

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, JULY 6, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/263886>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner
Christopher Bertaut, Town Council Liaison (*arriving 6:42pm*)
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Nedim Ogelman, Commissioner
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

Brian Green, Commissioner

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

CALL TO ORDER:

Chair Forbes called the meeting to order at 6:32 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None.

COMMISSIONER DISCLOSURES:

Chair Forbes read the following disclosure *“Pursuant to Code of Virginia Section 2.2-3708.3 and the Town of Purcellville Resolution 21-06-06, Mr. Neham has requested to participate in this meeting by electronic communication from a remote location that is not open to the public. Due to a medical condition, Mr. Neham will be participating in this meeting remotely from his home. As required by law, a physical quorum of the Planning Commission is present in Council Chambers and Town Staff have arranged for the voice of Mr. Neham to be heard by all person in the Council Chambers. Mr. Neham made the request within the timeframe required by policy and the Town Attorney has determined that his request meet the requirements for remote participation.”*

CITIZEN COMMENTS:

Chris Scharrer, 201 N. Maple Ave- Inquiries regarding the zoning of a property at 140 S. 20th
Casey Chapman, 125 Hirst Rd.- Concerns for the general Zoning Ordinance Rewrite

DISCUSSION/INFORMATIONAL ITEMS:

a. Zoning Ordinance Rewrite Project Plan and Schedule

Commissioners discussed the general timeline moving forward, relative to completion of the Draft Zoning Ordinance Review and subsequent public hearings. Interim Zoning Administrator Martha Semmes identified areas that would be reviewed as part of the Town Attorney's work with the document.

b. Zoning Ordinance Rewrite Continued

Commissioners continued working through the draft zoning ordinance document chronologically by chapter. Individual Commissioner comments can be found online with the agenda materials and on file in the Town Clerk's office.

Commissioners collectively addressed comments from pages 138 through 147 of the draft zoning ordinance. A summary of those comments and references to individual Commissioner's comments can be found attached to these meeting minutes. The full draft zoning ordinance, to which these comments refer, can be found online with the agenda materials and on file in the Town Clerk's office.

c. Parameter Values Continued

Form-based parameters were discussed and addressed as encountered through the process described in discussion item b. Zoning Ordinance Review Comments.

PLANNING STAFF REPORT:

Planning Manager, Boyd Lawrence gave a brief update on planning projects as printed in the agenda materials. Specifically, Mr. Lawrence highlighted an upcoming rezoning request for a property at 200 S. 20th Street.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

Commissioner Dengler expressed concerns regarding notes being submitted to staff during the meeting. Mr. Lawrence responded that he had not read any notes, but could share the submitted comments publicly and via email to the Planning Commission. The comments submitted by Mr. Chapman are attached to these meeting minutes.

Commissioner Rise expressed thanks to Town Staff for their recent efforts organizing and facilitating the 4th of July Parade.

Commissioner Ogelman gave the following statement:

As a Planning Commissioner, my decision-making process for developments is guided by the adopted Purcellville Comprehensive Plan and implemented through the Purcellville zoning ordinance. Similarly, for development in the JLMA surrounding Purcellville, my counterparts in the County follow the

guidance of the Loudoun County Comprehensive Plan and execute it through the County's zoning ordinance, which is currently undergoing revisions.

The Loudoun County Comprehensive Plan, adopted on June 20, 2019, clearly outlines the expected uses in the Purcellville JLMA in Chapters 2-135 to 2-136. It is important to note that the County Comprehensive Plan does not include light or heavy industrial use in the core, complementary, or conditional use categories for the Purcellville JLMA. The only JLMA in the Loudoun County Comprehensive Plan that allows for industrial use is in the Leesburg JLMA.

Therefore, any proposed changes from the rural residential uses stated in the Loudoun County Comprehensive Plan for the Purcellville JLMA would require a Comprehensive Plan Amendment. This process ensures public awareness and includes a hearing to gather input. It is incorrect to claim that the citizens of Purcellville and Western Loudoun have no say in the requested changes for the Purcellville JLMA. Using the dissolution of PUGAMP to support such an argument is also incorrect. In fact, Chapter 2-127 of the Loudoun Comprehensive Plan acknowledges the dissolution of the Purcellville Urban Growth Area Management Plan (PUGAMP) in 2013 and the adoption of a rural development policy for the JLMA. It further states that the Town also supports implementation of gateways protecting rural view sheds at the east, west, north, and south entrances to the Town. It then stated the County promotes a low-density, rural blend of residential and business uses surrounding the Town, distinct from the intensity and character of development within Purcellville.

NEXT MEETINGS:

Planning Commission meeting of Thursday, July 13th, 2023, July 20th, 2023, July 27th, 2023.

ADJOURNMENT:

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



Jordan Andrews, Planning Operations Coordinator



Nan Forbes, Chair

9/7/23

| | | |
|--|----------------|-----------------------------|
| Page 134: Commented [M128R126] | Meeting | 6/29/2023 9:06:00 PM |
| N.O. consult legal | | |
| Page 138: Commented [M129] | Meeting | 6/29/2023 9:10:00 PM |
| EAN move section to front? | | |
| Page 138: Commented [M130R129] | Meeting | 6/29/2023 9:13:00 PM |
| See R.R. comments | | |
| Page 138: Commented [M131R129] | Meeting | 6/29/2023 9:16:00 PM |
| Remove use tables from districts, have in 1 central chart---hyperlink sections back to use table | | |
| Page 138: Commented [M132R129] | Meeting | 6/29/2023 9:18:00 PM |
| Add uses that Z.O. may not have(rehab stay, etc.) | | |
| Page 138: Commented [M133R129] | Meeting | 6/29/2023 9:19:00 PM |
| N.F. reexamine definitions---check adjacent ordinances | | |
| Page 138: Commented [M134R129] | Meeting | 6/29/2023 9:25:00 PM |
| N.O. Suggest PC meeting for definitions focus | | |
| Page 138: Deleted | Meeting | 6/29/2023 9:26:00 PM |
| Page 138: Deleted | Meeting | 7/6/2023 8:03:00 PM |
| Page 142: Commented [M135] | Meeting | 7/6/2023 8:54:00 PM |
| See R.R. comment on titling | | |
| Page 142: Commented [M136] | Meeting | 7/6/2023 8:55:00 PM |
| R.R. include in definitions | | |
| Page 142: Commented [M137] | Meeting | 7/6/2023 8:56:00 PM |
| See R.R. re: LOCO standards | | |
| Page 142: Commented [M138R137] | Meeting | 7/6/2023 8:57:00 PM |
| Host shortcut link on TOP website to LOCO | | |
| Page 142: Commented [M139] | Meeting | 7/6/2023 8:58:00 PM |
| R.R. ambiguous, clarify? | | |
| Page 142: Commented [M140] | Meeting | 7/6/2023 9:00:00 PM |
| R.R. Conflict with Form Base Metrics? | | |
| Page 142: Commented [M141] | Meeting | 7/6/2023 9:02:00 PM |
| C.B. consult federal law, may protect satellite rights | | |
| Page 142: Commented [M142] | Meeting | 7/6/2023 8:59:00 PM |
| R.R. comment, dated? | | |
| Page 142: Commented [M143] | Meeting | 7/6/2023 9:04:00 PM |
| N.F. duplicate, remove | | |

| | | |
|--|----------------|-----------------------------|
| Page 143: Commented [M144] | Meeting | 7/6/2023 9:07:00 PM |
| N.F. general comment---outline format | | |
| Page 143: Commented [M145] | Meeting | 7/6/2023 9:07:00 PM |
| R.R. missing figure | | |
| Page 143: Commented [M146] | Meeting | 7/6/2023 9:08:00 PM |
| C.B. adequacy of require space? | | |
| Page 143: Commented [M147R146] | Meeting | 7/6/2023 9:08:00 PM |
| State standard? If so, cite. | | |
| Page 144: Commented [M148] | Meeting | 7/6/2023 9:11:00 PM |
| R.R. update references as needed(Article 5 may be moved, etc.) | | |
| Page 145: Commented [M149] | Meeting | 7/6/2023 9:12:00 PM |
| R.R. special exceptions or changed to SUP? | | |
| Page 145: Commented [M150R149] | Meeting | 7/6/2023 9:12:00 PM |
| Cntrl F special exception to SUP replace | | |
| Page 145: Commented [M151] | Meeting | 7/6/2023 9:15:00 PM |
| R.R. keep for existing duplex | | |
| Page 145: Commented [M152R151] | Meeting | 7/6/2023 9:16:00 PM |
| N.O. duplex is single family attached | | |
| Page 146: Commented [M153] | Meeting | 7/6/2023 9:17:00 PM |
| R.R. enforcement issues? | | |
| Page 146: Commented [M154R153] | Meeting | 7/6/2023 9:18:00 PM |
| MMS to follow up to complaint, etc. | | |
| Page 146: Commented [M155] | Meeting | 7/6/2023 9:20:00 PM |
| R.R. clarify---define size of phases | | |
| Page 146: Commented [M156] | Meeting | 7/6/2023 9:22:00 PM |
| R.R. vague, clarify/define | | |
| Page 147: Commented [M157] | Meeting | 7/6/2023 9:25:00 PM |
| R.R. Federal requirement? | | |
| Page 147: Commented [M158] | Meeting | 7/13/2023 7:04:00 PM |
| MMS remove use? Make non conforming? | | |
| Page 147: Commented [M159R158] | Meeting | 7/13/2023 7:09:00 PM |
| Rezone concrete plant to MC | | |
| Page 147: Commented [M160R158] | Meeting | 7/13/2023 7:17:00 PM |
| N.O. Eliminate use, make non-conforming | | |
| Page 147: Commented [M161] | Meeting | 7/6/2023 9:25:00 PM |
| R.R. renaming base districts? | | |
| Page 147: Commented [M162] | Meeting | 7/13/2023 7:02:00 PM |
| R.R. Missing? | | |

There are state ~~read~~ mandated guidelines/a about the amount of Affordable housing within the town. A specific Amount of inventory should be met by targeted dates to show an effort to accomodate this type of housing. Again, the Attorney should tell the town the standard they must meet in order to be in compliance.

- old food lion shopping center
isn't comp plan is MC that allows
mix use which includes Apartments.

5) SITE DESIGN STANDARDS

| TABLE B - SFDOT SITE DESIGN STANDARDS | |
|---------------------------------------|---|
| Roadways | |
| Sidewalks | Sidewalks shall be installed on both sides of heavily trafficked streets when opportunity and funding permits |
| Roads | Streets shall connect frequently and provide an interconnected grid. Where new public streets connect with existing streets, impact to the design of existing streets shall be kept to a minimum. |
| | New public right of way shall be consistent with the Virginia Department of Transportation (VDOT) standards and generally consistent with the cross section below, depending on traffic volume. New streets in this overlay district shall be public. |
| | Blocks shall be square with somewhat regular sized parcels that are square or rectangular. |

Commented [3]: define "heavily trafficked"

6) ARCHITECTURAL DESIGN STANDARDS

- Detached garages and accessory structures shall be permitted by-right and attached by special use permit.
- Colonial, Cape/Bungalow, Rambler/Ranch and Victorian architectural styles shall be permitted by-right and other styles shall require a special use permit.
- Traditional architecture that the Commonwealth of Virginia and the National Register of Historic Places recognize as contributing to Purcellville's traditional character shall be protected against by-right demolition.

Commented [4]: This section appears to be the key for this overlay district? Why not just SFDOT overlay district? The newer developments are most likely to be HOA controlled.

largest legal Road Block will come from Residential by-right zoning regulations. Detached vs. Attached - Single family housing has a tremendous amount of case law and state code requirements. The Attorneys should review the Residential overlays ~~and~~ and by-right construction in all designated zoning districts.

The use of set backs in the existing R2 & R3 can be applied and carried forward in redevelopment effort on existing lots. By permitting a new home to match what was previously there would permit a new building built to the same standards as what was there previously. In the suburban districts take the median set back requirements and apply them to new construction.

- Multifamily
- Age-restricted communities
- Affordable housing

- Limited locations available in the existing Plan. more locations, higher density requirements, and flexibility within the ordinance should be granted in multiple districts to try and encourage these development efforts. If you restrict height to 2 stories, most of the establishments are not feasible unless the third or fourth level is permitted. The limited availability of land also drives this height increase to support and encourage these uses. The structures must meet new building code requirements, ADA compliance issue and are expensive to build. Retrofit of old buildings per sf is even more expensive.