

**MINUTES
PLANNING COMMISSION WORK SESSION
AUGUST 3, 2017
TOWN HALL HERITAGE ROOM**

PRESENT: Theresa Stein, Chairman
Chip Paciulli, Vice Chairman/Planning Commissioner
Tip Stinnette, Planning Commissioner
EJ Van Istendal, Planning Commissioner
David Estey, Planning Commissioner
Kelli Grim, Planning Commission/Council Liaison

ABSENT: Britt Adkins, Planning Commissioner

STAFF: Patrick Sullivan, AICP, Director of Community Development
Tucker Keller, Planning and Zoning Technician

CALL TO ORDER OF WORK SESSION:

Theresa Stein, Chairman, called the Planning Commission Work Session to order at 7:25 PM.

DRAFT COMPREHENSIVE PLAN REVIEW:

a. Review of Chapters

The Planning Commissioners began their review with the Managed Charge Areas chapter.

Patrick Sullivan noted that pages 43 and 44 were missing.

Commissioner Grim had no comments at this time.

Commissioner Estey's comments were as follows:

- Page 46 – Figure 40. Repair Shop photo – suggested replacing the picture with a better one of the same location or a different repair shop.
- Page 47 – suggested adding street names.
- Page 47 – first bullet – Decrease the amount of parking – suggested referencing Zoning or another section.
- Page 49 – suggested adding street names.
- Page 49 – first bullet – asked if this was a separate parking facility and that it may not be applicable.
- Page 49 – second bullet – feels this would not be allowed. Commissioner Stinnette suggested removing the first two bullets. The Commissioner's agreed.

- Page 49 – last bullet – feels this would only be applicable if the speed limit were reduced to 25 mph. Discussion took place about increasing setbacks. Chairman Stein suggested adding a specific recommendation to explore Hirst Road speeds.
- Page 49 – fifth bullet – Commissioner Stinnette suggested having it read “Allow for senior housing, assisted living, and residential units.” The sixth bullet would then read “Consider mixed use buildings with commercial and office uses.”
- Page 51 – eleventh bullet – clarify “green”.

Commissioner Stinnette’s comments were as follows:

- Page 46 – Guiding Statement – The Commissioner’s discussed the word “gateway”. Commissioner Stinnette added he feels the interchange should be acknowledged and as well as the first impression.
- Page 47 – last bullet – suggested deleting this item.
- Page 48 – suggested adding a photo.
- Page 49 – third bullet – suggested hyphenating “green-space” properly.
- Page 49 – fourth bullet – suggested changing the text to “Extend the single family development on the western edge of the plot to provide a suitable transition from existing neighborhoods.”
- Page 49 – tenth bullet – asked for a definition of “existing industrial uses”. Patrick Sullivan referenced the stair store and other industrial stores.
- Page 50 – Area Considerations – last bullet – the Commissioners agreed to delete this item.
- Page 51 on the Concept Map – asked why a scale is included and is not on others.
- Page 51 – second bullet – delete “small-scale apartment buildings”. Chairman Stein suggested changing it to read “Encourage a mix of uses and single family homes that provide an appropriate transition to surrounding neighborhoods.” Commissioner Stinnette agreed.
- Page 51 – sixth bullet – referenced the ordinance matching this item.
- Page 52 – Figure 49 – replace with a picture relevant to the map.
- Page 53 – third bullet – Chairman Stein suggested rewording it to read “Use the topography to emphasize a pedestrian environment along 21st Street to continue the downtown feel. Limit parking in front of buildings and encourage the parking to the rear.” Commissioner Stinnette agreed with encouraging parking in the rear of the buildings.

Commissioner Van Istendal’s comments were as follows:

- Page 45 – feels Hirst–West and Hirst–East could be confused with bodies of water and suggested changing the colors.
- Page 46 – Hirst–West – suggested replacing “. . . does not have the charm... “ with better verbage.
- Page 46 – Area Considerations – second bullet – move “amenities” to the next line.
- Page 50 – West End – first sentence – suggested changing the language so it is more professional (. . a couple of residences. .)

Commissioner Paciulli's comments were as follows:

- Page 46 – Hirst-West – third sentence – suggested changing to read “They have a relatively larger scale and most do not have the details that make the area inviting.”
- Page 46 – Guiding Statement – third sentence – replace “could” with “should”, delete “residential” and end the sentence. Start a new sentence with “The area has developed”
- Suggested making the maps smaller to see what is going on around the property and add street names. Patrick Sullivan noted the blue color issue again.
- Page 48 – Hirst-East – second sentence – feels “. . . one of the few development opportunities in Purcellville.” is not accurate.
- Page 48 – Guiding Statement – suggesting deleting “As one of the most substantial areas for development within the Town. . .” Commissioner Stinnette suggested replacing it with “The area offers significant development opportunities in Purcellville.”

Commissioner Van Istendal left the meeting at 8:35 PM.

- Page 49 – third bullet – Chairman Stein added that she feels something should be added about protecting the stream corridor. (additional comments could not be heard)
- Page 49 – suggesting changing “suitable” to “appropriate”.
- Page 50 – West End – sentence two – change to “Some of the existing buildings are set far back from the roadway and many sit on large parcels.”
- Page 51 – Specific Recommendations – tenth bullet – suggested adding a “.” after corridor and deleting the remainder of that sentence that currently exists.
- Page 53 – Specific Recommendations – last bullet – feels this should be added to every section.

Chairman Stein's comments were as follows:

- In reference to the context maps, eliminate the extraneous areas and make them larger.
- Add street names to all maps.
- Maps should include clear direction as to what the buildings and suggested adding a legend that states whether the building is existing or proposed.
- Remain consistent with photos and provide for each district.
- Page 46 – Guiding Statement – feels there should be a sentence about having redevelopment potential and that it is a revolving area. Should mention traffic considerations and improvements.
- Page 49 - Commissioner Stinnette suggested adding something to consider widening Hirst Road. Chairman Stein agreed.
- Page 50 – Guiding Statement – talked about if “mixed use development” is what they want to see there and sees it more of a small scale development area.
- Page 51 – Specific Recommendations – feels these should not talk about mixed development and suggested using “a mix of businesses”. Chairman Stein added she does not feel three stories is appropriate and that it should be lower. Commissioner

Stinnette talked about defining “mixed use” where it is used such as “mixture of uses”.

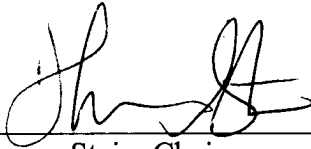
- Page 51 – twelfth bullet – change “Improve” to “Create”, “Build” or “Provide” sidewalks on both sides of Main Street.
- Page 53 – first bullet – replace “Maintain the industrial . . . “ with “Promote the commercial development. . . “ or “Encourage more commercial . . .”
- Page 53 – second bullet – replace “Explore redevelopment for the large industrial use to the southwest . . . “ with something that states what this area actually is. Discussion took place about underground parking and parking in the rear of buildings.
- Page 53 – fourth bullet – feels “multi-family options” pertains to “single-family attached housing”. Commissioner Stinnette added that this item and rendering are inconsistent with reality.
- Page 53 – sixth bullet – Feels this item should be “Provide sidewalks” instead of “Improve sidewalks”. Commissioner Stinnette added that two separate bullets about sidewalks may not be needed. Chairman Stein agreed that they could be combined.
- Page 53 – Chairman Stein suggested adding a new bullet that notes “Encourage a commercial transition to blend in with the existing residential.”

DISCUSSION OF THE DETAILED REVIEW OF THE PLAN BY THE PUBLIC:

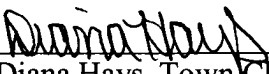
None

ADJOURNMENT:

With no further business, Commissioner Stinnette made a motion to adjourn the meeting at 9:29 PM. The motion was seconded by Commissioner Estey and carried with two absent.



Theresa Stein, Chairman



Diana Hays, Town Clerk