

MINUTES
PLANNING COMMISSION REGULAR MEETING
AUGUST 18, 2016, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

The Regular Meeting of the Purcellville Planning Commission convened at 7:00 PM in Council Chambers:

PRESENT: Theresa Stein, Chairwoman
Chip Paciulli, Planning Commissioner
Tip Stinnette, Planning Commissioner
EJ Van Istendal, Planning Commissioner
David Estey, Planning Commissioner

ABSENT: Kelli Grim, Planning Commissioner and Council Liaison

STAFF: Daniel Galindo, Senior Planner
Michele Snyder, Planning Associate

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The regular meeting of the Planning Commission was called to order by Theresa Stein, Chairman, at 7:00 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None

COMMISSIONER DISCLOSURES:

None

PUBLIC HEARING:

- a) SUP15-02 – Catoctin Corner Drive-through Facility

Chairman Stein opened the public hearing at 7:02 PM and stated the purpose of the public hearing is to continue the public hearing from August 4, 2016 to consider a special use permit application that seeks to amend the previously approved location of a drive-through facility at the Catoctin Corner development. Speakers were granted five minutes to speak.

Patti DiPalma-Kipfer, 38038 W. Colonial Hwy., came forward to express her concerns for the number of changes made to the original site plan as well as concerns for the overall development.

Chairman Stein noted that the Planning Commission received from the applicant yesterday an alternate entrance exhibit.

Commissioner Paciulli asked if the ingress/egress and water/sewer easements would be in place to serve Ms. Kipfer's property and also noted the speaker/noise ordinance the Town has in place.

Bob Sevila who stated he represents the applicant came forward and noted that the requested changes from the previous public hearing have been incorporated into the new site plan. Mr. Sevila shared a presentation that included the new site plan. Mr. Sevila noted one change still to be made is a front entrance on W. Colonial Hwy as required by the proffers. Mr. Sevila shared plans for an alternate entrance.

With no further comments, Chairman Stein closed the public hearing at 7:20 PM.

PRESENTATIONS:

None

DISCUSSION ITEMS

- a) SUP15-02 – Catoctin Corner Drive-through Facility

Chairman Stein stated she was disappointed that the applicant did not provide the documents until yesterday which did not permit a lot of time to review the revised changes, and talked about the one-way access point from the front of the property and does not feel that addresses traffic issues.

Dan Galindo stated that there is no traffic light being proposed on W. Colonial/Rt. 7. Mr. Galindo talked about the replacement easement and asked the applicant where that stands. The applicant stated that it is an alternative access that is contractual between the applicant and Patrick Henry College and would likely be a simultaneous release of that easement when the site plan is recorded.

Commissioner Stinnette read comments provided by Commissioner Grim.

Commissioner Stinnette stated he feels that communication of the plan has been ineffective due to the number of questions still being asked at this point in the development.

Commissioner Van Istendal asked about the delay in getting the materials to the Commissioners. The applicant stated the new layout took time to work out and be sent for verification.

Chairman Stein stated she feels there are still some traffic concerns with the entrance.

Chairman Stein made a motion that application SUP15-02 for a drive-through facility at Catoctin Corner be added to the Planning Commissioners August 18th regular meeting agenda as an action item. The motion was seconded by Commissioner Paciulli and passed unanimously with one absent.

ACTION ITEMS:

a) SUP15-02 Catoctin Corner Drive-through Facility

Commissioner Paciulli made a motion that the Planning Commission forward to the Town Council with recommendation to disapprove SUP15-02 allowing a drive-through facility to be located at the Catoctin Corner development on the property identified in Loudoun County land records as parcel ID 452-18-7178-002 for the following reason: the proposed plan does not plan for adequate and safe vehicular access. The motion was seconded by Commission Stinnette and passed unanimously with one absent.

INFORMATION ITEMS:

a) Status of Priority Work Items

Dan Galindo talked about the recently submitted applications including a proffer conditional amendment and a comprehensive plan amendment for the Village Case properties that were previously discussed at a December 2015 Planning Commission Meeting with Jason Brownell.

The second application is for a special use permit for a commuter parking lot on Virginia Regional Transits properties off of Browning Court which is across from their main facility.

Dan Galindo stated the applications are being reviewed for completeness and should be forwarded to the Planning Commissioners within two months at the earliest if there are no issues with the applications.

Commissioner Paciulli stated he would like the Stream and Creek Buffer Zoning Ordinance Text Amendment to be placed on the next meeting agenda for review. Dan Galindo recommended that the Planning Commission work on this item on the side and present ideas to him to discuss with the Town Attorney before it goes back to the Planning Commission for discussion.

CITIZEN COMMENTS:

Patricia DiPalma-Kipfer, 38038 W. Colonial Hwy., stated she found the Declaration of Easement and supporting items and will submit copies to the Planning Commission. Chairman Stein requested that copies also be submitted to Town Council.

Mark Wagner, 830 Maple Flats Terrace, talked about the New Town Development proposal which he heard about at the last Board of Architectural Review Meeting that would consist of a gym and five retail spaces. Mr. Wagner talked further about the number of vacancies around town and the traffic flow issues related to this proposal.

Nedim Ogelman, 130 S. 32nd Street, stated he sits on the Board of Architectural Review and asked about the New Town Development. Dan Galindo stated the application was received at least two weeks before the BAR meeting and this is the first time this site was discussed. The property is zoned MC which allows for commercial building.

COUNCIL REPRESENTATIVE'S REPORT:

None

CHAIRMAN'S COMMENTS:

None

PLANNING COMMISSIONERS COMMENTS:

Commissioner Van Istendal stated a citizen approached him about the water fountain at the end of the W&OD Trail which does not work and asked if anyone knew the status. Dan Galindo stated he would check with the Public Works Dept. and report back.

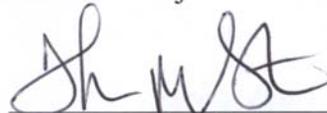
APPROVAL OF MINUTES:

- a) **July 28, 2016 Work Session**
- b) **August 4, 2016 Regular Meeting**
- c) **August 4, 2016 Work Session**

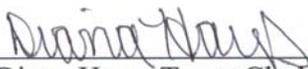
Commissioner Stinnette made a motion to dispense with the reading of the minutes from the July 28, 2016 Work Session, the August 4, 2016 Regular Meeting and the August 4, 2016 Work Session and approve as printed. The motion was seconded by Commissioner Van Istendal and passed unanimously with one absent.

ADJOURNMENT:

With no further business, Chairwoman Stein made a motion to adjourn the meeting at 7:51 PM.



Theresa Stein, Chairman



Diana Hays, Town Clerk

STINNETTE

“Purcellville Forward”
A Comprehensive Plan Summary

Requirement:

The Commonwealth of Virginia requires that every locality establish a Planning Commission to promote the orderly development of its environs. In turn, the local Planning Commission must prepare and recommend, and the governing body must adopt, a Comprehensive Plan (Plan) that outlines for the present and future physical development of the community and its environs, with a and and review it of the pPlan at least once every five years to determine if adjustments are needed.

Purpose:

This Comprehensive Plan is designed to generally guide and coordinate the future development of the Town of Purcellville. It anticipates the Town’s conditions and needs for the foreseeable future based upon studies and projections. The Plan acknowledges projections will be challenged by the rapid change occurring in the region. This Plan assesses present and probable future needs, and the necessary resources, in order to best promote the health, safety, order, convenience, prosperity and general welfare of the community.

Comment [ST1]: Isn't the first sentence a repeat of the second sentence in the Requirement section?

SEE ADJUSTMENT TO REQUIREMENTS PARAGRAPH

History:

The Town of Purcellville has an established history of planning for its future. The first Comprehensive Plan was adopted in 1978. Reviews and updates were completed in 1984, 1991, 1992 and 1995. The 1998 Comprehensive Plan won an award from the Virginia Chapter of the American Planning Association, and the last Comprehensive Plan was adopted in December 2006 and reviewed in 2011.



Scope:

The Plan is not a regulating ordinance, but establishes policies that guide land use and development-related decisions made by public officials and property owners alike.

Implementation of the Plan occurs through Town ordinances and regulations, including but not limited to the Zoning Ordinance and the Subdivision & Site Plan Ordinance. These ordinances contain use and development regulations, which landowners and residents must follow.

Therefore, these regulations must be consistent with the goals and objectives of this Plan.

Virginia courts have given great weight to local land use decisions made in conformance with an adopted comprehensive plan.

Vision:

For the goals, objectives and policies of this Plan to be effective in guiding future land use and development within the Town and its environs, said policies must reflect the ideals of Town residents and their vision of the future, while balancing the economic considerations of that vision. For Purcellville, this means they also must be tied to the past. Purcellville and its surroundings are often described as scenic, historic, bucolic, and friendly.

Comment [ST2]: Or something to that effect... point being, the plan isn't just about what residents want, but must provide a method to achieve it.

AGREE BELIEVE ACCEPTED EDITS
ADDRESS CONCERN



These characteristics serve to give Purcellville a "sense of place," and explain why Purcellville is a desirable place to live, work, and visit. They are more than intangible assets and have measurable economic value to the community. This Plan seeks to protect these assets for the welfare of present and future generations. Accordingly, these assets form the foundation of Purcellville's vision for the future, namely that:

Purcellville will preserve and protect its unique, thriving and diverse small-town charm by remaining mindful of its character and historic heritage, where visitors are appreciative of its physical beauty and valued environment, and citizens delight in living and participating in the community.



Challenges:

The Town of Purcellville's location in the fastest-growing county in Virginia, at the edge of the Washington, D.C. metropolitan area, presents both challenges and opportunities. The increasing suburbanization of eastern Loudoun County brings these development pressures ever closer, and contributes to the growth in tourism. While the Town's economy benefits greatly from tourists who enjoy the scenic, historic, and simpler ambiance of the Purcellville area, this very attractiveness creates a demand to live here.

Purcellville must protect and enhance the aesthetics and viability of its downtown by striking a balance between serving the needs of local residents and attracting the tourist business that helps to reduce the tax burden on our citizens. Increasing traffic must be managed in a way that ensures the safety and attractiveness of our streets. The preservation of existing neighborhoods must be encouraged through incentives for property improvement and housing rehabilitation.

Comment [ST3]: I don't think the historic nature of Pville is the only reason why people want to live here... its also more affordable than eastern Loudoun and has a "simpler" pace

AGREE...SEE PROPOSED ADDITION

Comment [ST4]: I really like this statement.

Purcellville must look for future land uses and development that complement, rather than detract from, its small- town charm. Development of vacant parcels within the Town must be encouraged but controlled to ensure that it does not overwhelm town services and streets, and destroy the town's historic character. The Town must protect its ability to phase growth with the availability of town services.



Comment [ST5]: Is it the land use or the development? Land use itself isn't the problem, but the scale and tenor of development.

BOTH

Comment [AE6]: WE DIFFER ON THIS POINT

Comment [ST7]: There is no discussion of expanding borders, if necessary. By keeping silent are we saying that it's a no go? Shouldn't we acknowledge that it may be appropriate, prudent and beneficial in some circumstance?

PURPOSELY AVOIDED ADDRESSING THAT POINT... THE STATEMENT DOESN'T EXCLUDE THE ABILITY TO EXPAND NOR DOES IT SPECIFIC INCLUDE. I THINK WE SHOULD AVOID MAKING A STATEMENT ONE WAY OR THE OTHER... FOR ME, I AM NOT FOR EXPANDING BORDERS... SEE YOUR LINE-OUT IN THE PARAGRAPH BELOW WHICH IS AN INDIRECT STATEMENT REGARDING EXPANSION

The Town must work with Loudoun County and adjacent incorporated towns to preserve the scenic, agricultural landscape that is as much a part of our identity as the Town itself. ~~If we fail to successfully collaborate, significant portions of this landscape will be irrevocably lost to sprawling subdivisions.~~ Cooperative County and town plans must be adopted to provide the policy framework for rural preservation. Use of existing preservation tools, such as open space and conservation easements and land trusts, must be encouraged to the maximum extent possible. New tools must be explored through state and local legislation.

Comment [ST8]: Maybe this is an appropriate place to give a nod to town expansion?

WE DIFFER ON THIS POINT



Intent:

To meet these planning challenges, the Town Plan outlines a comprehensive list of goals, policies and implementation measures. The following statements of community intent reinforce and provide depth to the vision statement.

Community: We will seek to achieve a balanced and sustainable land use pattern that will retain Purcellville's sense of community and historic, small-town character in a rural setting.

Neighborhoods: We will endeavor to maintain diverse well-kept neighborhoods with a range of housing opportunities in a pleasing environment consistent with the historic character of Purcellville.

Economics: We will continue Purcellville's role as a business center and tourist destination to provide varied employment opportunities and a stable tax base.

Services: We will ensure high quality community facilities and services, to include a robust cyber infrastructure, conveniently located to serve Town residents and commercial establishments.

Transportation: We will facilitate and provide safe and sufficient transportation system serving residents, businesses and visitors, while protecting the character of Purcellville.

Resources: We will respect and preserve the natural environment and protect historic and archaeological resources.

Looking Forward:

The Comprehensive Plan vision and goals must be monitored and updated as conditions evolve. This must involve not only the elected and appointed Town officials responsible for preparing

the Plan, but all citizens of the community, whose ideas and insights are essential to developing creative and realistic programs that will guide the Town successfully through both present and future challenges.



Draft

Purcellville Forward

Purpose:

The Comprehensive Plan is designed to guide and coordinate future development in the Town of Purcellville. The plan attempts to assess future needs and conditions, along with future resources in order to best promote the health, safety order convenience, prosperity and general welfare of the community.

History:

The town of Purcellville first drafted a Comprehensive Plan in 1978. Reviews and updates were completed in 1984, 1991, 1992 and 1995. The last Plan was adopted in December 2006 and reviewed in 2011.

Objective:

The plan is not a regulating ordinance but establishes policies that guide land use and development related decisions made by public officials. Implementation of the plan occurs through Town ordinances, zoning ordinances and subdivision and site plan ordinance. These ordinances contain use and development regulations which landowners and residences must follow.

Therefore, these regulations must be consistent with goals and objectives of the plan.

For the goals, objectives and policies to be effective in guiding future land use and development, said policies must reflect the ideals of the Town residents.

For Purcellville, this means they also must be tied to the past and protect the City assets for the welfare of present and future generations.

Vision:

Purcellville will preserve and protect its unique, thriving and diverse small town charm by remaining mindful of its character and historical heritage.

Challenges:

Purcellville's location in the fastest corner of Virginia, at the edge of the Washington DC. Metropolitan area, presents both a challenge and opportunities. The increasing suburbanization of eastern Loudoun County, brings these development pressures ever closer, contributing to the Towns growth.

Purcellville must attempt to protect and enhance the aesthetics and viability of its downtown by striking a balance between serving the needs of residents and still attracting tourist business that helps reduce the tax burden on our citizens.

Purcellville must look for future land uses and development that complements its small town charm. Development of small parcels should be encouraged, but controlled to ensure that it does not overwhelm town services and streets and to phase growth within the availability of town services.

However, it may be prudent to acknowledge that a discussion of expanding borders should not be totally dismissed.

The Town must work with Loudoun County and adjacent incorporated towns and unincorporated areas to preserve the scenic landscape that is a part of our identity as the Town itself.

Intent:

To meet these challenges, the Town's plan outlines a comprehensive list of goals, policies and implementation measures. The following statements of community intent reinforce and provide depth in the vision statement.

Community: We will seek to achieve a balanced and sustainable land use pattern that will retain Purcellville's sense of community and historic small-town character in a rural setting.

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Looking Forward:

The Comprehensive Plan vision and goals must be monitored and updated as conditions evolve. This must involve not only elected officials and appointed town officials, but all citizens of the community whose ideas and insights are essential to developing creative and realistic programs that will guide the Town successfully in the future.