

MEETING MINUTES
PURCELLVILLE JOINT PLANNING COMMISSION/ TOWN COUNCIL SPECIAL
MEETING
MONDAY, MAY 9, 2022, 7:00 PM
TOWN HALL

Meeting recording can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/171400>

PRESENT:

FROM ZONECO:

Sean Suder, Lead Prinicipal/Founder ZoneCo

TOWN COUNCIL:

Kwasi Fraser, Mayor (left meeting at 7:58pm)

Christopher Bertaut, Vice-Mayor

Mary Jane Williams, Council Member (absent due to prior CCB committment)

Tip Stinnette, Council Member

Joel Grewe, Council Member

Erin Rayner, Council Member

Stanley Milan, Council Member

PLANNING COMMISSION:

Nan Forbes, Chair/Commissioner

Mary Frances Bennett, Vice Chair/Commissioner

Stanley Milan, Town Council Liaison

Ed Neham, Commissioner (via remote participation)

Nedim Ogelman, Commissioner

Chip Paciulli, Commissioner

Carol Luke, Commissioner

STAFF PRESENT:

David Mekarski, Town Manager

Sally Hankins, Town Attorney

Don Dooley, Director Planning and Community Development

Kimberly Bandy, Assistant Town Clerk

Heather Spadaccini, Planning Operations Coordinator

CALL TO ORDER:

Mayor Fraser called the meeting to order at 7:02 PM and led the Pledge of Allegiance.

CITIZEN/BUSINESS/COMMISSIONER/COUNCILMEMBER COMMENTS:

Before ZoneCo's presentation, Planning Commission Chair Forbes opened the comment section of the meeting by stating that the PC was unaware that Sean Suder of ZoneCo was attending the May 5th, 2022 Planning Commission meeting via GTM but that it wasn't unwelcome and that the Planning Commission commissioners were still perplexed as to why this special meeting is still being held when Mr. Suder agreed that he would use the Comprehensive Plan map that the PC desired to stick to instead of the proposed map Mr. Suder was due to present this evening. Town Council member Milan asked Town Attorney Hankins why she recommended cancelling the meeting along with Mr. Suder when it wasn't allowable to do so w/out Town Council's approval (vote), why she didn't inform the Planning Commission that she was texting w/ Mr. Suder during the meeting and why Mr. Suder didn't speak for himself as he was attending the meeting virtually. Ms. Hankins replied that she told the Planning Commission at the end of the May 5th, 2022 meeting that she would have to make sure that it was ok w/ Town Council to cancel the meeting (the Planning Commission meeting was recorded and Ms. Hankins invited anyone interested to listen), that she simply texted Mr. Suder to recommend that he listen in because the new map was being discussed, and that the current meeting can be cancelled now if voted upon. Mayor Fraser stated that the Planning Commission is the client on behalf of the Town, that the Comp Plan is the statement of work & that the hired consultant is to stick to the statement of work otherwise all of this endeavor is a waste of time and resources. Council member Grewe stated that everyone present should listen to Mr. Suder's presentation especially so that Town Council can be informed as to what the zoning map rewrite is all about.

Purcellville resident and business owner Casey Chapman, CaseCo 205 Hirst Rd, commended ZoneCo & Planning Commission for the hard work being put into the rewrite process but doesn't agree w/ the Planning Commission's opinion that ZoneCo didn't consider the Comp Plan when formulating the zoning map draft. Mr. Chapman also stated that the Planning Commission needs to respect that ZoneCo is the professional & all parties need to be open minded to ZoneCo's suggestions and ideas.

DISCUSSION/INFORMATIONAL ITEM(S):

a. Sean Suder of ZoneCo is to present and discuss ZoneCo's suggested changes to the Town's zoning map with the Planning Commission and to receive Town Council and Commission feedback as part of the Town's comprehensive zoning code update.

Sean Suder gave a presentation about the zoning map update and explained how ZoneCo came up with the proposed changes. He stated that most towns use their comp plan as a jumping off point but that he's realized that there's not a lot of flexibility with the Purcellville. Two of Mr. Suder's suggestions were the separation of the North of & South of Main St areas because he noticed that their uses were different, and the big change being the creation of a Trail Oriented district. He thought it could be a big opportunity to create businesses facing toward the trail allowing them to engage directly w/ trail users and that he just wanted to give the Planning Commission something to think about. Mr.

Suder then apologized for creating any unintended hubbub with his suggestions. The Planning Commission members spoke on their issues with the proposed map and that it isn't being closed minded rather they want to proceed using the map approved by Town Council. Mayor Fraser reiterated his concerns with ZoneCo not listening to the client (the Planning Commission). ZoneCo agreed to stick to the Comp Plan map. Council Member Stinette concurred with Mayor Fraser's earlier comment that the Planning Commission is acting on behalf of Town Council, so ZoneCo needs to use the Comp Plan map as the basis for all zoning map changes as requested by the Planning Commission. Other Town Council members gave comments: Council Member Grewe stated that Town Council doesn't need a play by play of the process rather it wants the Planning Commission to come to them with an actual concrete agreed upon plan. Planning Commission Council Liaison Milan commented that he would've liked to have heard directly from Mr. Suder during last week's PC meeting & would like more info from ZoneCo directly not secondhand. The Planning Commission reiterated its desire to see zoning regulations based upon the Comp Plan map as the best way forward. ZoneCo agreed & stated that this will expedite the process.

ADJOURNMENT:

With no further business, Commissioner Ogelman made a motion to adjourn the meeting at 8:00 PM. The motion was seconded by Commissioner Paciulli and was carried unanimously.

Nan Forbes, Chair/Commissioner

Heather Spadaccini, Planning Operations Coordinator