

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 3, 2022, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/187890>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner (*left at 7:57pm due to illness*)
Boo Bennett, Vice Chair/Commissioner
Stanley Milan, Town Council Liaison
Ed Neham, Commissioner (*via remote participation due to medical condition*)
Nedim Ogelman, Commissioner
Carol Luke, Commissioner

COMMISSIONERS ABSENT:

None.

STAFF PRESENT: Director of Planning and Economic Development Don Dooley, Planning Operations Coordinator Jordan Andrews

CALL TO ORDER:

Chair Forbes called the meeting to order at 7:01 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

Chair Forbes led the Commission in a recognition of former Commissioner Chip Paciulli for his service to the Planning Commission.

Commissioner Ogelman noted an amended attachment to item 8(a.) regarding updates to ZoneCo's "Option A" proposal. The updated "Option A" proposal is attached to these minutes as well.

COMMISSIONER DISCLOSURES:

None.

CITIZEN COMMENTS(first opportunity):

Ron Rise Sr., 401 Rockburn Ct., stated his concerns and questions relative to Lot 74 of Catoctin Meadows HOA. Mr. Rise explained that the lot in question had been purchased by the Loudoun County Board of Supervisors and later designated as Right of Way.

Chair Forbes requested that an agenda item be added to the November 17, 2022 Planning Commission meeting regarding an update from town staff on Lot 74 of Catoctin Meadows.

APPROVAL OF MINUTES:

a. July 21, 2022 Meeting Minutes

Liaison Milan made a motion that the Planning Commission approve the minutes from the July 21, 2022 special meeting and waive reading. The motion was seconded by Commissioner Bennett and carried 6-0.

b. October 6, 2022 Meeting Minutes

Liaison Milan made a motion that the Planning Commission approve the minutes from the October 6, 2022 special meeting and waive reading. The motion was seconded by Commissioner Bennett and carried 6-0.

c. October 20, 2022 Meeting Minutes

Liaison Milan made a motion that the Planning Commission approve the minutes from the October 20, 2022 meeting and waive reading. The motion was seconded by Commissioner Bennett and carried 6-0.

DISCUSSION/INFORMATIONAL ITEM:

a. ZoneCo.'s Proposed District and Zone Development Options (D.Dooley)

Commissioner Ogelman began discussion with the noted updates to “Option A” that were discussed and revised as part of the ZoneCo Steering Committee meeting that was held earlier in the evening. “Option A” would keep existing zoning designations in focus areas, subject to a focus area overlay district.

Vice Chair Bennett noted the Commissions agreement with the steering committee’s decision to select the modified “Option A” from the ZoneCo proposal. Director Dooley will notify ZoneCo’s Nolan Nicaise of the Commission’s selection of “Option A”.

b. Discussion of numerical analysis methods (N. Ogelman)

Commissioner Ogelman reviewed the numerical analysis chart attachments as they pertained to the options presented by ZoneCo and “Option A” as revised by the steering committee.

PLANNING STAFF REPORT:

Director Dooley gave updates regarding the upcoming BAR submissions for the spa and wellness center at the former Blue Ridge Hospice building, Giant Food building color change, and the Dominion Water building.

Liaison Milan presented concerns regarding the entrance doors of the recently opened Elysium Axe Bar opening inwards, which was a fire safety issue. Director Dooley noted that fire inspections and permitting are under the prevue of Loudoun County.

Commissioner Bennett inquired regarding code enforcement at a property near the post office. Director Dooley discussed the processes and timelines relative to code enforcement and stated he would follow up with the Code Enforcement Officer.

Liaison Milan inquired regarding new businesses to the Town. Director Dooley discussed an upcoming pre-application meeting relative to a business purchasing one of the remaining Mayfair Industrial lots.

COUNCIL REPRESENTATIVE'S REPORT:

Liaison Milan discussed a recent interaction with Board of Supervisor Chair Randall, in which the Fields Farm project was discussed. Liaison Milan reported that there was a perception that the Town was unwilling to work with the county, to which he responded, was not the case. Liaison Milan also relayed the Town Councils various updates relative to the Lot 74 transfer and gifting to VDOT.

Commissioner Ogelman inquired regarding the Town Attorney's response to the Lot 74 situation, to which Liaison Milan replied the Town Attorney stated she would be researching the matter and reporting back to the Town Council.

Liaison Milan also provided updates to some of the ongoing suggested modifications to the Fields Farms project, to include the number of spaces in the commuter parking lot and effect of lighting on the sports fields.

CITIZEN COMMENTS(second opportunity):

Ron Rise Sr., 401 Rockburn Ct., reiterated his concerns and questions relative to Lot 74 of Catoctin Meadows HOA. Mr. Rise also stated his concerns for the traffic routes to the schools during the construction of the Rt. 690 interchange project.

COMMISSIONER COMMENTS:

Commissioner Ogelman suggested a clarifying revision to the "Option A" proposal, relative to the formatting of the bullet indenting. Commissioner Ogelman also stated his perspective as to the roles of the Planning Commission relative to the Fields Farm project. He expanded that the Planning Commission was not opposed to the project as a whole. Liaison Milan expanded that many of the suggestions the Planning Commission were not permitted to formally provide are now the basis of the currently discussed modifications to the project. Commissioner Ogelman also stated his concerns with the ongoing Lot 74 of Catoctin Meadows matter.

Vice Chair Bennett also stated concerns regarding the process involved in the Lot 74 matter.

NEXT STEPS AND SUMMARY:

An update to the Rt. 690 interchange and Lot 74 matter will be added to the agenda for the upcoming November 17, 2022 Planning Commission meeting.

Director Dooley will contact ZoneCo's Nolan Nicaise regarding when the next updates and timelines will be available for the zoning ordinance project.

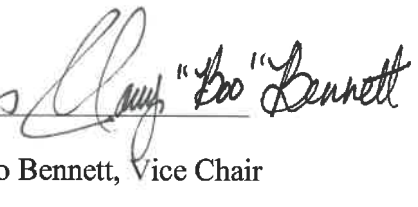
NEXT MEETINGS:

Planning Commission regular meeting of Thursday, November 17, 2022, December 1, 2022 and December 15, 2022.

ADJOURNMENT:

With no further business, Commissioner Luke made a motion to adjourn the meeting at 9:15 PM.


Nan Forbes, Chair


Boo Bennett, Vice Chair


Jordan Andrews, Planning Operations Coordinator

TO: Don Dooley, Director of Planning and Economic Development, Purcellville, VA
FROM: Nolan Nicaise, Urban and Environmental Planner, ZoneCo
DATE: November 3, 2022
RE: Purcellville, VA, District and Zone Development Options

Option A below was modified on November 3rd, 2022, during a virtual meeting of Nolan Nicaise, Don Dooley, Ed Neham, and Nedim Ogelman. Underline text indicates an addition from the October 21, 2022 version.

Option A

- Focus areas: **Focus areas retain existing zoning designation (e.g., R-2, R-3) and are subject to a focus area overlay district;** the focus area overlay districts apply special form-based regulations to the overlay district, helping to preserve the unique forms found in each focus area.
- Other areas: **All non-focus areas retain existing zoning designation** (e.g., R-2, R-3), except that, where existing development patterns do not match the current zoning designation, such areas will be rezoned to a more appropriate existing zone or to a new zone.
 - Where there is a discrepancy between the existing use of a group of properties and the uses allowed by the existing zoning, the zoning designation may be fine-tuned (e.g., a group of R-3 properties may be rezoned as R-2 if R-2 is more appropriate for their existing use).
 - Where there is a discrepancy between the comprehensive plan and the existing zoning designation of a group of properties, that group of properties may be rezoned to a more appropriate zoning designation (e.g., West End is currently zoned MC, but, according to the comprehensive plan, would be more appropriately zoned C-4).
- PDHs: keep PDHs as-is; no substantive change will be allowed to properties within existing PDHs without PC approval.
 - Where PDH agreements allow for uses that do not exist in the PDH districts, such uses may be eliminated from the list of permitted uses in the comprehensive land use table.
- Pro: Nonconformities are reduced: if existing properties are currently conforming, they will likely continue to be conforming; if existing properties are currently nonconforming, they will either be rezoned or will continue to be nonconforming.

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- Pro: Most streamlined path forward; Option A has low levels of rezoning (focus areas only receive an overlay) which may require less public outreach, education, and hearings than Option B or C.

Disclaimer

Nothing contained in this email shall be deemed or considered to be legal advice. Although some ZoneCo professionals are also attorneys who may be separately engaged to provide legal representation in states where we are licensed to practice law, ZoneCo is not a law firm. ZoneCo professionals do not provide legal representation or services and are not engaged in the practice of law in any jurisdiction. Engaging ZoneCo does not form an attorney-client relationship and, as such, the protections of the attorney-client relationship do not apply. If you wish to create an attorney-client relationship, you are encouraged to contact an attorney of your choosing.

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