

**PUBLIC HEARING NOTICE  
TOWN OF PURCELLVILLE**

The **PURCELLVILLE PLANNING COMMISSION** will hold public hearings in the Town Council Chambers at 221 South Nursery Avenue, Purcellville, Virginia on **THURSDAY, JANUARY 5, 2017 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on Town-initiated amendments to the Purcellville Zoning Ordinance (PZO) and the Town’s Official Zoning Map. These items have been coded by the Town as OA16-03 and RZ16-01, respectively, and are further described below.

**AND**

The **PURCELLVILLE TOWN COUNCIL** will hold separate public hearings in the Town Council Chambers at 221 South Nursery Avenue, Purcellville, Virginia on **TUESDAY, JANUARY 10, 2017 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on OA16-03 and RZ16-01.

**OA16-03** would amend: (1) Article 5, Section 5; (2) Article 12, Sections 1-4 and 6-19; and (3) Article 15, Section 2 of the Purcellville Zoning Ordinance. The proposed amendments are summarized below, and a redline copy of the entire amendment can be found at [www.purcellvilleva.gov/activeapps](http://www.purcellvilleva.gov/activeapps).

<b>PZO Article and Section</b>	<b>PZO Amendments and Changes</b>
<b>Generally</b>	<ol style="list-style-type: none"> <li>1. Changes “floodplain district” to “floodplain overlay district” to match new terminology, where appropriate.</li> <li>2. Minor corrections and changes to phrasings and terminology to ensure accuracy, consistency and readability.</li> <li>3. Adds, corrects, or otherwise modifies cross-references within the ordinance, including, but not limited to, the instances listed below.</li> </ol>
<b>Article 5 (Nonconformities), Section 5</b>	<ol style="list-style-type: none"> <li>1. Changes “Floodplain District” to “Floodplain Overlay District” to correspond to revised title of Article 12.</li> </ol>
<b>Article 12 (Floodplain District)</b>	<ol style="list-style-type: none"> <li>1. Changes article title to “Floodplain Overlay District.”</li> </ol>
<b>Article 12 (Floodplain District), Section 1</b>	<ol style="list-style-type: none"> <li>1. Adds state code citation of authority for the district.</li> </ol>
<b>Article 12 (Floodplain District), Section 2</b>	<ol style="list-style-type: none"> <li>1. Clarifies that the district regulations apply to public and private lands.</li> </ol>
<b>Article 12 (Floodplain District), Section 3</b>	<ol style="list-style-type: none"> <li>1. Clarifies that regulations do not imply complete protection from floods.</li> </ol>
<b>Article 12 (Floodplain District), Section 6</b>	<ol style="list-style-type: none"> <li>1. Adds regulations regarding penalties for violation of floodplain regulations.</li> </ol>
<b>Article 12 (Floodplain District), Sections 7</b>	<ol style="list-style-type: none"> <li>1. Clarifies the use of definitions within this article and the ordinance as a whole.</li> <li>2. Adds definitions for the following terms: Appurtenant or accessory structure; Base flood elevation; Basement; Conditional Letter of Map</li> </ol>

	<p>Revision (CLOMR) Elevated building; Encroachment; Existing construction; Flood Insurance Rate Map (FIRM); Flood Insurance Study (FIS); Flood-proofing; Floodway; Freeboard; Highest adjacent grade; Historic structure; Hydrologic and Hydraulic Engineering Analysis; Letter of Map Amendment (LOMA); Letter of Map Change (LOMC); Letter of Map Revision (LOMR); Lowest adjacent grade; Lowest floor; Manufactured home; Manufactured home park or subdivision; New construction; Post-FIRM structures; Pre-FIRM structures; Recreational vehicle; Repetitive loss structure; Severe repetitive loss structure; Shallow flooding area; Special flood hazard area; State of construction; Structure; Substantial damage; Substantial improvement; Violation; Watercourse.</p> <p>3. Deletes definition for the following terms: Anticipated development.</p> <p>4. Modifies definitions for the following terms: Base flood; Development; Flood or flooding; Floodplain; Flood-prone area.</p>
<p><b>Article 12 (Floodplain District), Section 8</b></p>	<ol style="list-style-type: none"> <li>1. Updates terminology and dates for basis of the district regulations.</li> <li>2. Adds regulations allowing the Town to identify and regulate flood areas not delineated on Flood Insurance Rate Maps.</li> <li>3. Clarifies what constitutes as approximated floodplain areas.</li> <li>4. Modifies language regarding the accepted technical methods for determining the one percent annual chance flood elevation when such information cannot be determined using other sources of data.</li> <li>5. Adds regulations allowing the Floodplain Administrator to require hydrologic and hydraulic analysis for any development and requiring the lowest floor to be elevated at least 18 inches above the base flood level determined by such analysis.</li> <li>6. Adds regulations stating the information that the Floodplain Administrator shall obtain during the permitting process.</li> <li>7. Clarifies what constitutes as detailed floodplain areas.</li> <li>8. Clarifies what constitutes as the floodway.</li> </ol>
<p><b>Article 12 (Floodplain District), Section 10</b></p>	<ol style="list-style-type: none"> <li>1. Clarifies that a completed Letter of Map Revision is a record of the Federal Emergency Management Agency’s approval of a district boundary change.</li> </ol>
<p><b>Article 12 (Floodplain District), Section 12</b></p>	<ol style="list-style-type: none"> <li>1. Adds titles to four existing subsections.</li> <li>2. Clarifies that placement of manufactured homes require a zoning permit.</li> <li>3. Adds that the Zoning Administrator shall review all sites to assure they are reasonably safe from flooding.</li> <li>4. Adds regulations for when hydrologic and hydraulic analysis is required and the required qualifications for those that perform such analysis.</li> <li>5. Updates the list of agencies that must permit or be notified of the alteration or relocation of a watercourse.</li> <li>6. Adds that topographic information showing existing and proposed ground elevations must be incorporated for development applications and zoning permits in the floodplain district.</li> <li>7. Adds general standards applying to all permits.</li> <li>8. Adds elevation and construction standards for residential construction, non-residential construction, space below the lowest floor, manufactured homes, and recreational vehicles.</li> </ol>

<b>Article 12 (Floodplain District), Section 13</b>	1. Deletes entire section listing permitted uses.
<b>Article 12 (Floodplain District), Section 14</b>	1. Deletes entire section listing uses permitted with a variance.
<b>Article 12 (Floodplain District), Section 15</b>	1. Adds general standards for the issuing of variances. 2. Adds the historic nature of a structure as a factor to be considered when issuing a variance.
<b>Article 12 (Floodplain District), Section 17</b>	1. Adds regulations that existing structures in the floodway shall only be enlarged when such expansion would not result in any increase in the base flood elevation.
<b>Article 12 (Floodplain District), Section 18</b>	1. Adds a new Section 18 titled "Administration." 2. Adds regulations designating the Zoning Administrator as the Floodplain Administrator and stating the duties and responsibilities of the position. 3. Adds regulations regarding the use and interpretation of Flood Insurance Rate Maps. 4. Adds regulations regarding the regulation of floodplains when the jurisdictional boundary changes. 5. Adds regulations regarding Letters of Map Revision. 6. Adds regulations regarding the submission of technical data to the Federal Emergency Management Agency by the Town.
<b>Article 12 (Floodplain District), Section 19</b>	1. Adds a new Section 19 titled "Standards for Subdivision Proposals" containing such standards.
<b>Article 15 (Definitions), Section 2</b>	1. Creates a new subsection titled "Terms Defined" consisting of the existing list of such terms. 2. Adds cross-reference to new list of alternative locations within the Zoning Ordinance where terms are defined in Article 15, Section 2, Subsection 2.2. 3. Modifies definitions of the following terms: Development; Floodplain 4. Adds a new subsection titled "Further Definitions" which lists the alternative locations within the Zoning Ordinance where terms are defined.

**RZ16-01** would amend Purcellville’s Official Zoning Map to revise the existing boundaries of the Floodplain (Overlay) District to conform to the updated Flood Insurance Study and Flood Insurance Rate Map for Loudoun County, Virginia and Incorporated Areas, prepared by the Federal Emergency Management Agency, with an effective date of February 17, 2017. The following map displays the proposed boundaries of the Floodplain (Overlay) District as they would appear if RZ16-01 is approved.

[Insert Map Here]

Information related to OA16-03 and RZ16-01 is available for review on the Town’s website at [www.purcellvilleva.gov/activeapps](http://www.purcellvilleva.gov/activeapps) 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.

At these public hearings, all persons desiring to present their views concerning these matters will be heard. 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.

Kwasi A. Fraser, Mayor  
Theresa Stein, Planning Commission Chair  
Town of Purcellville

Run dates: December 23 & December 30, 2016