

**PUBLIC HEARING NOTICE  
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, June 5, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the rezoning applications described below.

**AND**

The **Purcellville Town Council** will hold a separate public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Tuesday, June 10, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the rezoning applications described below.

**MAYFAIR REZONING APPLICATIONS, RZ14-01 & RZ14-02** – Bowman Consulting Group, Ltd. of Leesburg, Virginia has submitted two rezoning applications, on behalf of Brookfield Autumn Hill, L.L.C. and Brookfield Washington, L.L.C., that seek to amend the Town’s Zoning Map by changing the zoning district designation of the hatched parcels that are identified on the map shown with this advertisement as **“RZ14-01”** and **“RZ14-02.”**

Application **RZ14-01** proposes to change the zoning district designation of an undeveloped 19.01 acre portion of the parcel identified in the Loudoun County land records as Tax Map Number //35////////14/ and Parcel Identification Number 487-36-5498, owned by Brookfield Autumn Hill, L.L.C., from X (Transitional) to M-1 (Limited Industrial). The applicant seeks this rezoning in order to have the right to develop the property at a future time with the uses permitted by the proposed M-1 zoning district; no specific development plan is currently proposed.

Application **RZ14-02** proposes to change the zoning district designation of the undeveloped 3.98 acre parcel identified in the Loudoun County land records as Tax Map Number //35////////1/17/ and Parcel Identification Number 487-47-4375, owned by Brookfield Washington, L.L.C., from X (Transitional) to R-3 (Duplex Residential). The applicant has proffered to restrict the number of residential units on this property to no more than 8 single family detached dwelling units.

The existing Transitional zoning district designation for the properties subject to applications **RZ14-01** and **RZ14-02** is an interim zoning designation automatically assigned to land that is annexed from Loudoun County under one of the following County zoning district designations: AR1, JLMA2, JLMA3, and RC. Buildings located in the Transitional zoning district may be constructed up to a maximum height of 35 feet, provided that a building may be erected to a height of 60 feet if certain increased setbacks from the property lines are met. Buildings in the Transitional zoning district may be constructed no closer than 35 feet from the front lot line, no closer than 25 feet from the rear lot line, and no closer than 12 feet from the side lot lines. The existing Transitional zoning district allows agricultural and forestry uses, single-family dwellings, private schools for 15 or fewer pupils, non-commercial fairgrounds, a temporary circus or carnival sponsored by a non-profit organization, churches, wildlife and game preserves, and beds and breakfasts.

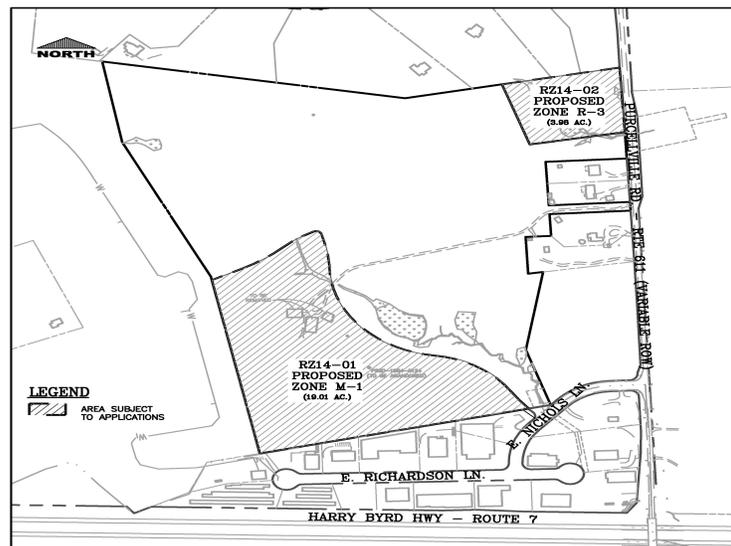
**RZ14-01’s** proposed M-1 zoning district allows a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Buildings in the M-1 zoning district may be constructed up to a maximum height of 45 feet, provided that buildings located at least 100 feet from any lot line may be erected to a height of 60 feet.

Buildings in the M-1 zoning district may be constructed no closer than 25 feet from the front lot line, no closer than 40 feet from the rear lot line (50 feet if adjacent to residential), and no closer than 15 feet from a side lot line (50 feet if adjacent to residential).

**RZ14-02's** proposed R-3 zoning district allows detached single-family dwellings and duplex dwellings, public utility facilities and structures, yard sales or garage sales, home occupations, residential day cares or home child cares, and buildings and uses accessory to permitted uses. Buildings in the R-3 zoning district may be constructed up to a maximum height of 35 feet provided that a building may be erected to a height of 60 feet if certain setbacks from the property lines are met. Buildings in the R-3 zoning district may be constructed no closer than 25 feet from the front lot line, no closer than 25 feet from the rear lot line, and no closer than 10 feet from a side lot line except there is no minimum side setback required for the interior lot line of duplexes with a common vertical wall and separate lots.

The Town's Comprehensive Plan currently recommends that the property subject to application **RZ14-01** be developed with Office/Light Industrial uses, including flex-industrial space, local and regional offices, research and development facilities, and conference centers, all at an unspecified density. The Comprehensive Plan currently recommends that the property subject to application **RZ14-02** be developed with Low-Density Residential uses, which includes single-family residences ranging in density from one to three dwelling units per acre.

The properties subject to applications **RZ14-01** and **RZ14-02** are generally located in the northwest portion of the Town of Purcellville, near Woodgrove High School. More specifically, the **RZ14-01** property is bounded to the west by the Woodgrove High School and Mountain View Elementary School parcel, to the north and east by the Mayfair planned development, and to the south by the Valley Industrial Park on Richardson Lane while the **RZ14-02** property is bounded to the west and south by the Mayfair planned development, to the north by the Chestnut Hills subdivision, and to the east by Purcellville Road (Route 611).



These rezoning applications and related information are 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

Robert W. Lazaro, Jr., Mayor  
Town of Purcellville

Town of Purcellville

Publication dates 5/23/14 & 5/30/14