



**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
JUNE 27, 2019 7:00PM  
TOWN HALL COUNCIL CHAMBER**

**PRESENT:** Tip Stinnette, Chair/Town Council Liaison

Mary Frances Bennett, Planning Commissioner  
Nan Forbes, Planning Commissioner  
Stosh Kowalski, Planning Commissioner  
Ed Neham, Planning Commissioner  
Chip Paciulli, Planning Commissioner

**STAFF:** Patrick Sullivan, Director of Community Development  
Andy Conlon, Senior Planner

**ABSENT:** Theresa Stein, Vice-Chair/Planning Commissioner  
Stefanie Longerbeam, Planning and Zoning Technician

**Note:** The audio recording of this meeting is available at:

<https://www.purcellvilleva.gov/ArchiveCenter/ViewFile/Item/5069>

Selected references to specific locations in the audio recording are given in square brackets. For example, a discussion that began at 1 hour, 5 minutes and 55 seconds after the beginning of the recording would appear as [1:05:55].

**CALL TO ORDER OF SPECIAL MEETING:**

Chair Stinnette called the Planning Commission Meeting to order at 7:00 PM.

**DISCUSSION ITEMS: [0:35]**

The Planning Commission worked on the comment matrix of record generated by Staff, and a paper consisting of additional comments provided by Commissioners Forbes and Neham. The discussion items and the Commission's decisions are summarized below.

Committer's Name	Comment	Distillation	Planning Commission Recommended Response to Comments	Audio Timestamp
Philip Lataille Robert Ritchie	Because East Stephens Drive has been closed off midway, the only access to these two residential properties is through the commercial Browning Equipment property along South 9th Street rather than through the residential properties along South Maple Avenue. If the Browning property, currently being used for storage of equipment, is more fully developed commercially, it will lead to devaluation of the residential property. Preferably, either: (1) include the residential properties in the Mixed Commercial zoning; (2) convert the surrounding residential properties on South 9th Street to Multi-Family Residential zoning; or (3) leave all the surrounding properties on South 9th Street as Single Family.	These two residential properties should have the same land use as each other.  As a secondary issue, address the Browning Equipment land use on the west side of S. 9th Street.	The land use of the vertical set of parcels immediately to the west of the parcels on South 9th Street south of E. Stephens Drive, currently being used by Browning Equipment, should be designated Single Family Detached Traditional.  The land use of the parcels on South 9th Street south of E. Stephens Drive, currently being used by Browning Equipment should be designated Single Family Attached.	2:30 - 22:12  22:12 - 32:08
Public Hearing Comment concerns associated with Rural Transition Land Use and Commercial In-Fill Development through-out the plan	See community comments from Comp Plan Public Hearing 060619	Rural Transition Land Use is too vague, ambiguous, and the uses are too broad; commercial development in-fill is uncontrolled; and there are too many land-use categories	The Rural Transition land use was removed from the Plan, and the Agricultural Commercial land use was renamed "Agricultural" and was changed to be: This land use category reflects the character for agricultural enterprise within the Town. <ul style="list-style-type: none"> <li>• Very limited density and restricts commercial development except for uses such as a farm store, a plant nursery, agricultural or rural, or tourism-related businesses that are compatible with the rural character should be encouraged with a demonstration that proposed uses will not negatively impact rural or residential areas.</li> </ul>	32:25 - 1:11:43

Commenter's Name	Comment	Distillation	Planning Commission Recommended Response to Comments	Audio Timestamp
<p>Public Hearing            Comment            concerns            associated            with Rural            Transition            Land Use and            Commercial            In-Fill            Development            through-out            the plan</p>	<p>The elimination of the Rural Transition Land Use category impacts Focus Area labeling in the vicinity of the E. Main Street-Berlin Turnpike traffic circle</p>	<p>Resolve the land uses in the northeast quadrant of the E. Main Street-Berlin Turnpike traffic circle.</p>	<ul style="list-style-type: none"> <li>• Offers the opportunity for enterprise and sustaining the traditional agricultural environment that Purcellville residents wish to protect.</li> <li>• Rural land uses and agricultural support businesses are encouraged.</li> <li>• Typical uses include agri-business and site supporting small-business retail but not equipment sales or service.</li> <li>• Pathways should be provided within the district that also connect to surrounding pedestrian/bicycle networks.</li> <li>• Stream corridors, woodlands, hedge rows, and other valuable natural resources should be maintained.</li> </ul>	<p>1:10:28 - 1:11:15            1:15:45 - 1:35:33</p>
			<p>Label Catocin Corner as Area 1 as well as Purcellville Gateway. Label the properties east of Catocin Corner as Area 2. In the recommendations for the East End, make the following changes:            Area 2:</p> <ul style="list-style-type: none"> <li>• Appropriate use of this area is agricultural, with an emphasis on providing open space at its eastern edge.</li> <li>• Incorporate accessible, safe, pedestrian connections, particularly greenways and trails to facilitate pedestrian and bicycle access.</li> <li>• Very limited density and restricts commercial development except for uses such as a farm store, a plant nursery, agricultural or rural, or tourism-related businesses that are compatible with the rural character should be encouraged with a</li> </ul>	

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			<p>demonstration that proposed uses will not negatively impact rural or residential areas.</p> <ul style="list-style-type: none"> <li>• Rural land uses and agricultural-support businesses are encouraged.</li> <li>• Typical uses include agri-business and site supporting small-business retail but not equipment sales or service.</li> </ul> <p>Area 3:</p> <ul style="list-style-type: none"> <li>• Size of property in this area offers the opportunity for mix of small footprint uses that provide for a unique gateway entrance to the Town.</li> <li>• Incorporate accessible, safe, pedestrian connections, particularly greenways and trails to facilitate pedestrian and bicycle access.</li> <li>• Very limited density and restricts commercial development except for uses such as a farm store, a plant nursery, agricultural or rural, or tourism-related businesses that are compatible with the rural character should be encouraged with a demonstration that proposed uses will not negatively impact rural or residential areas.</li> <li>• Rural land uses and agricultural-support businesses are encouraged.</li> <li>• Typical uses include agri-business and site supporting small-business retail but not equipment sales or service.</li> </ul> <p>Also, on page 70, replace Figure 160 with a Purcellville picture suitable for this area, in the Location Map, color in the southwest quadrant of the East End area.</p>	
David Eno	The Plan is difficult to follow; a concise plan that would be more understandable. Based	A more concise plan, less ambiguity and greater	At roughly 100 pages the updated Comp Plan is on par with previous town Comp	1:40:30 - 1:41:55

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	<p>on what is in the Rural Transition section, a land development attorney could file suit against the Town and easily win a significant judgement, and further, the Plan is loaded with words that would set this Town in the sights of developers and people who would not care about maintaining Purcellville as it is.</p>	<p>specificity in the Rural Transition land use definition.</p>	<p>Plans and 400 pages shorter than the Loudoun Comp Plan. We eliminated the Rural Transition Land Use and provided greater specificity in the resultant Agriculture Land Use.</p>	
<p>Mary Ellen Stover</p>	<p>There are too many commercial and residential uses in the new districts that have been created.</p>	<p>There are too many commercial and residential uses in the new districts that have been created.</p>	<p>With regard to commercial and residential uses, this has been addressed through the above changes. With regard to open space, the town is exploring options to retain open space through carbon markets via the recently passed Commonwealth HB 4585.</p>	<p>1:42:00 - 1:58:10</p>
<p>Sam Brown</p>	<p>Purcellville has too much commercial development; the change to the Rural Transition land use shouldn't become another 7-Eleven, another Catocctin Corner, etc.; we have enough convenience stores, enough filling stations, enough commercial stores in Purcellville.</p>	<p>Rural Transition allows for too much commercial development; reexamine commercial development allowances throughout the Town.</p>	<p>This has been accomplished through the above changes.</p>	<p>1:58:10 – 1:58:24</p>
<p>Mark Nelis</p>	<p>The Plan lacks muscle evidenced in the brevity of its statistical analysis.</p>		<p>The Planning Commission believes the Plan's statistical analysis, starting on page 17 and in the supporting documents volume, provides sufficient "muscle."</p>	<p>1:58:24 - 2:00:03</p>
<p>Mark Nelis</p>	<p>If the Planning Commission considers at-place employment you'll find that everyone who lives here drives east and everyone who works here drives west and that's a failure of our land use program. There's nothing in this Plan to support affordable housing. The depiction of the development on page 19 of the Plan (Figure 31) is one that is no longer permitted in Loudoun County.</p>	<p>Address affordable housing in the Comprehensive Plan.</p>	<p>The Planning Commission intentionally separated out an affordable housing plan from the Comprehensive Plan, and will develop an Implementation Plan for the construction, rehabilitation, and maintenance of affordable housing under the Short Term Efforts (page 99).</p>	<p>2:00:03 - 2:04:46</p>

Commenter's Name	Comment	Distillation	Planning Commission Recommended Response to Comments	Audio Timestamp
Mark Nelis	Allow for a conference center and/or small hotel in this focus area.	Conference center and/or small hotel.	Based on community input, conference centers and small hotels have been removed from the Comprehensive Plan.	2:04:46 - 2:05:02
Mark Nelis	The goal of achieving a 30 percent commercial tax revenue ratio is expressed but this is contradicted by other statements in the document that act to limit commercial development.	The 30% commercial/70% residential tax ratio needs greater clarification. Reexamine the language about heavy manufacturing.	This issue will be addressed by the Town Council. The intent will be to describe the balance between commercial and residential properties in terms of aggregate revenue generation rather than just tax revenue.	2:05:02 - 2:06:15
Mark Nelis	Replace Figure 113. Existing industrial business with something in Purcellville.	Replace Figure 113 on page 45.	We will use another picture	2:06:15 - 2:06:52
Mark Nelis	The depiction of the development on page 19 of the Plan (Figure 31) is one that is no longer permitted in Loudoun County.	This type of development actually is permitted by the County.	No change warranted.	2:06:52 - 2:07:26
Mark Nelis	Buildings are one to two stories with footprints in the range of 20,000 square feet. Why is this here? The Planning Commission removed area sizes elsewhere.	Remove the square footage clause.	Change the sixth bullet of the Industrial Land use definition to be: • Buildings are one to two stories.	1:11:48 - 1:14:48 & 2:07:26 - 2:07:50
Mark Nelis	Area 1 of the Hirst East Focus Area Map should represent the commercial uses that are there now and unlikely to change in the near future.	Existing land use.	The land use expressed in the Comprehensive Plan is aspirational and reflects the input of the community.	2:07:50 - 2:09:19
Mark Nelis	There is a large emphasis on the comments of the community members and they're very helpful and interesting, but they occasionally slide into the Plan's recommendations.		Community input references throughout the plan are by design and appropriately reflect the voice of the community in the document.	2:09:19 - 2:10:29
Joe LaFiandra	There is no mention of limiting the annexation of property in the Purcellville JLMA. After the PUGAMP was canceled in the 2012-2013 time frame, the Town and County recognized that no additional growth outside of the Town boundaries into the JLMA was anticipated. Including a provision limiting any further annexations	Do we adequately address the issue of annexation in the Comprehensive Plan?	The Loudoun County Comprehensive Plan says the Purcellville does not intend to grow beyond its boundaries. This is consistent with the "Fiscal and Land Use Balances" and "Reasons to Amend the Plan" sections of the Purcellville Comprehensive Plan.	2:10:29 - 2:11:41

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	<p>or major boundary line adjustments in the Plan would fulfil a pledge the Town made at the time of the cancellation of the PUGAMP. Restraining the Town's expansion will help maintain the quality of life in the Purcellville area by reducing demands on water supply, traffic congestion, the need for additional schools, and tax increases to support infrastructure improvements.</p>			
<p>Patricia Kipfer</p>	<p>My property's land use designation has changed from Mixed-Use Commercial to Mixed-Use Medium Scale to Agricultural Commercial to Rural Transition. My property should have the same land designation as Catoctin Corner – Commercial Medium Scale; it should not be Rural Transition.</p>	<p>Should this property be Commercial Medium Scale rather than Rural Transition?</p>	<p>The Planning Commission has spent a great amount of time on determining the most appropriate land use for this property which is one of the reasons why the recommended land use has evolved during the drafting of the plan. The Planning Commission's final recommendation reflects thorough deliberation on the topic and community input and concern voiced over two public hearings.</p>	<p>2:11:50 - 2:13:14</p>
<p>Uta Brown</p>	<p>This is what we pay for growth: a vast reduction in our quality of life. It's not only air, light and water pollution which affect our health in frightening ways, but our traffic has increased a great deal. Sometimes it's worth it not to grow. The worst of the growth is the debt that we're are going to leave our children, and the debt will continue to grow as we grow because developers don't pay for roads and schools. Let's be the people who say "no" and "enough is enough"</p>	<p>Does the Comprehensive Plan encourage commercial growth?</p>	<p>The changes the Planning Commission has made addresses this issue to some extent. However, Chair Stinnette asked the Planning Commissioners to reflect on whether the Comprehensive Plan may be encouraging growth, principally in the Hirst East and West End focus areas.</p>	<p>2:13:18 - 2:31:28</p>
<p>Jimmy Reynolds</p>	<p>Nowhere in this Plan does it indicate that there was an analysis done of the 2025 Plan that said what works, what doesn't work, what's broken and what needs fixing.</p>	<p>Increase clarity in land use designations, particularly in the East End focus area.</p>	<p>The Planning Commission has clarified land uses in the East End focus area, but we need to look a bit more closely at the other land uses – are they clear?</p>	<p>2:31:28 - 2:32:12</p>

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	<p>Wholesale changes were made to the land use designations without any reasons or justifications given other than increased clarity, and this increased clarity and the changes to the land use designations are going to create havoc for the zoning people for years to come because there are no zones right now that marry up to any of the land use designations, particularly on the East End. In my opinion, there are too many permitted by-right uses in the zoning categories which gives the town very little ammunition to say no. The Planning Commission has stated that it's not its intent to make wholesale material changes to the 2025 Plan (refer to the audio record of the May 4, 2019 meeting), and that's exactly what was done. You need to get back to the roots.</p>			



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[2:32:18] At our next meeting, which is a work session on July 11th:

(1) The Commissioners will discuss their views on development in the focus areas and determine whether the Comprehensive Plan needs further modifications in that light;

(2) Staff will complete the change matrix and the Planning Commission will review it and is expected to finalize it.

Then, the Planning Commission expects to vote on a resolution to proffer version 5.0 of the Comprehensive Plan, the errata sheet, the change matrix and the land use map to the Town Council during our regular meeting on July 18th. Town Council will receive the resolution on July 23rd. Town Council will review the Comprehensive Plan documents during their August recess. Then at the Town Council's second meeting in September (probably a work session) Town Council will review their matrix of changes. Town Council will then give their inputs to Staff and Staff will give that information to the consultant who will create version 6.0 of the Plan which will then go before the Town in a public hearing.

**ADJOURNMENT:** [2:42:32]

With no further business, Commissioner Forbes made a motion to adjourn the meeting at 9:43 PM, seconded by Commissioner Bennett. Passed: 6-0-1.

  
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Ed Neham and Stefanie Longerbeam, Recorders

  
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Tip Stinnette, Chair

