

**PUBLIC HEARING NOTICE
TOWN OF PURCELLVILLE**

The **Purcellville Town Council** and **Purcellville Planning Commission** will hold a joint public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Tuesday, December 9, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

REZONING APPLICATION RZ14-04 – The Town of Purcellville has initiated a rezoning application, coded by the Town as **RZ14-04**, that seeks to amend the Town’s Zoning Map by changing the zoning district designation of two properties from X (Transitional) to AC (Agricultural Conservancy/Commercial).

The first of the two properties is an 8.09-acre parcel that is currently owned by **Crooked Run Properties, LLC** and was previously owned by Howell Samuel Brown Jr (the “Brown Property”). The Brown Property is located at the southwest quadrant of the roundabout intersection of the following four roadways: East Main Street, Berlin Turnpike (Route 287), West Colonial Highway, and William T. Druhan, Jr. Boulevard (aka Southern Collector Road), and is addressed as 37883 East Main Street, Purcellville, Virginia. The Brown Property is further identified in the Loudoun County land records as Tax Map Number /36////////51/ and Parcel Identification Number 454-49-1512-000. The Brown Property is bounded to the east by the William T. Druhan, Jr. Boulevard right-of-way (aka Southern Collector Road), to the north by East Main Street, to the south by property owned by the Village Case Homeowner’s Association, and to the west by a 41-acre property also owned by Crooked Run Properties LLC and placed in a permanent conservation easement. This rezoning would allow the Brown Property to develop at a future time with the uses permitted by the AC zoning district; no specific development plan is currently proposed.

The second of the two properties is owned by the Town of Purcellville and consists of 2.0± acres of land taken by the Town from Crooked Run Properties LLC and Howell Samuel Brown Jr. for the purpose of constructing William T. Druhan, Jr. Boulevard (aka Southern Collector Road), pursuant to a Certificate of Take recorded in the Loudoun County Circuit Court on April 29, 2011 as Instrument Number 20110429-0026578 (the “Town Property”). The Town Property runs along the entire length of the Brown Property’s eastern boundary, at variable widths. The Town Property is abutted to the west by the Brown Property, to the north by East Main Street, to the east by the William T. Druhan, Jr. Boulevard trail and the paved portion of William T. Druhan, Jr. Boulevard, and to the south by the Village Case Homeowners Association. The Town Property is not assigned a parcel number or address.

The Brown Property’s and the Town Property’s (collectively, the “Properties”) existing Transitional zoning district designation is an interim zoning designation that was automatically assigned to the Properties when they were annexed into the Town of Purcellville from Loudoun County. Pursuant to the Town of Purcellville Zoning Ordinance, Article 2, Section 6, the Transitional zoning district designation is intended to provide for the reasonable and orderly interim regulation of the use and development of land that has been annexed; the interim zoning district designation may be amended upon application to the Town for a zoning map amendment. The Transitional zoning district allows uses such as: agricultural and forestry, 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.

The Properties' proposed AC zoning district designation is intended to (a) accommodate and encourage the continuation of agricultural uses within the Town, (b) permit clustered residential development, (c) permit certain low-intensity non-residential uses that would maintain the majority of the existing open space, and (d) accommodate uses that would complement and enhance the historic character of the Town. (Zoning Ordinance, Art. 4, § 15.1). Allowed uses in the AC zoning district include clustered single-family residential development and certain non-residential uses, including: animal hospital, antique shop, botanical garden, commercial nursery, conference center/corporate retreat with up to 100 guest rooms, country inn with up to 50 guest rooms, eating establishments, farm machinery sales and service, farm markets, coffeehouse/teahouse, and winery. For a complete list of uses, see Zoning Ordinance Art. 4, § 15. The minimum lot size in the AC zoning district varies from Twenty thousand square feet, to Ten acres, depending on the use that is proposed. The maximum amount of a lot that may be covered by buildings or structures is: (i) 30% for agricultural, horticultural, and winery uses, (ii) 10% for all other non-residential uses unless otherwise specified under the AC zoning district regulations, (iii) on conservancy residential lots, 35% of the lot area in which a building may be located, and (iv) on non-conservancy residential lots, 35% of the lot area. The minimum amount of open space required for all uses in the AC zoning district is 25%, except for (1) agricultural, horticultural, winery, recreational, and equestrian uses conducted outside of structures, and (2) residential uses located in "conservancy subdivisions" (in which all land not devoted to single-family detached lots, the building area of a conservancy lot, or road right-of-way must be permanently preserved as open space and must comprise at least 70% of the total land area within the conservancy subdivision).

The Town's Comprehensive Planned Land Use Map, which predates the Town's annexation of the Properties, does not show a planned land use or planned density for the Properties. A Comprehensive Plan Amendment, which is being processed concurrently with RZ14-04 and is separately advertised, is proposed to identify the Properties on the Town's Planned Land Use Map as "Agricultural/Tourist Commercial," which would be consistent with the proposed AC zoning district designation.

COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA14-01 – In conjunction with RZ14-04, which is separately advertised, the Town of Purcellville seeks to amend the Town's Comprehensive Plan pursuant to a Comprehensive Plan Amendment application, coded by the Town as CPA14-01. This application proposes to amend the Town's Planned Land Use Map, as published on page 116 of the Town's Comprehensive Plan, to (1) incorporate the two properties described below, which are the same two properties that are proposed to be rezoned under Rezoning Application RZ14-04, and (2) designate said properties for future "Agricultural/Tourist Commercial" use, which planned land use is consistent with the proposed rezoning to AC:

(1) A certain property consisting of 8.09 acres currently owned by **Crooked Run Properties LLC** (and previously owned by Howell Samuel Brown Jr.) (hereinafter referred to as the "Brown Property"). The Brown Property is located at the southwest quadrant of the roundabout intersection of the following four roadways: East Main Street, Berlin Turnpike (Route 287), West Colonial Highway, and William T. Druhan, Jr. Boulevard (aka Southern Collector Road), and is addressed as 37883 East Main Street, Purcellville, Virginia. The Brown Property is further identified in the Loudoun County land records as Tax Map Number /36////////51/ and Parcel Identification Number 454-49-1512-000. The Brown Property is bounded to the east by the William T. Druhan, Jr. Boulevard right-of-way (aka Southern Collector Road), to the north by East Main Street, to the south by property owned by the Village Case Homeowner's Association, and to the

west by a 41-acre property also owned by Crooked Run Properties LLC and placed in a permanent conservation easement.

(2) A certain property consisting of 2± acres owned by the Town of Purcellville (the “Town Property”). The Town Property consists of land taken by the Town from Crooked Run Properties LLC and Howell Samuel Brown Jr. for the purpose of constructing William T. Druhan, Jr. Boulevard (aka Southern Collector Road), pursuant to a Certificate of Take recorded in the Loudoun County Circuit Court on April 29, 2011 as Instrument Number 20110429-0026578. The Town Property runs along the entire length of the Brown Property’s eastern boundary, at variable widths. The Town Property is abutted to the west by the Brown Property, to the north by East Main Street, to the east by the William T. Druhan, Jr. Boulevard trail and the paved portion of William T. Druhan, Jr. Boulevard, and to the south by the Village Case Homeowners Association.

The Town’s Planned Land Use Map, which predates the Town’s annexation of the Brown Property and the Town Property (collectively, the “Properties”), does not currently show a planned land use or planned density for the Properties.

The Town’s Comprehensive Plan states, in part, about the “Agricultural/Tourist Commercial” planned land use:

“[The “Agricultural/Tourist Commercial”] land use category was created to protect and enhance the last remaining agricultural property in Purcellville, Crooked Run Orchard ... The category is intended to permit the continuation of the existing agricultural uses on the property, while allowing future commercial uses that may be compatible with agriculture, but provide additional options for income from the property.

Buildings should be limited to a maximum height of 35 feet and should be setback from Main Street by at least 100 feet. Buildings and parking should cover no more than 30% of the property.

Information related to this Rezoning Application (RZ14-04) and this Comprehensive Plan Amendment Application (CPA14-01) is available for review on the Town’s website at www.purcellvilleva.gov under Community Development, 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.

Gil Paist, Chair
Planning Commission
Town of Purcellville

Kwasi A. Fraser, Mayor
Town of Purcellville

Publication dates: 11/21/14 & 11/28/14