



AGENDA
PURCELLVILLE TOWN COUNCIL SPECIAL MEETING –
JOINT PUBLIC HEARINGS WITH PLANNING COMMISSION
NOVEMBER 3, 2016, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

- 1. CALL TO ORDER OF SPECIAL MEETING** (Mayor Kwasi Fraser)
- 2. PLEDGE OF ALLEGIANCE**
- 3. JOINT PUBLIC HEARINGS WITH PLANNING COMMISSION**
 - a. SUP16-03 – Mary’s House of Hope (Transitional Housing)
 - b. SUP16-04 – Makersmiths (Public or Government Building, Facility, or Use Not Otherwise Defined)
 - c. Zoning Ordinance Text Amendment OA16-02 – Disclosure of Real Parties in Interest
- 4. ADJOURNMENT**

*Roll call vote

IF YOU REQUIRE ANY TYPE OF REASONABLE ACCOMMODATION AS A RESULT OF PHYSICAL, SENSORY OR MENTAL DISABILITY IN ORDER TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT DIANA HAYS, TOWN CLERK, AT 540-338-7421. THREE DAYS NOTICE IS REQUESTED.

**PUBLIC HEARING NOTICE
TOWN OF PURCELLVILLE**

The **PURCELLVILLE TOWN COUNCIL AND PURCELLVILLE PLANNING COMMISSION** will hold joint public hearings in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **THURSDAY, NOVEMBER 3, 2016 AT 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

SPECIAL USE PERMIT SUP16-03 – Mary’s House of Hope (Transitional Housing).

Approval of this special use permit application (coded by the Town as SUP16-03) would authorize the special use of “transitional housing” on a Town-owned, 0.35 acre parcel addressed as 781 South 20th Street, Purcellville, Virginia (the “**781 Property**”) and further identified in the Loudoun County land records as Tax Map Number /44//43/////A/ and Parcel Identification Number 489-38-4477-000.

“Transitional housing” is defined under the Town Zoning Ordinance as a residential facility managed by a government or nonprofit agency which provides temporary accommodations to women, with or without children, for a period of up to two years, and which also may provide meals, counseling, and other appropriate program activities designed to facilitate independent living.

The 781 Property, located southwest of the intersection of A Street and South 20th Street, has a zoning district designation of R-2 (Single-Family Residential). The structure on the 781 Property was originally a single-family detached dwelling, but is now occupied by The Good Shepherd Alliance, Inc., as a provider of transitional housing to women and their children, also known as Mary’s House of Hope.

This special use permit application does not propose additional development on the 781 Property.

SPECIAL USE PERMIT SUP16-04 – Makersmiths (Public or Government Building, Facility, or Use Not Otherwise Defined).

Approval of this special use permit application (coded by the Town as SUP16-04) would authorize the special use of “public or government building, facility, or use not otherwise defined” on a Town-owned, 8.87 acre parcel addressed as 785 South 20th Street and 787 South 20th Street, Purcellville, Virginia (the “**785 Property**”) and further identified in the Loudoun County land records as Tax Map Number /44//43/////B/ and Parcel Identification Number 489-28-1645-000.

A “public or government building, facility, or use not otherwise defined” is defined under the Town Zoning Ordinance as any facility owned or operated by a public utility or an agency of local, regional, state or federal government and not otherwise defined within Article 15 of the Zoning Ordinance. This SUP, if approved, would specifically allow Makersmiths Inc., a Virginia corporation, to operate the special use of a makerspace on the 785 Property. A “makerspace” is a workshop that allows members of the community to work with and learn about old and new technologies where a wide range of activities may occur. Possible activities on the 785 Property may include but are not limited to: woodworking, metalworking, electronics and robotics fabrication, classroom instruction, computer coding, 3-D printing, and crafting.

The 785 Property, located southwest of the intersection of A Street and South 20th Street, has a zoning district designation of IP (Institutional and Public Use). The 785 Property currently contains buildings and structures previously used by the Town for vehicle storage and water treatment. These existing facilities and surrounding outdoor area would be repurposed by Makersmiths Inc. to conduct “makerspace” activities.

This special use permit application does not propose additional development on the 785 Property.

ZONING ORDINANCE TEXT AMENDMENT OA16-02 – Disclosure of Real Parties in Interest. The Town Council of the Town of Purcellville has initiated an amendment to the Town Zoning Ordinance (the proposed amendment is coded by the Town as OA16-02), which would require all applicants for Special Use Permit, Special Exception, Zoning Map Amendment, Zoning Concept Plan Amendment, Proffer Amendment, Zoning Text Amendment, Zoning Ordinance Modification, or Variance to make a full public disclosure of the legal and equitable ownership interests in the real property that is the subject of such application.

The proposed amendment would amend Zoning Ordinance Article 11 (“Administration and Enforcement”) by adding Section 19 (“Disclosure of Real Parties in Interest”), to: (i) add a requirement that all persons with a legal or equitable interest in the property be disclosed as part of the initial application submission, subject to the limitations set forth in Virginia Code Section 15.2-2289, and (ii) add a requirement that such disclosure be periodically affirmed throughout the application process, and (iii) add a requirement that each member of the Planning Commission, Town Council, and Board of Zoning Appeals examine such disclosure, as well as the periodic affirmations of such disclosure, to determine whether he or she has any relationship with a person named on the disclosure and, if so, to obtain an opinion from the Town Attorney, or other person authorized under Va. Code, as to the existence of a Conflict of Interest.

Information related to Special Use Permit SUP16-03, Special Use Permit SUP16-04, and Zoning Ordinance Text Amendment OA16-02 is available for review on the Town’s website at www.purcellvilleva.gov under Planning and Zoning, and also at the Purcellville Town Hall, 221 South Nursery Avenue, Purcellville, Virginia from 8:00 AM to 5:00 PM, Monday through Friday, holidays excepted.

Hearing assistance is available for meetings in the Town Council Chambers. If you require any type of reasonable accommodation to participate in this meeting as a result of a physical, sensory or mental disability, contact the Purcellville Town Clerk, Diana Hays at 540-338-7421. Please provide notice of the accommodation at least three days in advance of the meeting.

Kwasi A. Fraser, Mayor
Theresa Stein, Planning Commission Chair
Town of Purcellville

Publication dates: 10/21/16 & 10/28/16