

June 6, 2019



**MINUTES
PLANNING COMMISSION REGULAR MEETING
JUNE 6, 2019 7:00PM
TOWN HALL COUNCIL CHAMBER**

PRESENT: Tip Stinnette, Chair/Town Council Liaison
Theresa Stein, Vice-Chair/Planning Commissioner
Mary Frances Bennett, Planning Commissioner
Nan Forbes, Planning Commissioner
Stosh Kowalski, Planning Commissioner
Ed Neham, Planning Commissioner
Chip Paciulli, Planning Commissioner

STAFF: Patrick Sullivan, Director of Community Development
Andy Conlon, Senior Planner
Stefanie Longerbeam, Planning and Zoning Technician

ABSENT:

Note: The audio recording of this meeting is available at:

<https://www.purcellvilleva.gov/ArchiveCenter/ViewFile/Item/5046>

Selected references to specific locations in the audio recording are given in square brackets. For example, a discussion that began at 1 hour, 5 minutes and 55 seconds after the beginning of the recording would appear as [1:05:55].

CALL TO ORDER OF REGULAR MEETING:

Chair Stinnette called the Planning Commission Meeting to order at 7:01 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS: [3:10]

None.

COMMISSIONER DISCLOSURES: [3:28]

None.

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PUBLIC HEARING: [3:35]

Chair Stinnette called the June 6, 2019 Public Hearing for the Plan Purcellville 2018 Comprehensive Plan to order at 7:05 PM. [4:00]

Chair Stinnette [5:25] presented the Plan Purcellville 2018 Comprehensive Plan – Update (see Attachment 1), focusing on the reasons for this public hearing, the land uses that are expected to remain the same and those that may be subject to change, changes being made to Version 5.0 of the Draft Comprehensive Plan, and the next steps for moving the Comprehensive Plan to adoption by the Town Council.

Chair Stinnette opened the floor for public comments. [38:30]

- David Eno [39:35] expressed his concern that the Plan is difficult to follow and he would like a concise plan that would be more understandable. He read from the Rural Transition section, page 47, to emphasize his point. He opined that a land development attorney, based on what is in the Rural transition section, could file suit against the Town and easily win a significant judgement, and further, that the Plan is loaded with words that would set this Town in the sights of developers and people who would not care about maintaining Purcellville as it is (see Attachment 2).
- Mary Ellen Stover [47:15] stated that there are too many commercial and residential uses in the new districts that have been created.
- Sam Brown [48:00] stated that Purcellville has too much commercial development and is concerned that the change to the rural Transition doesn't become another 7-Eleven, another Catocin Corner, etc.; we have enough convenience stores, enough filling stations, enough commercial stores in Purcellville (see Attachment 3).
- Mark Nelis [49:35] stated that the Plan lacks muscle evidenced in the brevity of its statistical analysis, and that if the Planning Commission considers at-place employment you'll find that everyone who lives here drives east and everyone who works here drives west and that's a failure of our land use program. There's nothing in this Plan to support affordable housing. There's also a large emphasis on the comments of the community members and they're very helpful and interesting, but they occasionally slide into the Plan's recommendations. Furthermore, the depiction of the development on page 19 of the Plan is one that is no longer permitted in Loudoun County. The goal of achieving a 30 percent commercial tax revenue ratio is expressed but this is contradicted by other statements in the document that act to limit commercial development. (see Attachment 4).
- Joe LaFiandra [55:35] In reviewing the proposed Plan, our HOA (Browns Farm development) and various members of our community has found that there is no mention of limiting the annexation of property in the Purcellville JLMA. After the PUGAMP was canceled in the 2012-2013 time frame, the Town and Country recognized that no additional growth outside of the Town boundaries into the JLMA was anticipated. Including a provision limiting any further annexations or major boundary line adjustments in the Plan would fulfil a pledge the Town made at the time of the cancellation of the PUGAMP. Restraining the Town's expansion will help maintain the quality of life in the Purcellville area by reducing demands on water supply, traffic congestion, the need for additional schools, and tax increases to support infrastructure improvements (see Attachment 5).

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- Philip Lataille [58:45] Because East Stephens Drive has been closed off midway, the only access to his residential property is through the commercial Browning Equipment property along South 9th Street rather than through the residential properties along South Maple Avenue. If the Browning property, currently being used for storage of equipment, is more fully developed commercially, it will lead to devaluation of the residential property. Preferably, the residential property would be included in the mixed commercial zoning, or all of the residential properties on the South side of East Stephens Drive could be converted to multi-family to reflect to reflect the neighboring commercial zone, or to keep the entire residential area as single-family. Lastly, making South 9th Street commercial would not promote the stated recommendation for East Main Focus Area 4 to “improve internal circulation and access consolidation to improve safety” (see Attachment 6).
- Robert Ritchie [1:03:40] There are only two houses that front onto East Stephens Drive, all of the other houses in this area front onto South 9th Street or South Maple Avenue. We have to drive through commercial property to access our property. Preferably, either turn the South 9th Street area back to residential, or include the property in the mixed-use category (see Attachment 7).
- Patricia Kipfer [1:08:00] To date, the Planning Commission has neither acknowledged the facts nor produced justifications or substantiated their actions regarding my property’s many proposed land use designations, of which there have been many. My property’s land use designation has changed from Mixed-Use Commercial to Mixed-Use Medium Scale to Agricultural Commercial to Rural Transition. My property should have the same land designation as Catoctin Corner – Commercial Medium Scale; it should not be rural Transition (see Attachment 8).
- Uta Brown [1:13:35] made a plea for no growth and its impact on the quality of life. This is what we pay for growth: a vast reduction in our quality of life. It’s not only air, light and water pollution which affect our health in frightening ways, but our traffic has increased a great deal. Sometimes it’s worth it not to grow. The worst of the growth is the debt that we’re are going to leave our children, and the debt will continue to grow as we grow because developers don’t pay for roads and schools. Let’s be the people who say “no” and “enough is enough” (see Attachment 9).
- Jimmy Reynolds [1:17:40] Nowhere in this Plan does it indicate that there was an analysis done of the 2025 Plan that said what works, what doesn’t work, what’s broken and what needs fixing. Wholesale changes were made to the land use designations without any reasons or justifications given other than increased clarity, and this increased clarity and the changes to the land use designations are going to create havoc for the zoning people for years to come because there are no zones right now that marry up to any of the land use designations, particularly on the East End. In my opinion, there are too many permitted by-right uses in the zoning categories which gives the town very little ammunition to say no. The Planning Commission has stated that it’s not its intent to make wholesale material changes to the 2025 Plan (refer to the audio record of the May 4, 2019 meeting), and that’s exactly what was done. You need to get back to the roots (see Attachment 10).

Chair Stinnette asked the staff for their comments; there were none. [1:21:45]

Chair Stinnette closed the Public Hearing for the Plan Purcellville 2018 Comprehensive Plan at 8:23 PM. [1:22:08]

Chair Stinnette asked the Commissioners for their comments, questions, etc. [1:22:15].

- Commissioner Paciulli [1:22:45] suggested that it would be useful for Mr. Nelis to spend an hour or so at another time to share the rest of his comments with the Planning Commission, and wanted to get more details from Mr. Lataille and Mr. Ritchie about problems with their properties. A discussion of the proposed land use where their properties are located and the access to the properties followed.
- Commissioner Forbes [1:29:35] concurred with Commissioner Paciulli about getting more information from Mr. Nelis and inviting him back to speak to the Planning Commission, and she plans on taking a closer look at the situation with Mr. Lataille's and Mr. Ritchie's properties.
- Commissioner Neham [1:30:55] asked if Mr. Eno, Mr. Brown and Ms. Brown could give us more specifics or mark up a copy of the Plan in the areas they don't understand or that don't make sense to them so that the Planning Commission can better understand their concerns. With regard to Mr. Nelis' comments on affordable housing, the Planning Commission is intending to address that topic. [*n. b.* see page INITIAL ACTION PRIORITIZATION: SHORT TERM EFFORTS - Develop an Implementation Plan for the construction, rehabilitation, and maintenance of affordable housing.]

In a brief discussion, it was suggested that Commissioners Forbes and Paciulli would try to meet with Mr. Nelis, and Commissioners Kowalski and Paciulli would try to meet with Mr. Lataille and Mr. Ritchie to gain further information and insight. It was later determined that follow-up discussions might be best served in a public and transparent forum.

PRESENTATIONS:

None.

CITIZEN COMMENTS:

None.

DISCUSSION ITEMS:

None.

ACTION ITEMS:

None.

INFORMATION ITEMS:

None.

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COUNCIL REPRESENTATIVE'S REPORT:

None.

CHAIR'S COMMENTS:

None.

PLANNING COMMISSIONERS' COMMENTS:

Commissioner Neham requested that all written citizen comments be submitted to the Planning Commission so that they may be included in the minutes and be made part of the public record. [1:37:22]

APPROVAL OF MINUTES: [1:38:00]

Commissioner Forbes made a motion to waive reading and to approve the minutes of the May 16, 2019 Planning Commission Regular Meeting. Seconded by Vice Chair Stein. Passed: 6-0-1.

OTHER BUSINESS:

None.

ADJOURNMENT: [1:38:55]

With no further business, Vice Chair Stein made a motion to adjourn the meeting at 8:40 PM, seconded by Commissioner Forbes. Passed: 7-0-0.



Ed Neham and Stefanie Longerbeam, Records



Tip Stinnette, Chair

Attachments:

- 1: Plan Purcellville 2018 Comprehensive Plan – Update
- 2: Inputs Provided by Joe LaFiandra
- 3: Inputs Provided by Philip Lataille
- 4: Inputs Provided by Patricia Kipfer

