

Town Manager
David A. Mekarski, AICP

Town Attorney
Sally G. Hankins

221 S. Nursery Avenue
Purcellville, VA 20132
(540) 338-7421
(540) 338-6205 - Fax
www.purcellvilleva.gov



Chief of Police
Cynthia A. McAlister

Town Clerk
Diana Hays, CMC

Department Directors
Hooper McCann, Administration
Dale Lehnig, Engineering, Planning & Development
Elizabeth Krens, Finance
Sharon Rauch, Human Resources
Shannon Bohince, Information Technology
Jason Didawick, Public Works

**TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA**

RESOLUTION NO. 21-01-03

**PRESENTED:
ADOPTED:**

**JANUARY 21, 2021
JANUARY 21, 2021**

A PLANNING COMMISSION RESOLUTION

INITIATING AMENDMENTS TO THE PURCELLVILLE ZONING ORDINANCE ARTICLE 14A (“HISTORIC CORRIDOR OVERLAY DISTRICT”) AND THE ZONING MAP OF PURCELLVILLE, VIRGINIA, IN ORDER TO: (I) REVISE THE BOUNDARY OF THE “HISTORIC CORRIDOR OVERLAY DISTRICT” TO INCLUDE ALL PROPERTIES IDENTIFIED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES AND ITS STATE REVIEW BOARD AS “CONTRIBUTING” TO THE LOCAL HISTORICAL SIGNIFICANCE OF THE TOWN OF PURCELLVILLE; (II) REVIEW AND CONSIDER WHETHER THE TOWN’S TOURISM CORRIDORS SHOULD CONTINUE TO BE LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT; (III) REVIEW AND CONSIDER THE INTERPLAY BETWEEN THE HISTORIC CORRIDOR OVERLAY DISTRICT AND THE ARCHITECTURAL CONTROL OVERLAY DISTRICT SET FORTH AT TOWN CODE CHAPTER 54, AND ENACT REASONABLE AMENDMENTS TO REDUCE ANY CONFUSION OR REDUNDANCY THAT RESULT FROM SUCH INTERPLAY; (IV) RENAME THE “HISTORIC CORRIDOR OVERLAY DISTRICT” TO THE “HISTORIC OVERLAY DISTRICT” TO REFLECT THE BROADER SCOPE OF PROPERTIES CONTRIBUTING TO THE DISTRICT.

WHEREAS, on June 30, 2020 the Town Council adopted *Plan Purcellville, the 2030 Comprehensive Plan* (“Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan states that the historic elements and character of Purcellville should be preserved and maintained as the Town evolves, and that the Town should use historic preservation to promote tourism and visitor opportunities; and

WHEREAS, in 2005, the Town created the Historic Corridor Overlay District for the purposes of protecting the Town’s unique historical and architectural character, ensuring that new development is consistent with the small-town character of Purcellville, and encouraging aesthetic

A PLANNING COMMISSION RESOLUTION: INITIATING AMENDMENTS TO THE PURCELLVILLE ZONING ORDINANCE ARTICLE 14A ("HISTORIC CORRIDOR OVERLAY DISTRICT") AND THE ZONING MAP OF PURCELLVILLE, VIRGINIA, IN ORDER TO: (I) REVISE THE BOUNDARY OF THE "HISTORIC CORRIDOR OVERLAY DISTRICT" TO INCLUDE ALL PROPERTIES IDENTIFIED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES AND ITS STATE REVIEW BOARD AS "CONTRIBUTING" TO THE LOCAL HISTORICAL SIGNIFICANCE OF THE TOWN OF PURCELLVILLE; (II) REVIEW AND CONSIDER WHETHER THE TOWN'S TOURISM CORRIDORS SHOULD CONTINUE TO BE LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT; (III) REVIEW AND CONSIDER THE INTERPLAY BETWEEN THE HISTORIC CORRIDOR OVERLAY DISTRICT AND THE ARCHITECTURAL CONTROL OVERLAY DISTRICT SET FORTH AT TOWN CODE CHAPTER 54, AND ENACT REASONABLE AMENDMENTS TO REDUCE ANY CONFUSION OR REDUNDANCY THAT RESULT FROM SUCH INTERPLAY; (IV) RENAME THE "HISTORIC CORRIDOR OVERLAY DISTRICT" TO THE "HISTORIC OVERLAY DISTRICT" TO REFLECT THE BROADER SCOPE OF PROPERTIES CONTRIBUTING TO THE DISTRICT.

treatment along the corridors leading to the Town's historic core, so as to promote tourism and visitor opportunities; and

WHEREAS, in 2007, 498 buildings and structures within the Town were identified by the Virginia Department of Historic Resources and its State Review Board as "contributing" to the historic significance of the Town, resulting in the creation of the "Purcellville Historic District," which was listed on the National Register of Historic Places; and

WHEREAS, many of the buildings and structures identified in 2007 as "contributing" to the historical significance of the Town are located outside the Town's Historic Corridor Overlay District, and are therefore not subject to its protections; and

WHEREAS, the Planning Commission finds that the public necessity, convenience, general welfare, and good zoning practice require that: (i) the Town's Historic Corridor Overlay District be expanded to include all properties identified by the Virginia Department of Historic Resources as "contributing" to the historic significance of the Town, as well as all other properties identified as historically contributing or noteworthy by other professional surveys or studies, such as the African American Architectural Survey; (ii) the name of the historic district be revised to reflect the broader scope of the historical resources comprising the district; (iii) the Town review the appropriateness of including tourism corridors in the historic district that lead to the historic district, but include many non-contributing buildings and structures; and (iv) the Town review the interplay between the Town's Architectural Control Overlay District and the Historic Corridor Overlay District, and resolve any confusion or redundancy resulting therefrom.

THEREFORE BE IT RESOLVED that the Planning Commission hereby initiates amendments to the Zoning Map of Purcellville, Virginia and Article 14A of the Zoning Ordinance, in order to:

1. Rename the Town's historic district from "Historic Corridor Overlay District" to "Historic Overlay District," to reflect the broader scope of properties contributing to the Town's Historic significance.
2. Expand the Town's Historic Overlay District to include all properties designated by the Virginia Department of Historic Resources as contributing to the historical significance of the Town, as well as all properties that may be identified by other professional surveys or studies as historically contributing or noteworthy.
3. Review and consider whether the following tourism corridors, and all non-historic buildings and structures fronting thereon, should continue to be located within the Town's historic

NO

A PLANNING COMMISSION RESOLUTION: INITIATING AMENDMENTS TO THE PURCELLVILLE ZONING ORDINANCE ARTICLE 14A ("HISTORIC CORRIDOR OVERLAY DISTRICT") AND THE ZONING MAP OF PURCELLVILLE, VIRGINIA, IN ORDER TO: (I) REVISE THE BOUNDARY OF THE "HISTORIC CORRIDOR OVERLAY DISTRICT" TO INCLUDE ALL PROPERTIES IDENTIFIED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES AND ITS STATE REVIEW BOARD AS "CONTRIBUTING" TO THE LOCAL HISTORICAL SIGNIFICANCE OF THE TOWN OF PURCELLVILLE; (II) REVIEW AND CONSIDER WHETHER THE TOWN'S TOURISM CORRIDORS SHOULD CONTINUE TO BE LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT; (III) REVIEW AND CONSIDER THE INTERPLAY BETWEEN THE HISTORIC CORRIDOR OVERLAY DISTRICT AND THE ARCHITECTURAL CONTROL OVERLAY DISTRICT SET FORTH AT TOWN CODE CHAPTER 54, AND ENACT REASONABLE AMENDMENTS TO REDUCE ANY CONFUSION OR REDUNDANCY THAT RESULT FROM SUCH INTERPLAY; (IV) RENAME THE "HISTORIC CORRIDOR OVERLAY DISTRICT" TO THE "HISTORIC OVERLAY DISTRICT" TO REFLECT THE BROADER SCOPE OF PROPERTIES CONTRIBUTING TO THE DISTRICT.

Overlay District, or whether the aesthetics of such corridors should be governed under the Architectural Control Overlay District: Main Street, Route 287, Route 690 North (23rd and 21st Streets), Route 690 South (32nd Street), and Route 1604 (21st Street between Main and 23rd Streets).

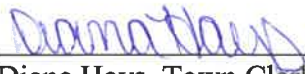
4. Review and consider the interplay between the Town's Architectural Control Overlay District and the Town's Historic Corridor Overlay District, and make amendments as needed to reduce confusion or redundancy that result from such interplay.

PASSED THIS 21ST DAY OF JANUARY, 2021.



Nedim Ogelman, Planning Commission Chair
Town of Purcellville

ATTEST:



Diana Hays, Town Clerk

This page intentionally left blank