

PUBLIC HEARING NOTICE TOWN OF PURCELLVILLE

The **Purcellville Planning Commission** will hold public hearings in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Thursday, February 4, 2016 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

REZONING RZ15-01 – The Town of Purcellville has initiated a rezoning, coded by the Town as RZ15-01, that seeks to amend the Town’s Zoning Map by changing the zoning district designation of a Town-owned, 0.35 acre parcel (the “Property”) from IP (Institutional and Public Use) to R-2 (Single-Family Residential). The Property is addressed as 781 South 20th Street, Purcellville, Virginia and is located southwest of the intersection of A Street and South 20th Street. The Property is further identified in the Loudoun County land records as Tax Map Number /44//43/////A/ and Parcel Identification Number 489-38-4477-000. The Property is bounded to the east by the South 20th Street right-of-way and on the south, west and north by property owned by the Town of Purcellville. The Property currently contains a building that was originally a single-family detached dwelling but is now occupied by Mary’s House of Hope which provides transitional housing to single mothers. No additional development is currently proposed for the Property.

The Property’s existing IP zoning district designation allows public, civic, and institutional uses, including bus shelters, churches, colleges or universities, community gardens, community or cultural facilities, farm and community markets, fire stations, government offices and assembly rooms, libraries, minor public utilities, parks, playgrounds, police stations, private clubs, private schools, public parking lots, rescue stations, special instruction schools, special events, temporary food trucks/trailers, and buildings and uses accessory to permitted uses. Buildings in the IP zoning district may be constructed up to a maximum height of 60 feet if certain setbacks from the property lines are met, provided that within 50 feet of any residential district, the maximum height of the nearest residential district shall apply. Buildings in the IP zoning district are not required to be set back from the property line unless the subject IP property borders a residential district, in which case the IP property must provide a minimum side yard of 10 feet, a minimum rear yard of 10 feet and, if the front yard is adjacent to a residential district, a minimum front yard equal to the front yard required of the adjoining residential district.

The Property’s proposed R-2 zoning district designation allows single-family detached dwellings, assisted living facilities for one to eight individuals, group homes, home occupations, playgrounds, minor public utilities, residential child cares, residential equestrian facilities, special events, yard sales or garage sales, and buildings and uses accessory to permitted uses. Buildings in the R-2 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-2 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 while the total width of both side yards must be at least 25 feet.

The Town’s Comprehensive Plan contains a Planned Land Use Map which currently recommends that the Property be developed with Institutional/Government uses, including various public and semi-public buildings and facilities or those associated with public functions, all at an unspecified density. Examples of such uses include schools, community centers, Town-owned property, public utility facilities, and churches. A Comprehensive Plan Amendment, which is being processed concurrently with RZ15-01 and is separately advertised, is proposing to identify the Property on the Town’s Planned

Land Use Map as “Residential – 2 Dwelling Units Per Acre,” which would be consistent with the proposed R-2 zoning district designation.

COMPREHENSIVE PLAN AMENDMENT CPA15-02 – In conjunction with RZ15-01, which is separately advertised, the Town of Purcellville has initiated an amendment to the Town’s Comprehensive Plan, coded by the Town as CPA15-02. This amendment proposes to modify the Town’s Planned Land Use Map, as published on page 116 of the Town’s Comprehensive Plan, by changing the planned land use designation of a Town-owned, 0.35 acre parcel (the “Property”) from “Institutional/Government” to “Residential – 2 Dwelling Units Per Acre” which is consistent with the proposed rezoning to R-2. The Property is addressed as 781 South 20th Street, Purcellville, Virginia and is located southwest of the intersection of A Street and South 20th Street. The Property is further identified in the Loudoun County land records as Tax Map Number /44//43/////A/ and Parcel Identification Number 489-38-4477-000. The Property is bounded to the east by the South 20th Street right-of-way and on the south, west and north by property owned by the Town of Purcellville. The Property currently contains a building that was originally a single-family detached dwelling but is now occupied by Mary’s House of Hope which provides transitional housing to single mothers.

The Town’s Comprehensive Plan states, in part, about the “Residential” planned land use:

Five residential land use categories with different maximum density limits are shown on the Planned Land Use Map...These categories reflect existing residential development patterns and densities...The overall goal is to have development be compatible in density with the existing built density to maintain community character.

ZONING ORDINANCE TEXT AMENDMENT OA15-04 – Also in conjunction with RZ15-01, which is separately advertised, the Town of Purcellville has initiated an amendment to the Zoning Ordinance for the Town of Purcellville, coded by the Town as OA15-04, which would:

- (1) Amend Article 4, Section 1, Subsection 1.1 to add “Transitional Housing” as a use listed in the Use Table and allow “Transitional Housing” as a use allowed by special use permit in the R-2 zoning district (i.e. shown as “SUP” in the Use Table);
- (2) Amend Article 4, Section 1, Subsection 1.2 to add standards for the “Transitional Housing” use; and
- (3) Amend Article 15, Section 2 to add a definition for the “Transitional Housing” use.

Information related to Rezoning RZ15-01, Comprehensive Plan Amendment CPA15-02, and Zoning Ordinance Text Amendment OA15-04 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.

Doug McCollum, Chair
Planning Commission

