

**MEETING MINUTES  
PURCELLVILLE PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, JULY 14, 2022, 6:00 PM  
TOWN HALL**

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Meeting recording can be found at the following link: there was no livestream of this meeting.

**PRESENT:**

Nan Forbes, Chair/Commissioner  
Mary Frances Bennett, Vice Chair/Commissioner  
Stanley Milan, Town Council Liaison (*late, arrived at 6:35pm*)  
Ed Neham, Commissioner (*via remote participation due to medical condition*)  
Nedim Ogelman, Commissioner  
Chip Paciulli, Commissioner (*late, arrived at 7pm*)  
Carol Luke, Commissioner

**STAFF PRESENT:**

Don Dooley, Director Planning and Community Development  
Heather Spadaccini, Planning Operations Coordinator  
Sally Hankins, Town Attorney

**CALL TO ORDER:**

Chair Forbes called the meeting to order at 6:30 PM due to lack of a quorum before this time and led the Pledge of Allegiance.

**AGENDA AMENDMENTS:**

Before the Agenda Amendments were discussed, Town Attorney Sally Hankins explained to the Planning Commission that, due to a lack of full attendance at this meeting, that according to State law, no discussion of anything outside of the agenda is permitted while Town statute says that no binding motions or actions may take place due to lack of 100% attendance of Commissioners.

- a. Commissioner Ogelman requested an agenda amendment to discuss the recommendation that was supposed to be submitted to town council agenda for the July 12<sup>th</sup> meeting.  
Motion: Ogelman, Second: Neham. Pass unanimously
- b. Commissioner Neham requested that a reading of the recommendation occur then move on with the advertised agenda. Motion: Neham, Second: Ogelman Pass unanimously
- c. Chair Forbes read the email from Town Clerk Diana Hays regarding the use of Robert's Rules of Order for recording meeting minutes

**DISCUSSION/INFORMATIONAL ITEM(S):**

- a. **Discussion regarding the recommendation that was to be submitted to Town Council and read at the July 12<sup>th</sup>, 2022 Town Council meeting**

**Straw Vote:** A straw vote was taken to adopt Mr. Dooley's updated language regarding the recommendation to Town Council. This recommendation was submitted via email

from Director Dooley July 14<sup>th</sup> at 5:47pm (to be added to agenda documents) to the Planning Commission as it better reflects the Planning Commission's position regarding their desire for no data centers to be built in areas surrounding Purcellville: **agreed unanimously**

**a. Review and adjudicate ZoneCo calibration tables for existing and proposed zoning districts**

The Commissioners discussed the Commissioner and Director comments submitted regarding the **East Main** focus area and, through a series of straw votes, came to the following conclusions:

**Comment 1:** all agree w/ Commissioner Ogelman's comments: that ZoneCo needs to establish thresholds for standards below 30,000 square feet which are by right and that those above 30,000 square feet should be by special exception

**Comment 2:** all agree w/ Commissioner Ogelman's comment

**Comments 3, 4, 5:** all agree w/ Commissioner Ogelman's comment

**Comment 6:** all agree w/ Commissioner Ogelman's comment

**Comment 7:** all agree w/ Commissioner Ogelman's comment

**Comment 8:** all agree w/ Commissioner Ogelman's comment

**Comment 9:** all agree w/ Commissioner Ogelman's comment

**Comment 10:** all agree w/ Commissioner Ogelman's comment

**Comment 11:** all agree w/ Commissioner Ogelman's comment

**Comment 11 (2):** all agree w/ Chair Forbes comment, add Mr. Ogelman's comment

**Comment 12:** all agree w/ Commissioner Ogelman's comment

**Comment 13:** all agree w/ Commissioner. Ogelman's comment

**Comment 13 (2):** see #12

**Comment 14:** all agree w/ Chair Forbes comment

**Comment 14 (a):** all agree w/ Commissioner Ogelman's comment

**Comment 15:** all agree w/ Mr. Dooley's comments

**Comment 15 (2):** all agree w/ Commissioner Ogelman's comment

**Comment 16:** all agree w/ comments-doesn't apply to residential areas

**Comment 17:** all agree w/ Mr. Dooley's comment

**Comment 17 (2):** all agree w/ Commissioner Ogelman's comment

**Comment 18:** all agree w/ Mr. Dooley's comment

**Comment 18 (2):** all agree w/ Commissioner. Ogelman's comment

**Comment 19:** all agree w/ Mr. Dooley's comments

**Comment 19 (2):** no comment

**Comment 20:** all agree w/ Mr. Dooley's comments

**Comment 20 (2):** all agree w/ Commissioner Ogelman's comment

**Comment 21:** no comment

**Comment 22:** all agree w/ Commissioner Ogleman's comment

**Comment 23:** all agree w/ Mr. Dooley's comments

**Comment 23 (2):** no comment

The Commissioners discussed the Commissioner and Director comments submitted regarding the **Hirst-East** focus area and, through a series of straw votes, came to the following conclusions:

- Comment 1:** Parameters will vary from areas 1.2.3
- Comment 3:** Parameters will vary from areas 1.2.3
- Comment 3 (2):** Parameters will vary from areas 1.2.3
- Comment 4:** Parameters will vary from areas 1.2.3
- Comment 5:** Parameters will vary from areas 1.2.3
- Comment 6:** Parameters will vary from areas 1.2.3
- Comment 7:** Parameters will vary from areas 1.2.3
- Comment 7 (2):** Parameters will vary from areas 1.2.3
- Comment 7 (3):** Parameters will vary from areas 1.2.3
- Comment 8:** Parameters will vary from areas 1.2.3
- Comment 9:** Parameters will vary from areas 1.2.3
- Comment 10:** Parameters will vary from areas 1.2.3
- Comment 10 (2):** Parameters will vary from areas 1.2.3
- Comment 10 (3):** Parameters will vary from areas 1.2.3
- Comment 11:** no comment
- Comment 12:** no comment
- Comment 13:** all agree w/ Mr. Dooley's comments
- Comment 15:** all agree w/ Mr. Dooley's comment
- Comment 16:** convenience parking not essential for industrial uses and no parking adjacent to residential areas
- Comment 17:** all agree w/ Mr. Dooley's comment
- Comment 18:** eliminate the comment
- Comment 18 (2):** all agreed w/ Chair Forbes comment
- Comment 19:** same as Comment 16
- Comment 20:** all agree w/ Mr. Dooley's comment
- Comment 21:** no comment
- Comment 22:** no comment
- Comment 23:** all agree w/ Mr. Dooley's comment

The Commissioners discussed the Commissioner and Director comments submitted regarding the **Downtown-North** focus area and, through a series of straw votes, came to the following conclusions:

- Comment 1:** all agree w/ Commissioner Ogelman's comments: that ZoneCo needs to establish thresholds for standards below 30,000 square feet which are by right and that those above 30,000 square feet should be by special exception, keeping with a scale that stays true to Purcellville's rural town

tradition and is compatible with the surrounding area

**Comment 3:** see Comment 1

**Comment 5:** see Comment 1

**Comment 6:** see Comment 1

**Comment 7:** see Comment 1

**Comment 8:** see Comment 1

**Comment 9:** see Comment 1

**Comment 10:** see Comment 1

**Comment 11:** see Comment 1

**Comment 12:** all agree w/ Commissioner Luke's comments

**Comment 13:** all agree w/ Commissioner Luke's comments

**Comment 13 (2):** all agree w/ Mr. Dooley's comment

**Comment 15:** all agree w/ Mr. Dooley's comment

**Comment 15 (2):** all agree w/ Chair Forbes comment

**Comment 16:** all agree w/ Commissioner Luke's comment

**Comment 16 (2):** all agree w/ Mr. Dooley's comment

**Comment 17:** all agree w/ Mr. Dooley's comment

**Comment 18:** eliminate the comment

**Comment 18 (2):** all agreed w/ Chair Forbes comment

**Comment 19:** agree w/ Mr. Dooley's comment but need to see a visual in order to learn more about what parking will look in this area

**Comment 20:** all agree w/ Mr. Dooley's comment

**Comment 22:** all agree w/ Commissioner Luke's comment

**Comment 23:** all agree w/ Mr. Dooley's comment

### **ADJOURNMENT:**

With no further business, Commissioner Ogelman made a motion to adjourn the meeting at 9:50PM. The motion was seconded by Vice Chair Bennett and carried 6-0.

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Nan Forbes, Chair/Commissioner

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Heather Spadaccini, Planning Operations Coordinator