



**PLANNING COMMISSION  
SPECIAL MEETING  
July 25, 2019**

**PRESENT:** Tip Stinnette, Chair/Town Council Liaison  
Theresa Stein, Vice-Chair/Planning Commissioner  
Mary Frances Bennett, Planning Commissioner  
Nan Forbes, Planning Commissioner  
Stosh Kowalski, Planning Commissioner  
Ed Neham, Planning Commissioner  
Chip Paciulli, Planning Commissioner

**STAFF:** Andy Conlon, Senior Planner  
Stefanie Longerbeam, Planning and Zoning Technician

**ABSENT:** Patrick Sullivan, Director of Community Development

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

<https://www.purcellvilleva.gov/ArchiveCenter/ViewFile/Item/5088>

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:**

[0:45] Chair Stinnette read three recent emails from community members Leanne Manzo, Leslie Wilson and Gordon Strassberg into the record (see Attachments 1 to 3).

[7:45] The Planning Commission discussed the Hirst East focus area section of the draft Comprehensive Plan (see Attachment 4) with particular attention given to current zoning, form and fit, traffic, noise and pollution, possible future zoning and uses, and planned land use, and decided on the following planned land use designations:

- Area 1: Commercial Neighborhood Scale
- Area 2: Industrial Business
- Area 3: ~~Mixed-Use Medium Scale~~ Mixed-Use Neighborhood Scale
- Area 4: Agricultural
- Area 5: Commercial Neighborhood Scale

Furthermore, the justification for designating Area 4 as Agricultural is its proximity to Catoctin Creek and to provide an agricultural commerce type of transition between the Creek and Areas 1, 2 and 3. Only a small portion of Area 4 would be developable considering its flood plain restrictions, etc.



The Planning Commission revised the descriptions for these areas as follows:

- Area 1: Redevelopment consistent with small format buildings compatible with the neighboring residential area, with sufficient surface parking and loading not adjacent to the residential area.
- Area 2: Redevelopment consistent with Industrial or lesser intensity uses with sufficient surface parking.
- Area 3: ~~Small to Medium Mixed-Use development~~ Mixed-Use Neighborhood Scale, possibly including housing for seniors.
- Area 4: This area is suitable for agriculture enterprises and/or open space use, preserving streams and other resources. Open spaces, parks, and trails should be designed as integral parts of any development in this area. Trails could be used to establish connections between neighborhoods and to enhance pedestrian and bicycle mobility.
- Area 5: Development with small format commercial and office buildings.

[1:29:10] The Planning Commission reviewed the Public Hearing and Deliberation Matrix and made several editorial changes. The revised matrix will be distributed to the Planning Commission during August.

[2:04:00] The Planning Commission should receive the updated Errata Sheet and the updated Public Hearing and Deliberation Matrix by August 31, 2019. The Commissioners are requested to review these documents and signal their agreement or disagreement via individual emails to

Chair Stinnette not later than September 3, 2019. Chair Stinnette will supervise the resolution of any disagreements.

[2:06:30] The Planning Commission discussed a draft resolution for the Planning Commission to recommend adoption of the Comprehensive Plan to the town Council and suggested several edits.

**PLANNING COMMISSIONERS' COMMENTS:**


[2:16:30] Commissioner Neham asked if the vote on the resolution recommending the Comprehensive Plan to the Town Council will be formal and open. After discussion, Chair Stinnette stated we will have a meeting to vote on the resolution on September 5, 2019, and assuming passage, distribute the documents to Town Council the week of September 9, 2019.

[2:25:20] Vice Chair Stein suggested that this information needs to be published on the Plan Purcellville website in a timely manner. Chair Stinnette stated the documents will be posted to the website after the Planning Commission passes its resolution.

**ADJOURNMENT:** [2:25:55]

With no further business, Commissioner Forbes made a motion to adjourn the meeting at 9:26 PM, seconded by Vice Chair Stein. Passed: 7-0-0.

  
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Ed Neham and Stefanie Longerbeam, Recorders

  
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Tip Stinnette, Chair

