

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, JULY 13, 2023, 6:30 PM
TOWN HALL HERITAGE ROOM**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/266997>

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Jason Dengler, Commissioner
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 6:30 PM. The Pledge of Allegiance followed.

COMMISSIONER DISCLOSURES:

Chair Forbes read the following statement, *“Pursuant to Code of Virginia 2.2-3708.3 and 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 the Heritage Room, and Town Staff have arranged for the voice of Mr. Neham to be heard by all persons in the Heritage Room. Mr. Neham made the request within the timeframe required by policy and the Town Attorney has determined that his request meets the requirements for remote participation. The Planning Commission will record in its minutes the reason for Mr. Neham’s remote participation and the location from which he participated.”*

DISCUSSION/INFORMATIONAL ITEMS:

a. 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.

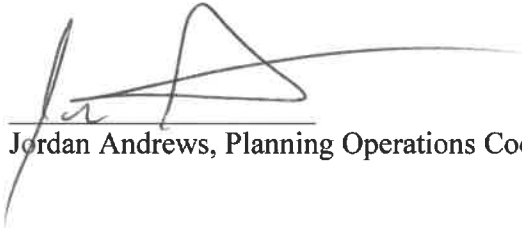
Commissioners collectively addressed comments from pages 147 through 148 of the draft zoning

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.

Commissioners also discussed possible means by which to distinguish "Traditional" versus "Suburban" single family residential areas as depicted in the Comprehensive Plan.

ADJOURNMENT:

With no further business, Commissioner Dengler made the motion and the meeting was adjourned 9:47 PM.



A handwritten signature in black ink, appearing to read 'Jordan Andrews', written over a horizontal line.

Jordan Andrews, Planning Operations Coordinator



A handwritten signature in blue ink, appearing to read 'Nan Forbes', written over a horizontal line.

Nan Forbes, Chair

9/1/23

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?		

Page 147: Commented [M163]	Meeting	7/13/2023 7:02:00 PM
"Mixed use neighborhood scale"		
Page 147: Commented [M164]	Meeting	7/13/2023 7:14:00 PM
R.R. Define "under cover"		
Page 147: Commented [M165]	Meeting	7/13/2023 7:20:00 PM
R.R. speak to other districts?		
Page 147: Commented [M166]	Meeting	7/6/2023 9:26:00 PM
R.R. check FBR standards		
Page 147: Commented [M167R166]	Meeting	7/13/2023 7:21:00 PM
N.O. justifying 10k from comp plan		
Page 147: Commented [M168]	Meeting	7/13/2023 7:49:00 PM
N.O. proposes drive through only by SUP in MC		
Page 148: Commented [M169]	Meeting	7/13/2023 7:30:00 PM
R.R. reference design guidelines? "as determined by BAR"		
Page 148: Commented [M170]	Meeting	7/13/2023 7:31:00 PM
N.F. add odor		
Page 148: Commented [M171]	Meeting	7/13/2023 7:32:00 PM
R.R. define decibel level?		
Page 148: Commented [M172]	Meeting	7/13/2023 7:34:00 PM
J.D. remove the term "landscaping", not effective		
Page 148: Commented [M173]	Meeting	7/13/2023 7:34:00 PM
R.R. Where did this come from?		
Page 148: Commented [M174]	Meeting	7/13/2023 7:55:00 PM
R.R. will this be replaced by FBS?		
Page 148: Deleted	Meeting	7/13/2023 7:48:00 PM
nor contain less		
i.		
Page 148: Inserted	Meeting	7/13/2023 7:48:00 PM
nor more		
i.		
Page 148: Commented [M175]	Meeting	7/13/2023 7:49:00 PM
State minimum sq ft?		
Page 149: Commented [AJ176]	Andrews, Jordan	7/20/2023 7:24:00 PM
Clarify between uses and definitions		
Page 149: Commented [AJ177R176]	Andrews, Jordan	7/20/2023 7:27:00 PM
Separate buildings and dwelling		
Page 149: Commented [AJ178]	Andrews, Jordan	7/20/2023 7:36:00 PM
N.O. remove, no longer allow apartments in MC?		