

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 25, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/233070>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner (*arriving late at 7:32pm due to conflicting meeting*)
Christopher Bertaut, Town Council Liaison
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Nedim Ogelman, Commissioner (*via remote participation due to home-based data software*)
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

None.

STAFF PRESENT: Interim Zoning Administrator, Martha Semmes, Planning Manager, Boyd Lawrence, Planning Operations Coordinator, Jordan Andrews

CALL TO ORDER:

Vice Chair Neham called the meeting to order at 6:48 PM. The Pledge of Allegiance followed.

DISCUSSION/INFORMATIONAL ITEMS:

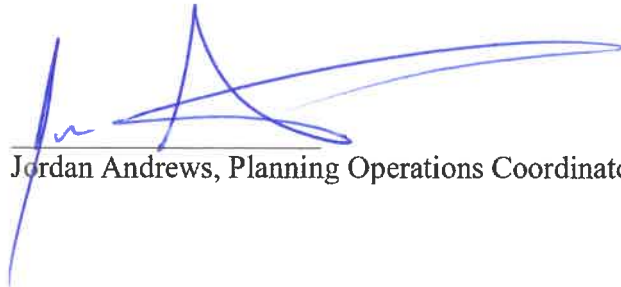
a. Determining form-based parameters

Commissioners worked through the charts prepared by Vice Chair Neham and Commissioner Ogelman depicting various value ranges for the different focus areas and sub areas. These values included acreage, floor area ratio(FAR), impervious surface ratio(ISR), and open space ratio(OSR) with ranges depicted for min/max, lower/upper fence, +/- standard deviation, mean and median, and quartiles(Q1,Q3) for each area and subarea. Vice Chair Neham's suggested selections of parameters were provided in yellow infill.

Commissioners worked through the areas and sub areas of East Main 1, East Main Comm. Neighborhood Scale, East Main Comm. Medium Scale, East Main 5, Hirst East 1, Hirst East 2, Hirst West 1, and Hirst West 2. Commissioner consensus on the ranges for each of these areas is depicted in light green infill in the attached data charts.

ADJOURNMENT:

With no further business, Commissioner Dengler made the motion and the meeting was adjourned 9:39 PM.



Jordan Andrews, Planning Operations Coordinator



Ed Neham, Vice Chair

Overlay Districts Data-230601

DRAFT Z.O.:

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.
ACRES	AC	ATC	EAST END	EE2.3	1	1.00	1.00																3.00	3.00	130 680
FAR	AC	ATC	EAST END	EE2.3	1	10%	10%																30%	30%	39 204
ISR	AC	ATC	EAST END	EE2.3	1	70%	70%																	0%	91 476

DATA:

ACRES	PV-X	ATC	EAST END	EE2	1	3.00	3.00	3.00	NA	3.00	3.00	3.00	NA	3.00	3.00	3.00	3.00	3.00	NA	NA	3.00	3.00	3.00	3.00	130 680
ACRES	PV-X	ATC	EAST END	EE3	1	9.62	9.62	9.62	NA	9.62	9.62	9.62	NA	9.62	9.62	9.62	9.62	9.62	NA	NA	9.62	9.62	9.62	9.62	419 047
FAR	PV-X	ATC	EAST END	EE2	1	3%	3%	3%	NA	3%	3%	3%	NA	3%	3%	3%	3%	3%	NA	NA	3%	3%	3%	3%	3 920
FAR	PV-X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	0%	0%	0%	NA	NA	0%	0%	0%	0%	0
ISR	PV-X	ATC	EAST END	EE2	1	2%	2%	2%	NA	2%	2%	2%	NA	2%	2%	2%	2%	2%	NA	NA	2%	2%	2%	2%	2 614
ISR	PV-X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	0%	0%	0%	NA	NA	0%	0%	0%	0%	0
OSR	PV-X	ATC	EAST END	EE2	1	98%	98%	98%	NA	98%	98%	98%	NA	98%	98%	98%	98%	98%	NA	NA	98%	98%	98%	98%	128 066
OSR	PV-X	ATC	EAST END	EE3	1	100%	100%	100%	NA	100%	100%	100%	NA	100%	100%	100%	100%	100%	NA	NA	100%	100%	100%	100%	419 047

EAST END-4 - AGRICULTURE TOURISM COMMERCIAL - PERMANENT CONSERVATION EASEMENT ?; STAFF TO CONFIRM

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.
ACRES	PV-AC	ATC	EAST END	EE4	2	10.21	10.21	-12.87	-17.92	11.75	13.29	10.21	3.84	25.60	25.60	21.76	40.98	47.35	69.11	64.06	37.30	39.44	40.98	40.98	1 785 089
FAR	PV-AC	ATC	EAST END	EE4	1	1%	1%	1%	NA	1%	1%	1%	NA	1%	1%	1%	1%	1%	NA	NA	1%	1%	1%	1%	17 851
ISR	PV-AC	ATC	EAST END	EE4	1	0%	0%	0%	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	168%	0%	0%	0%	0%	0
OSR	PV-AC	ATC	EAST END	EE4	2	100%	100%	100%	1.00	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	168%	100%	100%	100%	100%	1 785 089

EAST MAIN-1 - ASPIRATIONALLY COMMERCIAL NEIGHBORHOOD SCALE PER COMPREHENSIVE PLAN

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.
ACRES	CNS	CNS	EAST MAIN	EM1	6	0.12	0.12	-6.94	-3.04	0.29	0.46	0.80	0.17	2.34	3.39	3.22	7.37	6.61	9.82	15.11	7.37	7.37	7.37	7.37	321 037
FAR	CNS	CNS	EAST MAIN	EM1	6	2%	2%	-28%	-25%	4%	7%	11%	1%	18%	27%	26%	42%	53%	79%	81%	57%	65%	72%	72%	231 147
ISR	CNS	CNS	EAST MAIN	EM1	6	21%	21%	-44%	-6%	24%	27%	33%	28%	55%	59%	33%	91%	93%	124%	168%	96%	98%	100%	100%	321 037
OSR	CNS	CNS	EAST MAIN	EM1	6	0%	0%	-68%	-24%	2%	5%	9%	8%	46%	41%	33%	67%	74%	106%	144%	73%	76%	79%	79%	0

EAST MAIN - COMMERCIAL NEIGHBORHOOD SCALE - SUBAREAS 1s, 2, 3, 4, 8 & 9 COMBINED

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.
ACRES	CNS	CNS	EAST MAIN	various	44	0.11	0.11	-0.91	-0.49	0.11	0.33	0.16	0.56	0.80	0.65	1.27	1.45	2.10	2.10	2.50	1.97	2.10	2.10	2.10	91 264
FAR	CNS	CNS	EAST MAIN	various	42	0%	0%	-14%	-19%	3%	5%	11%	1%	17%	21%	20%	28%	42%	62%	53%	39%	47%	116%	53%	48 484
ISR	CNS	CNS	EAST MAIN	various	44	0%	0%	-41%	-10%	3%	6%	16%	13%	44%	41%	26%	56%	67%	92%	112%	76%	79%	100%	92%	84 360
OSR	CNS	CNS	EAST MAIN	various	44	8%	8%	-12%	8%	21%	24%	45%	33%	56%	59%	26%	84%	85%	110%	141%	94%	97%	100%	100%	6 904

EAST MAIN - COMMERCIAL MEDIUM SCALE - SUBAREAS 6, 7, 10 (GATEWAY) AND 11 (CATOCTIN CORNER) COMBINED

Maximum stories = 1

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.
ACRES	CMS	CMS	EAST MAIN	various	28	0.40	0.40	-3.61	-0.86	0.48	0.65	4.24	3.16	8.91	7.18	4.02	10.70	11.21	15.23	18.54	10.85	10.85	10.85	10.85	10 851
FAR	CMS	CMS	EAST MAIN	various	28	0%	0%	-22%	-9%	0%	1%	2%	1%	8%	11%	10%	18%	20%	30%	42%	19%	24%	39%	30%	30%
ISR	CMS	CMS	EAST MAIN	various	28	2%	2%	-68%	-17%	3%	4%	12%	18%	54%	48%	30%	66%	78%	107%	145%	77%	87%	100%	100%	100%
OSR	CMS	CMS	EAST MAIN	various	28	0%	0%	-45%	-7%	14%	23%	35%	22%	46%	52%	30%	89%	82%	112%	168%	96%	97%	98%	98%	98%

EAST MAIN-5 - ASPIRATIONALLY R6 SINGLE FAMILY ATTACHED PER COMPREHENSIVE PLAN

Clarify Comp Plan language for EM5 to be R6 SFA townhouses

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	hwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	hwrfce	SQ.FT.	
ACRES	PV-R8	SFA	EAST MAIN	EM5	0.04	0.04	0.01	-0.37	0.04	0.04	0.05	-0.15	0.06	0.07	0.22	0.08	0.30	0.52	0.13	0.13	0.11	0.11	0.11	4.88	0.13	5.445
FAR	PV-R8	SFA	EAST MAIN	EM5	33%	33%	0%	10%	33%	29%	49%	52%	50%	76%	67%	17%	80%	84%	101%	122%	85%	86%	92%	92%	5 009	
ISR	PV-R8	SFA	EAST MAIN	EM5	20%	1%	10%	20%	25%	25%	26%	28%	27%	38%	34%	7%	40%	47%	49%	58%	43%	43%	43%	43%	2 659	
OSR	PV-R8	SFA	EAST MAIN	EM5	51%	47%	42%	51%	57%	57%	57%	60%	58%	62%	66%	7%	72%	73%	80%	90%	74%	75%	99%	80%	2 786	

Overlay Districts Data-230601

HIRST EAST-1 - COMMERCIAL NEIGHBORHOOD SCALE - Only two properties

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.	EXPLAIN
ACRES	PV-C1	CNS	HIRST EAST	HE1	2	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	0.00	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	154,638	1.54
FAR	PV-C1	CNS	HIRST EAST	HE1	2	1%	1%	-4%	-5%	1%	2%	1%	0%	5%	5%	5%	8%	9%	14%	13%	7%	8%	8%	8%	12,371	45%
ISR	PV-C1	CNS	HIRST EAST	HE1	2	1%	1%	-5%	-6%	1%	2%	1%	-1%	5%	5%	6%	9%	11%	16%	15%	8%	9%	9%	9%	13,917	79%
OSR	PV-C1	CNS	HIRST EAST	HE1	2	91%	91%	85%	84%	91%	92%	91%	89%	95%	95%	6%	95%	101%	106%	105%	98%	99%	99%	99%	140,721	21%

HIRST EAST-2 - INDUSTRIAL BUSINESS - C1 & CM1: Only two properties

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.
ACRES	IB	IB	HIRST EAST	HE2	2	2.00	2.00	-4.00	-5.31	2.40	2.80	2.00	0.34	6.00	6.00	5.66	10.00	11.66	17.31	16.00	9.20	9.60	10.00	10.00	435,600
FAR	IB	IB	HIRST EAST	HE2	2	5%	5%	2%	1%	5%	5%	4%	7%	7%	7%	3%	9%	10%	13%	12%	9%	9%	9%	9%	39,204
ISR	IB	IB	HIRST EAST	HE2	2	8%	8%	6%	6%	8%	8%	8%	7%	10%	10%	2%	11%	11%	14%	13%	11%	11%	11%	11%	47,916
OSR	IB	IB	HIRST EAST	HE2	2	89%	89%	87%	86%	89%	89%	88%	88%	91%	91%	2%	92%	93%	95%	94%	92%	92%	92%	92%	387,684

HIRST EAST-3 - PROFESSIONAL OFFICE - No computation; only one property

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.
ACRES	PV-C1	PO	HIRST EAST	HE3	1	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	217,364
FAR	PV-C1	PO	HIRST EAST	HE3	1																				0
ISR	PV-C1	PO	HIRST EAST	HE3	1	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
OSR	PV-C1	PO	HIRST EAST	HE3	1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	217,364

HIRST WEST-1 - INDUSTRIAL BUSINESS

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.
ACRES	PV-CM1	IB	HIRST WEST	HW1	26	0.71	0.71	-1.57	-0.28	0.74	0.76	0.85	0.74	1.42	1.75	1.02	2.47	2.77	3.78	4.89	3.17	3.63	3.94	3.78	164,772
FAR	PV-CM1	IB	HIRST WEST	HW1	26	0%	0%	-22%	-13%	0%	0%	4%	0%	9%	14%	13%	22%	27%	40%	48%	30%	40%	48%	40%	66,686
ISR	PV-CM1	IB	HIRST WEST	HW1	26	5%	5%	-22%	0%	7%	9%	29%	25%	56%	50%	25%	66%	75%	100%	117%	79%	83%	85%	85%	140,056
OSR	PV-CM1	IB	HIRST WEST	HW1	26	15%	15%	-17%	0%	17%	22%	34%	25%	45%	50%	25%	71%	75%	100%	122%	91%	93%	95%	95%	24,716

HIRST WEST-2 - COMMERCIAL NEIGHBORHOOD SCALE CMI - COMP PLAN CHANGE? Rezone CMI5 lowers bldg from CM4-1 to C-1

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.
ACRES	CNS	CNS	HIRST WEST	HW2	4	0.67	0.67	-0.68	-0.24	0.72	0.77	0.83	0.63	1.34	1.49	0.86	2.15	2.35	3.22	3.66	2.34	2.48	2.67	2.62	114,127
FAR	CNS	CNS	HIRST WEST	HW2	4	8%	8%	-34%	-11%	8%	9%	10%	7%	25%	25%	18%	40%	47%	60%	84%	40%	41%	41%	41%	46,792
ISR	CNS	CNS	HIRST WEST	HW2	4	22%	22%	15%	8%	26%	29%	34%	27%	47%	46%	19%	58%	65%	84%	77%	62%	66%	69%	69%	78,748
OSR	CNS	CNS	HIRST WEST	HW2	4	31%	31%	23%	16%	34%	36%	42%	35%	54%	54%	19%	66%	73%	92%	85%	71%	74%	78%	78%	35,379

WEST END - SEE DOWNTOWN SOUTH-2 - MIXED-USE NEIGHBORHOOD SCALE ABOVE,

PLUS EXISTING WEST END HISTORIC HOUSES AND OPTIONALLY THE PROPERTIES ON THE SOUTH SIDE OF MAIN STREET TO BE ADDED

Assumptions: • Downtown South-2 [CNS-Commercial Medium Scale and C-4 zoning] is a model for our aspirations for the West End.

• Mean and standard deviation model suits this data better than the median and quartile model.

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.
ACRES	PV-C4	MNS	DOWNTOWN SOUTH	DS2	36	0.04	0.04	-0.27	-0.10	0.04	0.05	0.10	0.08	0.25	0.26	0.18	0.35	0.43	0.61	0.71	0.44	0.47	0.92	0.61	26,681
FAR	PV-C4	MNS	DOWNTOWN SOUTH	DS2	36	8%	8%	-39%	-15%	10%	11%	12%	10%	31%	35%	25%	47%	60%	85%	97%	75%	86%	95%	85%	22,574
ISR	PV-C4	MNS	DOWNTOWN SOUTH	DS2	36	6%	6%	-17%	-1%	9%	10%	14%	13%	24%	27%	14%	35%	41%	55%	65%	48%	50%	55%	55%	14,638
OSR	PV-C4	MNS	DOWNTOWN SOUTH	DS2	36	43%	45%	35%	45%	50%	53%	66%	59%	77%	73%	14%	87%	87%	101%	117%	90%	92%	94%	94%	12,043

AGGREGATED SINGLE FAMILY ATTACHED - IRRESPECTIVE OF ZONING

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	high	SQ.FT.	
ACRES	SFA	SFA	Sustain	Sustain	686	0.04	0.04	0.01	-0.30	0.04	0.04	0.05	-0.11	0.06	0.08	0.19	0.08	0.27	0.46	0.13	0.11	0.13	4.88	0.13	5,445	
FAR	SFA	SFA	Sustain	Sustain	686	22%	22%	0%	1%	22%	29%	42%	52%	47%	76%	72%	25%	86%	98%	123%	137%	104%	122%	130%	123%	6,717