

PUBLIC HEARING NOTICE
PLANNING COMMISSION, TOWN OF PURCELLVILLE

The **Purcellville Planning Commission** will hold a public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Thursday, February 20, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following item:

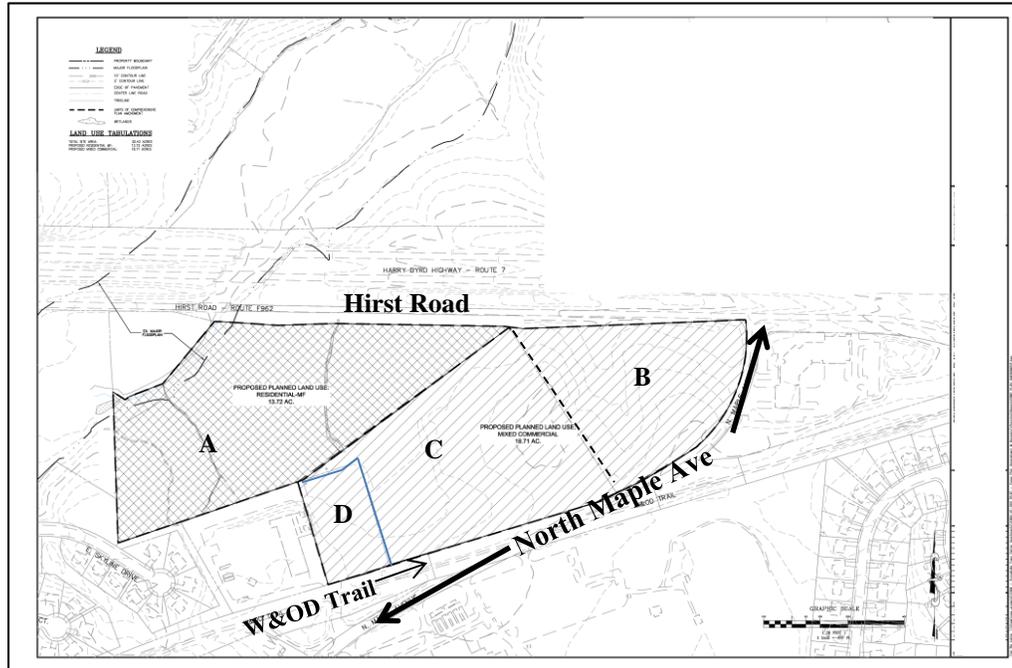
COMPREHENSIVE PLAN AMENDMENT, CPA #12-01. Mark Nelis of Purcellville, Virginia has submitted a Comprehensive Plan Amendment application that seeks to amend the Town's Comprehensive Plan by changing the planned land use designation of the parcels identified on the map shown with this advertisement as parcels A, B, C, and D. Planned land use designations contained in the Comprehensive Plan serve to inform the Town Council, property owners, and the public how the land should be zoned and developed. The application is identified by the Town as "CPA #12-01."

The applicant proposes to change the planned land use designation of **Parcel A** from Light Industrial to Multi-Family Residential. The applicant proposes to change the planned land use designation of **Parcel B** from Light Industrial to Mixed-Use Commercial. The applicant proposes to change the planned land use designation of **Parcel D** from Professional Office to Mixed-Use Commercial. **Parcel C** is split-planned, with a portion planned for Light Industrial uses and a portion planned for Professional Office uses. The applicant proposes to change the planned land use designation of Parcel C from Light Industrial and Professional Office to Mixed-Use Commercial.

The Light Industrial planned land use designation recommends that the land be developed for uses such as warehousing, storage, light manufacturing, assembly and distribution facilities at an unspecified density. The Professional Office land use designation recommends that the land be developed with offices with a maximum height of 45 feet and a maximum floor area ratio of 1.0. The Multi-Family Residential planned land use designation recommends that the land be developed for residential apartment buildings at an unspecified density. The Mixed-Use Commercial planned land use designation recommends that the land be developed with a variety of retail shopping, office, recreational, and service uses at an unspecified density.

Parcels A and B are owned by Branko Stupar, Trustee, of Cabin John, Maryland, and consist of a single legal parcel that is identified by Loudoun County land records as parcel identification number 452-25-4468 consisting of approximately 20.43 acres (tax map number /36////////19A). Parcels A and B are presently undeveloped and have been assigned no address. Parcels A and B are located at the southwest quadrant of the intersection of Maple Avenue and Hirst Road, extending west along the south side of Hirst Road approximately 1,900 feet from that intersection.

Parcels C and D are owned by Brent H. Mercke of Middleburg, Virginia, and are identified by Loudoun County land records as parcel identification numbers 487-10-9228-000 consisting of approximately 2 acres (tax map number /36////////22/) and 452-15-3658-002 consisting of approximately 10 acres (tax map number /36////////22A2). Parcels C and D are developed and contain the following addresses: 341 North Maple Avenue, Purcellville, Virginia; 351 North Maple Avenue, Purcellville, Virginia; and 17167 Maple Avenue, Purcellville, Virginia. Parcels C and D are located on the west side of Maple Avenue, approximately one-third of a mile south of Hirst Road.



This Comprehensive Plan Amendment application and related information is available for review 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, Jennifer Helbert, at 540-338-7421. Please provide notice of the accommodation at least three days in advance of the meeting.

Doug McCollum, Chair
 Planning Commission
 Town of Purcellville

Publication dates 2/7/14 & 2/14/14