

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, JULY 27, 2023, 6:30 PM
TOWN HALL HERITAGE ROOM**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/268098>

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Nan Forbes, Chair/Commissioner
Ron Rise, Commissioner
Jason Dengler, Commissioner

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 6:35 PM. The Pledge of Allegiance followed.

COMMISSIONER DISCLOSURES:

Vice Chair Neham 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. Although a physical quorum of the Planning Commission is not present in the Heritage Room, 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."*

Vice Chair Neham additionally disclosed a July 25th meeting with citizen Beverly Chaisson in which multiple items were discussed including home occupations, Rt. 7/690 interchange, Vineyard Square, affordable housing, growth and development, Comprehensive Plan, and generating public participation. Mr. Neham stated that no decisions or promises were conveyed as part of said discussion.

DISCUSSION/INFORMATIONAL ITEMS:

a. Zoning Ordinance Rewrite Continued

Interim Zoning Administrator Martha Semmes began with an overview of her comments provided in the agenda materials relative to the proposed historic overlays as well as other items throughout the zoning ordinance draft. Ms. Semmes also reviewed specific items that would be further addressed during the Town Attorney review.

Commissioner Ogelman reviewed historic property data relative to potential historic districts.

Vice Chair Neham began discussion on proposed edits to the home occupation regulations found in the zoning ordinance. Primarily, the discussion focused on the current limit on the number of unrelated staff permitted to work in a home based business.

Vice Chair Neham directed that continued discussion of Articles 5 & 6 of the draft zoning ordinance would be deferred until Commissioner Rise could continue presenting comments as provided.

Commissioners reviewed and discussed the proposed historic districts as presented in the agenda materials. Primarily, the focus of the proposed overlays would be to provide for the review and consideration of residential demolition requests in areas identified within potential historic districts.

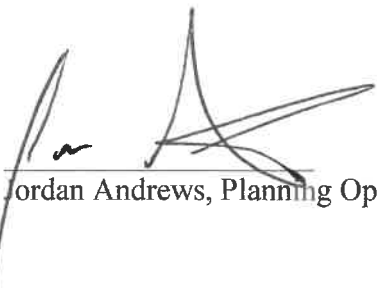
Commissioner Green reviewed the zoning ordinance section pertaining to definitions. Mr. Green had organized the existing definitions into a spreadsheet comparing the definitions found in the zoning ordinance to those found in the comprehensive plan. Mr. Green instructed that he would forward a list of definition assignments for each Commissioner to review.

Commissioner Ogelman reviewed the proposed changes to the current Zoning Map that would need to be implemented in the upcoming draft to be presented to the public. Largely, those changes are reflective of the designations depicting in the Comprehensive Plan.

Vice Chair Neham reviewed work that would be ongoing during the upcoming August recess. Mr. Neham and fellow Commissioners expressed thanks to Interim Zoning Administrator Martha Semmes for her assistance working through the zoning ordinance review and updating.

ADJOURNMENT:

With no further business, Commissioner Ogelman made the motion and the meeting was adjourned 9:27 PM.



Jordan Andrews, Planning Operations Coordinator


Ed Neham, Vice Chair