to the gap analyses and what steps can be taken in order to be best prepared for the upcoming Special Meeting on May 9<sup>th</sup>. Chair Bennett observed that the Planning Commission's priorities have basically stayed the same for the last two years.

**b. Steering Committee report on April 14, 2022 meeting with ZoneCo**

The steering committee had a meeting with ZoneCo: Commissioner Ogelman said that the big takeaway was the subcommittee's request to the consultant that ZoneCo respect areas of sustained concept and to realize that there are variations in the focus areas & that ZoneCo stated that they would try to remain true to that. Dooley said Sean Suder of ZoneCo expressed belief that focus areas are areas on the zoning map that match what the gap analysis & comp plan say. Each section of the zoning code will be gone over & sections that need to be updated will be done with sensitivity to citizenry desires.

**c. Zoning Map modifications**



Director Dooley noted that Sean Suder of ZoneCo sent the zoning map draft update early so there was no need to discuss what the anticipated draft document might look like. He proposed a subcommittee meeting next week to discuss the map in order to give the Planning Commission feedback as to what they found & to give the Planning Commission the opportunity to also put together their comments and submit them to ZoneCo before the special meeting on May 9<sup>th</sup>. Commissioner Paciulli observed and stated that some building zoning colors are too similar to other zones so requested change in color in order to make differences more obvious and also wondered what other colors in the current zoning map mean as they're somewhat confusing. Commissioner Ogelman noticed some inconsistencies in the zoning map colors and believes that Commissioner Paciulli's zoning map comments are valuable and should be added to the ZoneCo matrix. Director Dooley mentioned that this process will be fast-moving so it's important for the Planning Commission to look over the zoning map draft & put together their comments quickly.

**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.) discussion held from 8:20-**

Director Dooley reminded the Commission that Loudoun County will be holding a public meeting in regards to the new commuter lot on April 27<sup>th</sup> at 7pm at Woodgrove HS. Also discussed was the coordination/timing of the subcommittee meeting next week. It was decided to meet from 4pm-5:30pm. Director Dooley also mentioned the meeting taking place on Tuesday April 26<sup>th</sup> w/ landowner Tom Rust regarding the Town's vision for Purcellville's West End in the Comp Plan & will report back to the Planning Commission at the next regular meeting. Montessori school & Ax bar progress updates were also given by Director Dooley. Council member Milan mentioned lack of discussion over prospective/future Vineyard Square project located at 130 N 21<sup>st</sup> St. & asked why commission hasn't been kept up to date. Director Dooley informed Planning Commission about issue w/ Mr. Oakes of Re-Love It (located at 130 N. 21<sup>st</sup> St.) & the content of the banner he erected in front of his business which states that he is being evicted due to the demolition of his building by CaseCo to make way for the Vineyard Square project. CaseCo has a demolition permit that was issued in 2013-2014 & was found to still be valid according to Town Attorney Hankins since there has been sustained progress being made. Councilmember Milan expressed his concern regarding the negative economic effects of demolition and/or construction on the businesses surrounding the building owned by CaseCo. There has been no plan check or site plan submitted to pursue the issuance of a zoning permit for the new construction that Planning staff is aware of. Commissioner Neham wondered how long a building zoning permit is valid for-Director Dooley stated he will reach out to the appropriate



avenues and get back to the Commission. Discussion was had regarding the current state/phase of the Vineyard Square project. Commissioner Neham expressed his concern that the Town is trying to be small business friendly but can't seem to keep these types of businesses around and questioned why that is. Mr. Dooley stated that he needs a full time Economic Development employee in order to address these concerns in the manner they deserve, as current staff doesn't have the ability to do so. Vice Chair Bennett questioned what will happen to N 21<sup>st</sup> St. when the demolition/construction of the new Vineyard Square occurs (closure of street, sidewalks, scaffolding, etc.). Mr. Dooley stated that Public Works makes those decisions. Commissioner Luke questioned if there is a minimum appearance/upkeep standard for buildings located in the historic district.

**COUNCIL REPRESENTATIVE REPORT:**

Council member Milan stated that he was going to report on the issues/concerns with Vineyard Square but it had already been discussed at length as well as mentioning that Town Council will be setting a date for budget approval next week.

**CITIZEN COMMENTS (second opportunity):**

None.

**PLANNING COMMISSIONERS' COMMENTS:**

Mr. Milan stated his concern over the possibility of there being nothing but an empty lot at 130 N 21<sup>st</sup> St.(the potential/future site of Vineyard Square) for years, which will negatively affect business in Town. Neham stated that he will be adding additional columns to the ZoneCo zoning ordinance rewrite matrix to address the zoning map updates.

**NEXT STEPS:**

Council Liaison Milan provided the meeting summary. Items discussed were: the upcoming meetings for the week of April 25<sup>th</sup>, the upcoming steering committee meeting for the zoning and map modifications, Mr. Ogelman's discussion to sustain the concept of the focus areas, preparation for the May 9<sup>th</sup> special meeting with ZoneCo. Director Dooley reiterated his desire to have a subcommittee meeting next Tuesday or Wednesday to discuss if possible. The next Planning Commission meeting will be a Special Meeting being held on May 9, 2022. The next regular Planning Commission meeting will be held on May 5, 2022.

**ADJOURNMENT:**

With no further business, Commissioner Neham made a motion to adjourn the meeting at 9:09 PM. The motion was seconded by Commissioner Luke and carried 6-0.





  
Nan Forbes, Chair/Commissioner

  
Heather Spadaccini, Planning Operations Coordinator

