



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

June 7, 2018

7:00 p.m.

- 1) **Call to Order** –Chairman Tip Stinnette
- 2) **Pledge of Allegiance**
- 3) **Agenda Amendments** (Planning Commission and Staff)
- 4) **Commissioner Disclosures**
- 5) **Public Hearings** (*Format: Staff Presentation, Applicant Presentation, Public Comment, Commission Discussion and Q&A, Action (as appropriate)*)
 - a) None Scheduled
- 6) **Presentations**
 - a) None Scheduled
- 7) **Discussion Items**
 - a) Town’s Position on Envision Loudoun (General)
- 8) **Action Items** (*Format: Statement of Position/Final Discussion, vote called by each Commissioner*)
Note: Any Discussion Item may be added as an Action Item during the meeting by motion of the Planning Commission.
 - a) Vote of Bylaws and Code of Conduct
- 9) **Information Items**
 - a) Update of Commissioner Neham’s East End Analysis
- 10) **Citizen Comments** – All citizens who wish to speak about an item or issue that is not listed for a public hearing will be given an opportunity to speak (3 minute limit per speaker).
- 11) **Council Representative’s Report**
- 12) **Chairman’s Comments**
- 13) **Planning Commissioners’ Comments**
- 14) **Approval of Minutes**
 - a) May 10, 2018 Work Session (Including Attachment 1)
- 15) **Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least three days in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

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ITEM 7a
Town's Position on Envision Loudoun (General)

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ITEM 8a
Bylaws and Code of Conduct

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ITEM 9a

Update of Commissioner Neham's East End Analysis

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STAFF REPORT
Information ITEM

Item #9a

SUBJECT: Update of Commissioner Neham's East End Analysis

DATE OF MEETING: 6/7/2018

STAFF CONTACT: Erin Goodrich – Senior Planner

BACKGROUND & SUMMARY

On April 25, 2018, Commissioner Neham distributed an analysis of Public Input in the East End's four quadrants to the Planning Commission. Hard copies were distributed at the Work Session on April 26, 2018, and were also attached to the minutes of that meeting.

Commissioner Neham recently re-reviewed the analysis and detected a few errors. He corrected these in the attached red-line document called "Public Input Comments and Gateway Considerations in the East End's Four Quadrants", revised May 27, 2018 (Attachment 1).

PURPOSE

The purpose of this item is to make the corrected version part of the record.

ATTACHMENTS

1. Public Input Comments and Gateway Considerations in the East End's Four Quadrants, Revised May 27, 2018

Public Input Comments and Gateway Considerations in the East End’s Four Quadrants

Ed Neham, April 25, 2018 - **REVISED 05/27/2018**

Background, Assumptions and Approach

In the current version of the draft Comprehensive Plan (Version 3.0, April 2, 2018), in the East End Focus Area, the document describes public opinion for this area as follows: “The input presents diverse opinion on what should be here, excluding the main part of the Crooked Run Orchard property, which is predominately identified for open space.” Assuming the “diverse opinion” is what remains after the comments for the Purcellville Gateway and Crooked Run Orchard properties are removed, this seemed to me to be an incorrect conclusion.

I wanted to get a better understanding of the public input from the Plan Purcellville sessions that pertain to the four quadrants of the East End Focus Area. (These inputs are summarized in the Appendix.) I began with the public’s expressed desires for Residential, Commercial, Mixed Use, Industrial and Residential uses summarized in an online map compiled by Town staff and available at: <http://storage.frego.com/purcellville/pvilledisplay.html>. Then I manually drew what appeared to be reasonable boundaries around the four quadrant areas surrounding the traffic circle at the intersection of Main Street (Bus.Rte.7) and Berlin Turnpike (Rte. 287); see Figure 1, next page.

Next I used the Form Responses tab of the Plan Purcellville Workshop Form (Responses).xlsx spreadsheet that contains the latitudes and longitudes of each point placed during the public input sessions bounded by the following latitude and longitude rectangles (my estimates). I used Google Maps to obtain the latitudes and longitudes of these boundary lines.

North: 39.138101 deg.
 Center: 39.135680 deg.
 South: 39.130786 deg.
 East: -77.687281 deg.
 Middle: -77.692302 deg.
 West: -77.696540 deg.

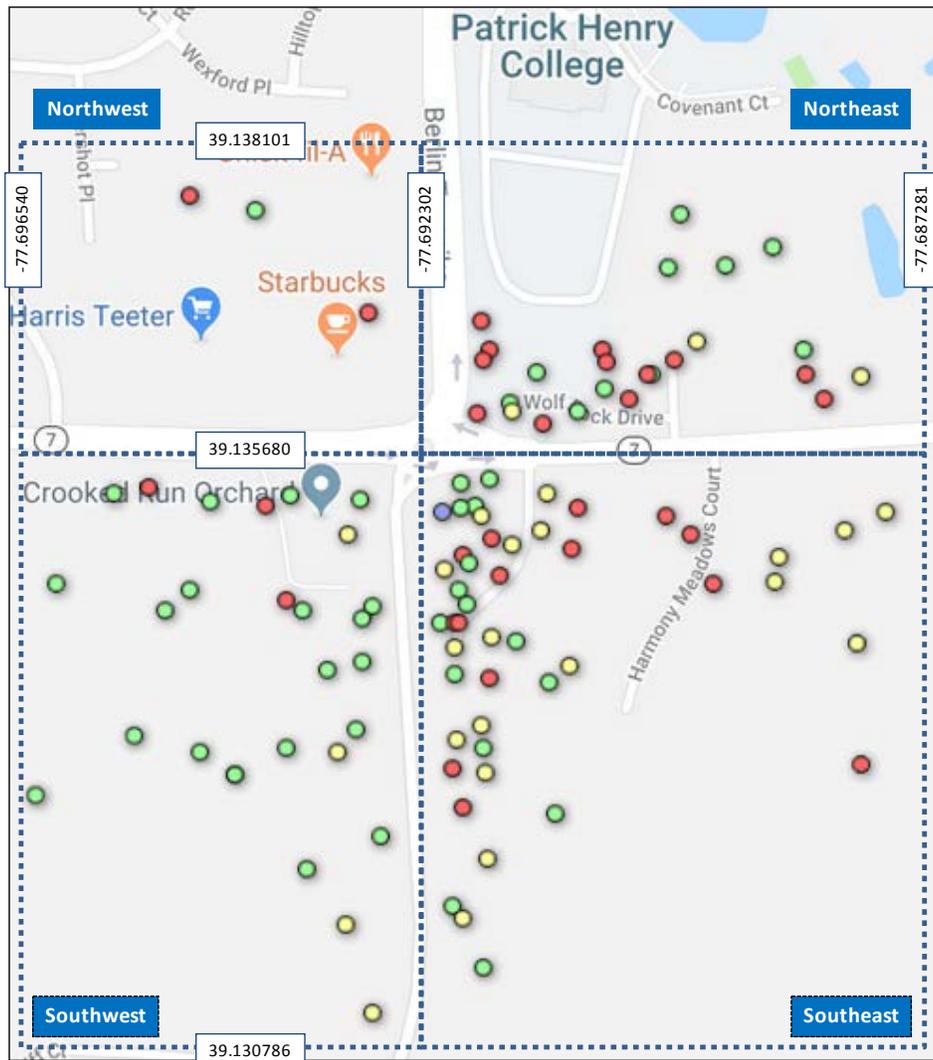
The dominant parcels in each quadrant are: Northwest: Purcellville Gateway; Northeast: Catoctin Corner; Southwest: Crooked Run Orchard; and Southeast: O’Toole property.

Using the above boundary lines for the four quadrants, I identified 104 public comments geographically tagged to these areas. These comments are summarized here in Table 1 and are given in the Appendix hereto:

Table 1. 104 Public Comments on Land Use in the Four Quadrants of the East End Focus Area.

Desired Use	Within-Quadrant Count (Percent):			
	Northwest	Northeast	Southwest	Southeast
Residential	0 (0%)	3 (12%)	4 (14%)	18 (29%)
Commercial	0 (0%)	4 (16%)	1 (4%)	5 (8%)
Mixed Use *	2 (67%)	8 (32%)	2 (7%)	9 (15%)
Industrial	0 (0%)	0 (0%)	0 (0%)	1 (1%)
Parks and Open Spaces	1 (33%)	10 (40%)	21 (75%)	15 (47%)
Totals and Percentages of All Comments:	3 (3%)	25 (24%)	28 (27%)	48 (46%)

* Although the online map compiled by Town staff combined the Commercial and Mixed Use choices into the Commercial category, I was able to recover the Mixed Use choices that were given explicitly in the Responses spreadsheet.



Legend: ● Residential ● Commercial (includes Mixed Use) ● Mixed Use (included in Commercial)
 ● Industrial ● Parks and Open Space

Figure 1. Land Use Preferences in the Four Quadrants of the East End Focus Area (Note: Mixed Use is combined with Commercial in this map).

Looking at these results in a slightly different way, I grouped the land use categories of Table 1 into “Business” (i.e., Commercial, Mixed Use and Industrial) and “Non-Business” (i.e., Residential and Parks and Open Spaces). The results are shown here in Table 2:

Table 2. 104 Public Comments on Business and Non-Business Land Use in the Four Quadrants of the East End Focus Area.

Desired Use	Within-Quadrant Count (Percent):			
	Northwest	Northeast	Southwest	Southeast
Business	2 (67%)	12 (48%)	3 (11%)	15 (31%)
Non-Business	1 (33%)	13 (52%)	25 (89%)	33 (69%)
Totals and Percentages of All Comments:	3 (3%)	25 (24%)	28 (27%)	48 (46%)

To obtain the specific public comments associated with the four quadrants, I extracted the rows given in the Responses spreadsheet and limited them to the latitudes and longitudes that fell with the rectangles I described. The results are shown here in Table 3 from which the null (i.e., empty) comments were excluded:

Table 3. Twenty Non-Null Public Comments on Land Use Preferences within the Four Quadrants of the East End Focus Area.

Quadrant	Land Use Category	Land Use Subcategory	Comment	I live in ...
Northwest	Mixed-Use	2-3 Story	A mixed-use expansion of the shopping center would work well here.	outside Purcellville
Northeast	Commercial	Individual Building	Residents living and walking around the rotary area is not a safe idea. I would think a building where people stay for some length of time is better here than quick in and out. Possibly a nice Italian restaurant.	Purcellville
	Commercial	Individual Building	"Trader Joes!"	unknown
	Parks and Open Space	<2 ac. Neighborhood Park	There is no reason to create an entire town around this traffic circle - which is outside the true town of Purcellville. Business should stay in the downtown area and west of Giant on E. Main Street. We do not need any chain or franchised stores or residences here. Keep this space green - building here is an unnecessary expansion of Purcellville's borders.	outside Purcellville
	Parks and Open Space	<2 ac. Neighborhood Park	This intersection does not need to be covered with more shopping centers! Keep the beautiful open space & greenery with a nice park (and maybe bring back the trees?)	Purcellville
	Parks and Open Space	None of the Above	The development of this corner has been done with false argument. In a purely economic basis, very little of the revenue that is generated from big box stores or national chains actually stays in the town to benefit the town members. A lot of this comes from an understanding of what Purcellville is: P'ville is not a stop on the highway. It is a destination. People going to an IHOP will only be taking away the income from a small local owned business like Purcellville Diner. This development not only changes the face of this community, but it is development purely for development's sake. It has not been done with the best interest of our community in mind.	Purcellville
Southwest	Parks and Open Space	>5 Acre Community Park	How about a dog park here, surrounded by open park land?	Purcellville
	Parks and Open Space	None of the Above	"Left alone"	unknown
	Parks and Open Space	None of the Above	"Left alone"	unknown
Southeast	Commercial	Individual Building	Church	Purcellville
	Parks and Open Space	>5 Acre Community Park	We have enough commercial areas on this side of town.	Purcellville
	Parks and Open Space	None of the Above	"Left alone"	unknown
	Parks and Open Space	None of the Above	"Orchard left alone"	unknown
	Parks and Open Space	None of the Above	"Left alone"	unknown
	Parks and Open Space	Trails and Greenways	There is no reason for Purcellville to continue to expand it's borders and create housing or stores in this area. You are encroaching on another towns and creating traffic. The taxes from these areas will not be enough to support the water or school funding needs to make any development here beneficial to the community.	outside Purcellville
	Parks and Open Space	Trails and Greenways	Reserve trail right of way for Manassas Gap RR linear park to connect to W&OD running South to Manassas. Town to create trailhead.	Purcellville
	Residential	4 Story Multi-Family Flats	I agree this could be a good place for more affordable apartments - within walking distance to stores and jobs.	Purcellville
Residential	Single-Family Detached	"5 acre lots approx"	unknown	
Residential	Single-Family Detached	"5 acre lots approx"	unknown	
Residential	Single-Family Detached	"5-10 acre lots, if poss."	unknown	

Summary of Public's Comments

The public's comments, as evidenced in Figure 1 and Tables 1 and 2 above, are summarized here. Note that the Agricultural Commercial land use being proposed in the draft Comprehensive Plan was not a choice during the public input sessions:

- The Northwest quadrant, which is dominated by the Purcellville Gateway center, has only 3% of all the four quadrant responses. It appears that the respondents recognized that this quadrant is commercial in nature, is close to being fully built out, and land use questions there are essentially settled.

- The Northeast quadrant, south of Patrick Henry College, consists mainly of the Catoctin Corner shops and the Kipfer property, has 24% of all the four quadrant responses. These comments are nearly evenly divided between Non-Business (52%) and Business (48%) uses: with Parks and Open Space (40%), Mixed Use (32%), Commercial (16%) and Residential (12%).
- The Southwest quadrant, dominated by Crooked Run Orchard, has 27% of all the four quadrant responses; 75% of the comments are in favor of Parks and Open Space use (overall 89% Non-Business and 11% Business).
- The comments in the Southeast quadrant, which accounts for nearly half of all the four quadrant responses (46%), greatly favor Non-Business uses (69%) over Business uses (31%) with: Parks and Open Space (47%), Residential (29%), Mixed Use (15%) Commercial (8%), and Industrial (1%). This area is dominated by the O’Toole property and also includes the Harmony Meadows property currently being proposed for annexation.

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Gateway Considerations

In discussing gateways, the Loudoun 2040 General Plan, Draft Version: April 9, 2018, under Design Guidelines for Towns and JLMAs in Chapter 2, supports the “development of distinct “gateways” into each community and protect rural view sheds leading into the towns”; and under Open Space in Chapter 6, within Action H of Strategy 2.1, encourages the protection of “rural areas immediately adjacent to the Towns, JLMAs and Villages that help form greenbelts and gateway buffers.”

According to the City of Chesapeake, Virginia - Design Guidelines Manual: “Gateways provide a unique sense of identity, transition, and anticipation. They should relate to the region’s natural resources, scenic views, and local cultural heritage. Gateways identify entrance points to the city and key destinations as well as its neighborhoods ... Gateways may have a variety of configurations and scales. From regional to community to the neighborhood scale, gateways can be created through a variety of styles, including architectural, monumental, or landscape.”
[\[http://www.cityofchesapeake.net/Assets/documents/departments/planning/design_guidelines/Chapter-V.pdf\]](http://www.cityofchesapeake.net/Assets/documents/departments/planning/design_guidelines/Chapter-V.pdf).

The draft Purcellville Comprehensive Plan’s description of the East End Focus Area refers to it as a gateway and states: “Public input indicates citizens and neighbors recognize that this gateway will help preserve the character of the town. Near this area are two public schools and the Patrick Henry College campus, which contribute to the character of this gateway into town and help provide desired green space in this area.” The importance of this gateway is buttressed by 12 very strong comments in the Parks and Open Space rows of Table 3 above.

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Further discussing the East End Focus Area, the draft Comprehensive Plan says the East End is “one of the town’s most important gateways”. In its recommendations for Area 2 (Northeast), shown in the East End Focus Area map, the draft Comprehensive Plan states: “Consider small scale agricultural commercial development and include gateway features and design with substantial open space and landscaping.”

In its recommendations for Area 3 (Southeast) shown in the East End Focus Area map, the draft Comprehensive Plan includes the following gateway-friendly aspects:

- The size of available property in Area 3 at the southeast quadrant offers an opportunity for small footprint agricultural-commercial opportunities.
- Include substantial open space and landscaping in the site plan, integrating the stream and flood zone by maintaining tree cover in this area specifically.
- Provide a sensitive transition buffer between the development and the adjacent residential subdivision in Loudoun County.

Conclusions/Recommendations

- (1) The future land use questions for the Northwest quadrant are essentially settled.
- (2) With the exception of the Kipfer property (in Area 2 in the East End Focus Area map), the future land uses for the Northeast quadrant seem to be reasonable expressions of the public’s desires, assuming that about 40% of that area would be given over to Parks and Open Space.
- (3) The future land uses for the Southwest quadrant seem to align well with the public’s desires of 75% in favor of Parks and Open Space use (overall 89% Non-Business and 11% Business). This preference is significant. Changing the proposed land use in this quadrant from Agricultural Commercial, with the possible addition of Parks and Open Space and some Single Family Traditional uses on larger lots would directly contravene the public’s expressed desires.
- (4) The future land uses for the Southeast quadrant, as shown in the draft Comprehensive Plan’s East End Focus Area map, at least for the western portion of the quadrant (i.e., the area currently within the Town borders) are shown as Agricultural Commercial and Parks and Open Space. This aligns well with the public’s expressed preference for Non-Business (69%) vs. Business (31%) uses in this quadrant. This preference is significant. Changing the proposed land use in this quadrant from Agricultural Commercial and Parks and Open Space, with the possible addition of Single Family Traditional uses on larger lots and some Multi-Family uses would directly contravene the public’s expressed desires.
- (5) The recommendations given for the East End Focus Area of the draft Comprehensive Plan highly promote the characterizing of this area as a major gateway to the Town. Furthermore, the public’s comments especially for the Northeast and Southeast quadrants (see Table 3 above), are particularly relevant to establishing and maintaining this area as a major gateway to the Town.
- (6) Finally, describing public opinion on the East End Focus Area, the current version of the draft Comprehensive Plan states:

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“The participants in the community input activities identified a cluster of use and scale input around the four quadrants of the roundabout. The input presents diverse opinion on what should be here, excluding the main part of the Crooked Run Orchard property, which is predominately identified for open space.”

Based on the foregoing discussion, this statement should be changed to:

“The participants in the community input activities distinguished between the potential land uses of the four quadrants of the roundabout; indicating that the two northern quadrants would be more oriented towards commercial development and the two southern quadrants more oriented towards parks and open space and residential uses.”

Deleted: the statement in the current version of the draft Comprehensive Plan

APPENDIX

Summary of 893 Public Inputs to the Plan Purcellville Process

Public's Land Use Preferences: Count						
I live In ...	Commercial	Industrial	Mixed-Use	Parks/Open Space	Residential	Totals
Purcellville	20	8	50	81	60	219
outside Purcellville	7	2	49	27	28	113
unknown	27	44	138	189	163	561
Totals:	54	54	237	297	251	893

Public's Preferences: Percent Land Use By Where They Live:			
Land Use	In Purcellville	Outside Purcellville	Unknown
Commercial	9%	6%	5%
Industrial	4%	2%	8%
Mixed-Use	23%	43%	25%
Parks/Open Space	37%	24%	34%
Residential	27%	25%	29%
Totals:	100%	100%	100%

104 Public Comments on Land Use in the Four Quadrants of the East End Focus Area

Northwest:

Land Use Category	Land Use Subcategory	Comment	I live in ...	Latitude	Longitude	LatLong	Dot Color	rowid
Mixed-Use	1-2 Story		Purcellville	39.136785	-77.692909	39.13678452009691,-77.69290924072266	small_red	118507
Mixed-Use	2-3 Story	A mixed-use expansion of the shopping center would work well here.	outside Purcellville	39.137742	-77.694776	39.137741512283554,-77.69477605803331	small_red	34003
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.137625	-77.694095	39.13762500970174,-77.69409477710724	small_green	103511

Northeast:

Land Use Category	Land Use Subcategory	Comment	I live in ...	Latitude	Longitude	Lat Long	Dot Color	rowid
Commercial	Individual Building	Residents living and walking around the rotary area is not a safe idea. I would think a building where people stay for some length of time is better here than quick in and out. Possibly a nice Italian restaurant.	Purcellville	39.136385	-77.690420	39.13638507597924,-77.69042015075684	small_red	96502
Commercial	Individual Building	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136481	-77.691638	39.136480776307124,-77.6916378736496	small_red	48001
Commercial	Individual Building	"Trader Joes!" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136406	-77.691708	39.1364058804203,-77.69170761108398	small_red	78004
Commercial	Individual Building	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135877	-77.691085	39.135877445817904,-77.69108533859253	small_red	75008
Mixed-Use	2-3 Story	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	outside Purcellville	39.136085	-77.690173	39.13608549140389,-77.69017338752747	small_red	42004
Mixed-Use	None of the Above	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136722	-77.691729	39.136722107134645,-77.69172906867425	small_red	92510
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136489	-77.690458	39.13648909810311,-77.69045770164212	small_red	96519
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136393	-77.689707	39.13639339772306,-77.68970668307702	small_red	94510
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136289	-77.689980	39.13628937545783,-77.6899802684784	small_red	90506
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136277	-77.688339	39.136276892807416,-77.68833875656128	small_red	113504
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136085	-77.688151	39.13608549140389,-77.68815100176653	small_red	108516
Mixed-Use	None of the Above	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135977	-77.691772	39.13597730777971,-77.69177198410034	small_red	67008
Parks and Open Space	<2 ac. Neighborhood Park	There is no reason to create an entire town around this traffic circle - which is outside the true town of Purcellville. Business should stay in the downtown area and west of Giant on E. Main Street. We do not need any chain or franchised stores or residences here. Keep this space green - building here is an unnecessary expansion of Purcellville's borders.	outside Purcellville	39.136302	-77.691150	39.13630185816952,-77.69114971160889	small_green	121513
Parks and Open Space	<2 ac. Neighborhood Park		Purcellville	39.136485	-77.688360	39.13648493722109,-77.6883602142334	small_green	126521
Parks and Open Space	<2 ac. Neighborhood Park	This intersection does not need to be covered with more shopping centers! Keep the beautiful open space & greenery with a nice park (and maybe bring back the trees?)	Purcellville	39.136294	-77.689937	39.13629353636313,-77.68993735313416	small_green	95505
Parks and Open Space	<2 ac. Neighborhood Park		Purcellville	39.136052	-77.691429	39.13605220415018,-77.69142866134644	small_green	29003
Parks and Open Space	>5 Acre Community Park	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.137151	-77.689766	39.137150675222,-77.6897656917572	small_green	97508
Parks and Open Space	None of the Above	The development of this corner has been done with false argument. In a purely economic basis, very little of the revenue that is generated from big box stores or national chains actually stays in the town to benefit the town members. A lot of this comes from an understanding of what Purcellville is: P'ville is not a stop on the highway. It is a destination. People going to an IHOP will only be taking away the income from a small local owned business like Purcellville Diner. This development not only changes the face of this community, but it is development purely for development's sake. It has not been done with the best interest of our community in mind.	Purcellville	39.135986	-77.690721	39.13598562959552,-77.6907205581665	small_green	35002
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.137592	-77.689658	39.137591723231395,-77.6896584032329	small_green	121506
Parks and Open Space	None of the Above	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.137325	-77.688693	39.13732543039815,-77.68869280798754	small_green	103519
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.137167	-77.689176	39.13716731858324,-77.68917560577393	small_green	117508
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136173	-77.690431	39.13617287037402,-77.69043087951104	small_green	109518
Residential	4 Story Multi-Family Flats		Purcellville	39.136543	-77.689476	39.136543189546785,-77.6894760131836	small_yellow	104504
Residential	None of the Above	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.136269	-77.687770	39.136268571049825,-77.68777012816827	small_yellow	125507
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135990	-77.691413	39.13598979050702,-77.69141256805142	small_yellow	91514

Southwest:

Land Use Category	Land Use Subcategory	Comment	I live in ...	Latitude	Longitude	Lat Long	Dot Color	rowid
Commercial	Multi-Story Office		Purcellville	39.134454	-77.693767	39.13445361727748,-77.69376698986899	small_red	114502
Mixed-Use	1-2 Story	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135361	-77.695216	39.13536149009234,-77.69521594047546	small_red	49001
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135228	-77.693971	39.135228339613946,-77.69397139549255	small_red	87004
Parks and Open Space	>5 Acre Community Park	How about a dog park here, surrounded by open park land?	Purcellville	39.134588	-77.696171	39.134587549407264,-77.69617080688477	small_green	128510
Parks and Open Space	>5 Acre Community Park		Purcellville	39.132274	-77.693553	39.13227399859938,-77.69355297088623	small_green	109501
Parks and Open Space	>5 Acre Community Park	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134404	-77.692856	39.13440446540641,-77.69285559637865	small_green	85005
Parks and Open Space	None of the Above		Purcellville	39.134371	-77.695034	39.13437117737385,-77.69503355026245	small_green	120514
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135312	-77.695559	39.13531155874801,-77.69555926322937	small_green	108511
Parks and Open Space	None of the Above	"Left alone" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135307	-77.693719	39.135307397964,-77.69371926784515	small_green	86004
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135266	-77.693000	39.13526578823525,-77.6930004358087	small_green	77007
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135253	-77.694561	39.135253305371634,-77.69456148147583	small_green	69008
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134538	-77.694776	39.13453761752206,-77.69477605811517	small_green	108515
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134371	-77.693596	39.13437117737782,-77.69359588623047	small_green	129506
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134313	-77.692979	39.13431292331476,-77.69297897811612	small_green	76008
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133955	-77.692984	39.13395507550441,-77.69298434257507	small_green	128506
Parks and Open Space	None of the Above	"Left alone" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133880	-77.693328	39.133880176847754,-77.69332766532898	small_green	75007
Parks and Open Space	None of the Above	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133414	-77.693049	39.1334141393157,-77.69304871558887	small_green	75010
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133223	-77.694669	39.13322273006702,-77.69466876983643	small_green	101511
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133040	-77.694304	39.13303964254939,-77.6943039894104	small_green	104513
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133040	-77.694304	39.13303964254939,-77.6943039894104	small_green	89505
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.132865	-77.696385	39.13286487668479,-77.69638538360596	small_green	74004
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.132549	-77.692791	39.13254863283408,-77.692791223526	small_green	101515
Parks and Open Space	Trails and Greenways		Purcellville	39.133256	-77.693768	39.13325601865834,-77.69376754760742	small_green	84003
Parks and Open Space	Trails and Greenways	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133356	-77.695345	39.13335588433788,-77.69534468642632	small_green	75009
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134979	-77.693129	39.13497868178439,-77.69312918186188	small_yellow	124503
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133223	-77.693231	39.13322273009877,-77.69323110580444	small_yellow	61007
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.131816	-77.693145	39.131816272706395,-77.69314527511597	small_yellow	99510
Residential	Single-Family Detached	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.131109	-77.692856	39.131108872300594,-77.69285559650143	small_yellow	74009

Southeast:

Land Use Category	Land Use Subcategory	Comment	I live in ...	Latitude	Longitude	Lat Long	Dot Color	rowid
Commercial	Individual Building	Church	Purcellville	39.134654	-77.691536	39.134654125283795,-77.69153594970703	small_red	
Commercial	Individual Building	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134987	-77.689551	39.13498700378568,-77.68955111499508	small_red	78002
Commercial	Multi-Tenant Strip Center	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	Purcellville	39.134588	-77.689304	39.134587549407264,-77.68930435180664	small_red	67005
Commercial	Multi-Tenant Strip Center	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134263	-77.692008	39.134262991107825,-77.69200801783882	small_red	133501
Commercial	Multi-Tenant Strip Center	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133822	-77.691643	39.133821922311014,-77.69164323806763	small_red	89514
Industrial	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135170	-77.692137	39.13517008620048,-77.69213676452637	small_blue	128507
Mixed-Use	2 Story		outside Purcellville	39.135203	-77.690721	39.135203373863284,-77.6907205581665	small_red	55002
Mixed-Use	2 Story		Purcellville	39.133123	-77.687759	39.13312286419865,-77.68775939941406	small_red	133503
Mixed-Use	2 Story	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134263	-77.691970	39.134262991107825,-77.69197046748559	small_red	88501
Mixed-Use	2-3 Story		outside Purcellville	39.134954	-77.691633	39.134953715949145,-77.69163250906786	small_red	79005
Mixed-Use	2-3 Story		Purcellville	39.134821	-77.691922	39.13482056469968,-77.69192218780518	small_red	123507
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133090	-77.692029	39.13308957554441,-77.69202947616577	small_red	101516
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.132773	-77.691922	39.13277332607556,-77.69192218781541	small_red	111503
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134879	-77.690785	39.1348788184182,-77.69078493118286	small_red	100513
Mixed-Use	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135137	-77.689798	39.135136798442595,-77.68979787826538	small_red	110506
Parks and Open Space	>5 Acre Community Park	We have enough commercial areas on this side of town.	Purcellville	39.134421	-77.691879	39.13442110944058,-77.69187927246094	small_green	125516
Parks and Open Space	None of the Above		outside Purcellville	39.134122	-77.691364	39.13412151650915,-77.69136428833008	small_green	27005
Parks and Open Space	None of the Above		Purcellville	39.133789	-77.691021	39.13378863397928,-77.69102096557617	small_green	92504
Parks and Open Space	None of the Above	"Left alone" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134263	-77.692169	39.13426299117133,-77.69216895103455	small_green	100523
Parks and Open Space	None of the Above	"Orchard left alone" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.131983	-77.692029	39.13198271879814,-77.69202947617089	small_green	76007
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134538	-77.691965	39.134537617585565,-77.69196510314941	small_green	117507
Parks and Open Space	None of the Above	"Left alone" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135208	-77.691949	39.1352075348845,-77.69194900991579	small_green	132501
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135411	-77.691944	39.135411421464745,-77.69194364543637	small_green	91513
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134762	-77.691858	39.13476231094887,-77.69185781478882	small_green	99511
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.131475	-77.691718	39.13147505693128,-77.69171833987912	small_green	68504
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133264	-77.691718	39.13326434080373,-77.69171833983819	small_green	129504
Parks and Open Space	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135441	-77.691638	39.13544054806577,-77.6916378736496	small_green	96511
Parks and Open Space	Trails and Greenways	There is no reason for Purcellville to continue to expand it's borders and create housing or stores in this area. You are encroaching on another towns and creating traffic. The taxes from these areas will not be enough to support the water or school funding needs to make any development here beneficial to the community.	outside Purcellville	39.133855	-77.692008	39.13385521061115,-77.69200801849365	small_green	94509
Parks and Open Space	Trails and Greenways		outside Purcellville	39.135220	-77.691793	39.13522001769275,-77.69179344177246	small_green	
Parks and Open Space	Trails and Greenways	Reserve trail right of way for Manassas Gap RR linear park to connect to W&OD running South to Manassas. Town to create trailhead.	Purcellville	39.132723	-77.690957	39.13272339930891,-77.69095659255981	small_green	91510

Southeast concluded:

Residential	4 Story Multi-Family Flats		Purcellville	39.133447	-77.691729	39.133447427753026,-77.6917290687561	small_yellow	104505
Residential	4 Story Multi-Family Flats	I agree this could be a good place for more affordable apartments - within walking distance to stores and jobs.	Purcellville	39.133056	-77.691686	39.133056286874385,-77.69168615341187	small_yellow	84001
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134704	-77.692126	39.13470405716574,-77.69212603569031	small_yellow	116509
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.131875	-77.691933	39.13187452889437,-77.69193291655938	small_yellow	89513
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135137	-77.691729	39.13513679852195,-77.6917290687561	small_yellow	103512
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.132349	-77.691675	39.13234889892473,-77.69167542453488	small_yellow	100512
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134163	-77.691622	39.13416312671473,-77.69162178039551	small_yellow	106508
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134895	-77.691396	39.13489546231642,-77.69139647479733	small_yellow	47001
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135020	-77.691118	39.13502029160647,-77.69111752510071	small_yellow	95509
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135316	-77.691053	39.13531571963981,-77.69105315208435	small_yellow	116510
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134804	-77.688607	39.13480392080754,-77.68860697729906	small_yellow	129507
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134097	-77.687813	39.13409655037399,-77.68781304359436	small_yellow	93505
Residential	None of the Above	Public Input from March 19th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135170	-77.687491	39.135170086192566,-77.68749117834886	small_yellow	97507
Residential	Single-Family Detached		Purcellville	39.134613	-77.688650	39.13461251536833,-77.688649892807	small_yellow	102505
Residential	Single-Family Detached	"5 acre lots approx" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.134072	-77.692008	39.134071584229986,-77.6920080185755	small_yellow	82005
Residential	Single-Family Detached	"5 acre lots approx" - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133314	-77.691987	39.13331427365529,-77.69198656073968	small_yellow	68506
Residential	Single-Family Detached	"5-10 acre lots if poss." - Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.133922	-77.690806	39.13392178718008,-77.69080638877313	small_yellow	108506
Residential	Single-Family Detached	Public Input from April 7th Workshop - DOT ADDED TO ONLINE MAP BY STAFF	unknown	39.135020	-77.687931	39.13502029151123,-77.6879310606273	small_yellow	78003

ITEM 14a
Meeting Minutes
May 10, 2018 Work Session

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MINUTES
PLANNING COMMISSION WORK SESSION
MAY 10, 2018 7:00 PM
TOWN HALL HERITAGE ROOM

PRESENT: Tip Stinnette, Chairman
EJ Van Istendal, Vice Chairman/Planning Commissioner
Mary Frances Bennett, Planning Commissioner
Chip Paciulli, Planning Commissioner
Ed Neham, Planning Commissioner
Theresa Stein, Planning Commissioner

ABSENT: Ted Greenly, Planning Commissioner/Council Liaison

STAFF: Patrick Sullivan, AICP, Director of Community Development
Erin Goodrich, Senior Planner

CALL TO ORDER:

Chairman Stinnette called the Planning Commission Work Session to order at 7:00 PM. Commissioner Stein arrived at 7:10 p.m.

COMPREHENSIVE PLAN REVIEW AND DISCUSSION:

Chairman Stinnette gave a brief discussion regarding topics at the Town Council meeting. The foot path from 20th street to Courts of St. Francis was approved. The Town will purchase the foot path for \$5,000 and the funds will be donated to one of Mr. Brownell foundations. Chairman Stinnette explained that he gave Town Council an update on the comprehensive plan and stated that the Town's comprehensive plan should support the County regional traffic study.

The commissioner's discussed proposed edits to the JMLA and the utilities sections of the Loudoun County comprehensive plan (aka Envision Loudoun).

Chairman Stinnette summarized that at the last meeting Version 3.0 inputs were almost completed and the group made progress on the discussion on the East End. The goal for the remainder of the meeting was to complete the inputs on Version 3.0. Senior Planner, Erin Goodrich, will incorporate those changes into our matrix and send to our consultant. The consultant would than work towards Version 4.0 to be completed on or about May 24th. We would release Version 4.0 the beginning of June and schedule the planning commission public hearing for June 28, 2018. The commissioner's would discuss and review the inputs from the citizens and implement those for a Version 5.0 and present that to the Council beginning of July.

Senior Planner, Erin Goodrich, received an email from Patricia Kipfer which was passed around to the commissioner's. (Attachment 1) Chairman Stinnette would like to take one of those photo's Patricia Kipfer presented and incorporate that into our comprehensive plan.

The Commissioner's reviewed the proposed changes and they were recorded in the matrix.

ADJOURNMENT:

With no further business, Chairman Stinnette made a motion to adjourn the meeting at 9:44 PM.

Tip Stinnette, Chairman

Stefanie Longerbeam, Recorder

Goodrich, Erin

From: patricia kipfer <padkipfer@yahoo.com>
Sent: Friday, May 04, 2018 10:20 AM
To: Goodrich, Erin
Cc: Sullivan, Patrick
Subject: Planning Commission Meeting 5.3.18

Hi Erin,

Thank you for taking the time to locate the picture of my property and show it to the Commissioners during my comments as well as attaching it to your update. Unfortunately, I don't think it made a difference because they don't seem to hear what I have to say. Despite this, I must continue to speak up to protect my interests and the value of my property since, like many, it is my "nest egg" and my most valuable asset.

Best,

Patti
Patricia A. DiPalma Kipfer
38038 W Colonial Hwy

by copy to Patrick Sullivan: thank you for suggesting a senior living center as a potential use of my property. But, would that not change the Land Use Designation to Medium Mix Scale, or, because of the open space feature it remains Agricultural/Commercial? Anyway, I'm surprised by the concern of the PC for the protection of my neighbor's to the east of me. To propose 50% open space on a three acre property is significant. Honestly, I should have been so lucky! When Catocin Corner was developed open space was 25%. The buffer changed from 100 ft. from my property line to 20 ft. Now I have their Retail/Gas Station in my bedroom. Whereas the strip of land east of my property with stream owned by Patrick Henry College and located in flood plain separates my three acre property from my neighbor's five acre property. By the way, my neighbor does **not** object to my property being developed because he is more than protected. East of him is Ballenger Lane, a dirt road off Colonial Hwy located in the County. I think Ballenger Lane would have been in Phase II of JLMA if PUGAMP had not been repealed. East of Ballenger Lane begins Hamilton JLMA. So what is there to protect? Thanks for letting me vent. Have a great weekend, Patti