

PUBLIC HEARING NOTICE TOWN OF PURCELLVILLE

The **PURCELLVILLE PLANNING COMMISSION** will hold a public hearing in the Town Council Chambers of Town Hall, located at 221 South Nursery Avenue, Purcellville, Virginia on **THURSDAY, JULY 19, 2018 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

PLAN PURCELLVILLE 2018 COMPREHENSIVE PLAN (the “2018 Plan”). This action was initiated by the Town of Purcellville Town Council as part of an update of the Comprehensive Plan adopted in December 2006 (the “2006 Plan”). As drafted, the 2018 Plan will guide the Town’s general development within the Town limits. The 2018 Plan would replace the 2006 Plan, which was adopted in 2006. The 2018 Plan is an extensive revision and rewrite of the 2006 Plan, including changes in structure, formatting, considerable text edits, the addition of new maps and figures, and the modification and deletion of maps and figures. The 2018 Plan consists of the following chapters as well as 26 maps and 185 figures:

(1) Town History. In the 2018 Plan, this chapter includes the following subsections: “Town Seal - Interpretive History of Purcellville”, and “The Town’s Planning History”. This section incorporates text from the “History of Planning in Purcellville”, “Town History”, and “Town Seal: Interpretive History of Purcellville” sections of the 2006 Plan, with modifications.

(2) Introduction. In the 2018 Plan, this chapter includes subsections: “Overview”, “Intent and Purpose”, “The Plan at a Glance”, “The Vision”, “The Planning Process”, and “Background and Key Findings”. This section combines, substantially modifies, and replaces the following sections from the 2006 Plan: “Purpose of the Comprehensive Plan”, “Purcellville 2025: Community Vision for the Future”, “Community Goals 2025”, “History of Planning in Purcellville”, “Community Planning Process”, “Historic Town Shaped by a Growing Region”, and “Community Demographics and Trends 2025”, and replaces the description of the public input process used in the preparation of the 2006 Plan with description of the public input process used in the preparation of the 2018 Plan. The 2018 Plan also replaces growth and trend data and public input data collected from citizens in the process of the development of the 2018 Plan update.

(3) Land Use Plan. In the 2018 Plan, this chapter includes subsections: “Overview”, “Community Design”, “2018 Land Use Plan”, “Areas to Sustain”, and “Focus Areas”. This section combines and replaces the “Land Use”, “Existing Land Use”, “Future Land Use”, and “Community Design” sections of the 2006 Plan with new information. The Land Use Plan Map appears in this section and reflects a number of substantive changes from the 2006 Plan, as shown in **Figure 1**, as well as changes to category descriptions and names.

(4) Topical Plan Elements. In the 2018 Plan, this chapter includes subsections: “Overview”, “Economic Development”, “Services and Facilities”, “Housing and Neighborhoods”, “Historical Resources”, “Cultural Resources”, “Environmental Resources”, and “Transportation and Mobility”. This chapter combines and replaces the following sections of the 2006 Plan: “People and Neighborhoods”, “Housing”, “Parks, Recreation and Open Space”, “Historic Resources”, “Economic Development”, “Financial Planning for the Future”, “Public Services”, “Public Infrastructure – Utilities and Transportation”, “Utilities”, “Transportation”, and “Environment”.

(5) Implementation. In the 2018 Plan, this chapter includes subsections: “Overview”, “Tools”, “Initial Action Prioritization”, and “Maintaining the Plan”. This chapter replaces the following chapter from the 2006 Plan: “Comprehensive Plan Implementation: 2025 Strategic Plan”.

The 2006 Plan section entitled, “Town and County – Joint Land Management Area Planning” has been eliminated due to the abandonment of PUGAMP, although the 2018 Plan does state the importance of coordination with the County with respect to planning efforts for the future. Additionally, the 2006 Plan “Appendix A – Assumptions for Projected Water Demand in Figure 20” has been eliminated, and the 2018 Plan recommends updating the Town’s Water Resources Study. The 2018 Plan removes the 2006 Plan “Appendix B - Implementation Matrix”, to be updated and replaced at a later time (not part of this Plan update). The components of the 2006 Plan are not being updated at this time, including the Townwide Transportation Plan (2009) and Comprehensive Parks, Recreation, and Open Space Master Plan (2008).

The 2018 Plan has 10 Supporting Documents that accompany the Plan, which are: (1) Glossary of Terms; (2) Compendium of Public Input Round 1 and Critical Findings Report (2016); (3) Compendium of Public Input Round 2; (4) Compendium of Public Input Round 3; (5) Comprehensive Parks, Recreation and Open Space Master Plan (2008); (6) Townwide Transportation Plan (2009); (7) List of Town Assets; (8) 2018 Land Use Map, High Fidelity; (9) 2006 Land Use Plan Map including Amendments, High Fidelity (for historical reference); and (10) Comparison of 2006 to 2018 Land Use Plan Maps.

Information related to the 2018 Plan is available for review on the Comprehensive Plan website at <http://planpurcellville.com/documents-and-data/> 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 this public hearing, 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.

Tip Stinnette, Planning Commission Chair
Town of Purcellville

Publication dates: 07-05-18 & 07-12-18

Figure 1 – Areas of Differing Land Use between 2006 to 2018 Land Use Plan Maps

AREAS OF RE-DESIGNATION MAP

Version 4.1 for Planning Commission Public Hearing | June 11, 2018

