

**Dooley, Don**

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**From:** Dooley, Don  
**Sent:** Thursday, July 14, 2022 5:47 PM  
**To:** Planning Commission  
**Cc:** Hankins, Sally; Mekarski, David; Spadaccini, Heather  
**Subject:** FW: PC Motion Update  
  
**Importance:** High

**Staff's PROPOSED Planning Commission Motion RE: Loudoun County's Comprehensive Zoning Ordinance and Map Update:**

"I move that Purcellville Planning Commission adopt the following recommendation to be transmitted to the Town Council for their consideration at their upcoming meeting of July 26, 2022:

The Planning Commission recommends to the Town Council that, absent any compelling, additional, information from the County, the Town does not want any changes to the existing County zoning around Purcellville's Corporate Limits except for any zoning that would permit data centers in order to protect the Town's rural character, consistent with page 25 of the Town of Purcellville's Comprehensive Plan." Specifically, data centers should not be permitted in the existing PD-GI (Planned Development – General Industrial) and proposed TI (Transitional Industrial) zones.

*Don Dooley*, MPA, MHP

Director of Planning and Economic Development



221 S. Nursery Avenue  
Purcellville, VA 20132  
[ddooley@purcellvilleva.gov](mailto:ddooley@purcellvilleva.gov)  
Phone: (540) 751-2324

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This e-mail is also not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

FOIA DISCLOSURE - Pursuant to the Virginia Freedom of Information Act, correspondence from and to the Town of Purcellville and its officials and employees, and others acting on behalf of the Town, may be deemed public and be subject to disclosure. However, the provisions of Virginia Code §58.1-3 protect confidential tax information.



Transcript from July 7, 2022 PC Regular Meeting regarding the Motion to submit a recommendation to Town Council to present to Loudoun County regarding the Loudoun County Zoning Ordinance Rewrite as it pertains to Purcellville and the Joint Land Management Agreement (JLMA) areas surrounding the Town

- 
- Ivalu McQuiddy

01:15:57 - 01:16:25

Ok, Oh, I move that the Planning Commission recommend to the Town Council that absent any additional compelling information from the county that in line with our comprehensive plan The town.

- Ivalu McQuiddy

01:16:26 - 01:16:26

Oh!

- Ivalu McQuiddy

01:16:28 - 01:16:49

Join together with the coalition of Loudoun Towns and interested citizens of Western Loudoun, in I'm telling the county that the town does not want any changes in the existing ...

- Ivalu McQuiddy

01:16:49 - 01:16:52

Zoning as it exists now.

- Capital Projects

01:16:56 - 01:16:58

Would you accept a friendly amendment?

- Ivalu McQuiddy

01:16:58 - 01:16:59

Yes.

- Capital Projects

01:17:00 - 01:17:10.

All right, and that would be specifically that, that we specifically do not wish to see any zoning around our town.



- Capital Projects

01:17:10 - 01:17:25

That would permit, um, uses, such as data centers, but that it should remain in our, in our moral character consistent with our comprehensive plan, as stated on page 25.

- Ivalu McQuiddy

01:17:26 - 01:17:28

I accept that friendly amount.

Now in English:

Nedim Ogelman (time stamp 1:15:57-1:16:52):

**“...I move that the Planning Commission recommend to the Town Council that absent any additional compelling information from the County that in line with our Comprehensive Plan the Town will join with the Coalition of Loudoun Towns and interested citizens of Western Loudoun in telling the County that the Town doesn’t want any changes in the existing JLMA zoning as it exists now.”**

Nan Forbes (time stamp 1:16:56-1:16:58):

“Would you accept a friendly amendment?”

Nedim Ogelman (time stamp 1:16:58-1:16:59):

“Yes”

Nan Forbes (time stamp 1:17:00-1:17:25):

**“...that we specifically do not wish to see any zoning around our Town that would permit uses such as data centers but that it should remain in a rural character consistent with our Comprehensive Plan as stated on page 25.”**

Nedim Ogelman (time stamp 1:17:26-1:17:28):

“I accept that friendly amendment.”

This is the submitted recommendation to Town Council on behalf of the Planning Commission as written by Heather Spadaccini, recording secretary of the Planning Commission and Planning Operations Coordinator for the Department of Planning and Economic Development and approved by Chair Forbes:

**The Planning Commission recommends to the Town Council that, absent any additional compelling information from the County, the Planning Commission does not want any changes in the existing zoning around the Town that would permit uses such as data centers and that the present zoning designations should remain in order to protect the rural character consistent with the Town of Purcellville’s Comprehensive Plan as stated on page 25.**



**From:** [Nan Forbes - Personal](#)  
**To:** [Spadaccini, Heather](#); [Dooley, Don](#); [Forbes, Nan](#)  
**Subject:** RE: Recommendation to TC from PC re: Loudoun County Proposed Zoning Ordinance Updates  
**Date:** Tuesday, July 12, 2022 8:57:20 AM  
**Attachments:** [image001.png](#)

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This sounds accurate to me.

Nan M. Joseph  
Divorce Mediation Plus  
P.O. Box 52  
Purcellville, VA 20134  
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(703) 777-7741 (fax)

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Divorce Mediation Plus.

**From:** Spadaccini, Heather <hspadaccini@purcellvilleva.gov>  
**Sent:** Monday, July 11, 2022 9:25 AM  
**To:** Dooley, Don <ddooley@purcellvilleva.gov>; Forbes, Nan <nforbes@purcellvilleva.gov>  
**Subject:** Recommendation to TC from PC re: Loudoun County Proposed Zoning Ordinance Updates

Good morning,

Apologies for not getting this out to you earlier but I was out of the office on Friday. I've listened to the July 7<sup>th</sup>, 2022 Planning Commission meeting and retrieved the motion that PC made and passed regarding proposed zoning changes surrounding the Town of Purcellville (this is NOT a verbatim quote, rather a cleaned up version of what was discussed, moved and approved unanimously upon):

**The Planning Commission recommends to the Town Council that, absent any additional compelling information from the County, the Planning Commission does not want any changes in the existing zoning around the Town that would permit uses such as data centers and that the present zoning designations should remain in order to protect the rural character consistent with the Town of Purcellville's Comprehensive Plan as stated on page 25.**

Please let me know if this is acceptable verbiage or if you'd like me to edit it in any way. I need to get this back to the Town Clerk before EOD today in order for it to be included in tomorrow's TC

agenda. Thanks in advance.

Best,

*Heather Spadaccini*

Planning Operations Coordinator  
Town of Purcellville  
221 S. Nursery Avenue  
Purcellville, VA 20132  
(540)751-2331



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**From:** [Ogelman, Nedim](#)  
**To:** [Fraser, Kwasi](#); [Mekarski, David](#); [Dooley, Don](#)  
**Cc:** [Planning Commission](#); [Only Town Council](#)  
**Subject:** Re: JLMA Resolution from Planning Commission in Response to County Rezoning  
**Date:** Wednesday, July 13, 2022 3:08:07 PM

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Here is what I have on this issue as captured in the recording for the Planning Commission meeting on July 7, 2022 at the minutes 1:15:11-1:16:57:

- The Planning Commission made a motion for a resolution pursuant to the published Agenda: Action Item 9a. "Final recommendations regarding the County of Loudoun's proposed zoning ordinance updates in the areas surrounding Purcellville."
- The resolution as amended is that the Planning Commission recommends to the Town Council that absent additional compelling information from Loudoun County and in line with Purcellville's Comprehensive Plan the Town of Purcellville should join together with the Coalition of Loudoun Towns and interested citizens of Western Loudoun in telling Loudoun County that the Town does not want zoning changes in the Joint Land Management Area or zoning that would permit uses, such as data centers, and that the Joint Land Management Area surrounding the Town of Purcellville should maintain its rural character consistent with our Comprehensive Plan as stated on p.25.
- Commissioner Ogelman made the motion for the resolution at 1:15:11 in the video recording, which was amended pursuant to an accepted friendly amendment by Chair Forbes. Commissioner Luke seconded the amended resolution.
- The Planning Commission voted in support of the resolution.

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**From:** Fraser, Kwasi  
**Sent:** Wednesday, July 13, 2022 2:29 PM  
**To:** Mekarski, David; Dooley, Don  
**Cc:** Planning Commission; Only Town Council  
**Subject:** JLMA Resolution from Planning Commission in Response to County Rezoning

Hi David;

I was made to understand that the Planning Commission voted on a resolution to address potential changes to the JLMA from the Loudoun County zoning rewrite. Please provide Town Council with a copy of the resolution as it was recorded during the Planning Commission meeting.

Thanks,

Kwasi Fraser

Mayor - Purcellville, Virginia

571 970-7205

Sent from my iPhone

Please consider the environment before printing this email.

## Dooley, Don

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**From:** Birkitt, Judi <Judi.Birkitt@loudoun.gov>  
**Sent:** Thursday, July 14, 2022 5:00 PM  
**To:** Dooley, Don  
**Subject:** Purcellville's JLMA  
**Attachments:** Subject Parcel.jpg; Data Center Map.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I hope you are well. I've been under the weather and out of the office.

We have received some inquiries from Purcellville residents. I offer the following additional clarification regarding the TLUC's work on data centers as it pertains to the Purcellville JLMA. While TLUC has not specifically discussed the Purcellville JLMA, the maps created for the data center series (See attached "Data Center Map") include a note (See Note 2 on the Data Center Map) stating one parcel in the Purcellville JLMA currently permits data centers by right. If the Board takes no action regarding the subject parcel (see attached "Subject Parcel"), data centers will continue to be permitted by right in the draft Zoning Ordinance.

I hope this provides the additional information needed on this topic.

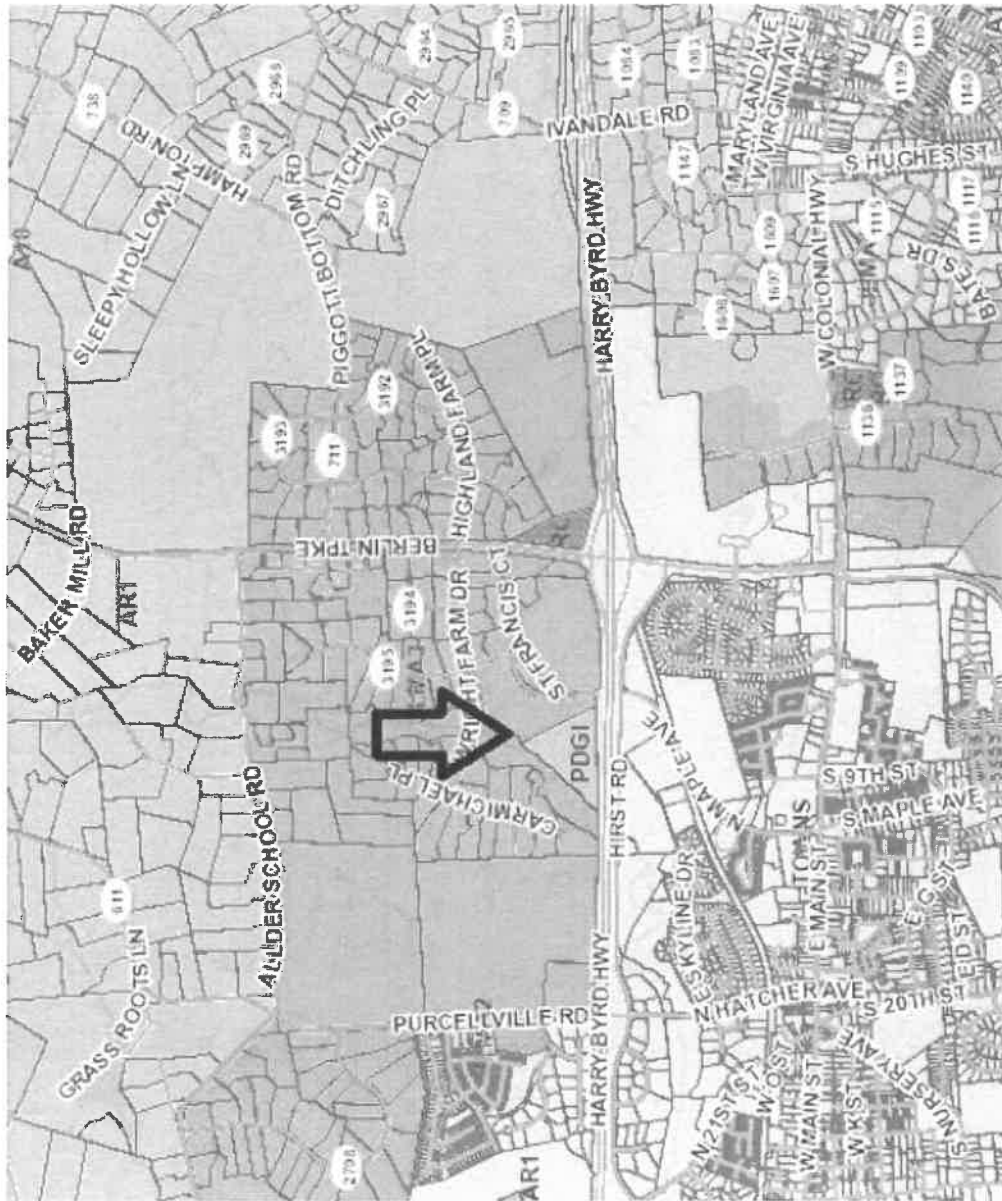
Kind regards,

Judi

Judi McIntyre Birkitt, AICP, CZA  
Interim Assistant Director | Department of Planning and Zoning | County of Loudoun  
1 Harrison Street SE, 3<sup>rd</sup> Floor | PO Box 7000 | Leesburg VA 20177  
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### 3.02.02 Transition and JLMA Use Table

Table 3.02.02-2

Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					St
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TIE	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Residential														
Household Living:														
Accessory dwelling	P	P	P	P	P				P	P	P			
Caretaker or guard	P	P	P				P	P	P			P	P	
Dwelling, single-family attached					P									3.C
Dwelling, multifamily						P								3.C
Dwelling, single-family detached	P	P	P	P	P				P	P	P			
Live/work dwelling				P		P								3.C
Manufactured home	P	P	P	P	P				P	P	P			
Religious housing	S	S	S	S	P	P			P	P	P			
Tenant dwelling*	P/S	P/S	P/S						S	S	S			
Group Living:														
Rooming and Boarding														
Congregate housing	S	S	S	S	S				S	S	S			
Continuing care facility	S	S	S		S	S			S	S	S	S		
Lodging														
Bed and breakfast homestay	P	P	S						P	P	P			
Bed and breakfast inn	P	P	P						P	P	P			
Campground	S	S					S		S	S	S	S		
Country Inn	M	S									M			
Guest farm or ranch											P			
Hotel / Motel							S					P		
Rural resort	S										S			
Commercial														
Animal Services:														
Animal care business	P	P	P	P					P	P	P			
Animal hospital	S	S				S	P	P			S	P	P	
Kennel	P	S						P			S		P	
Kennel, indoor	P	P									P			
Veterinary service	P	P	P	S							P			
Day Care:														
Adult day care	S	S	S	P	P	P	P		S	S	S	P		
Child day care	S	S	S	S	S	P	S		S	S	S	S		
Child day home	P	P	P	P	P				S	S	S			
Financial Services:														

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Emp (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (\*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Table 3.02.02-2

## Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition									Joint Land Management					Special District
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TIE	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LI	
Bank or financial institution				S	S	P	P						P		3.C
Food and Beverage Sales/Service:															
Banquet/Event Facility	M	M													
Craft beverage manufacturing							P	P	P				P	P	
Farm market*	P	P	P	P		P				P	P	P			
Farm market (off-site production)	S	S	S	S	S	S				S	S	S			
Food preparation					S	M			P				P	P	
Food store				S	S	P									
Mobile vendor															
Restaurant, carry-out only				S	S	P	P	P	P				P	P	
Restaurant, sit-down				S	P	P	P	P			S	S	P		
Restaurant, fast-food, excluding drive-through facilities				S	S	S	S	S	P		S	S	P	P	3.C
Snack or beverage bars				S	S	P	P	P	P		S	S	P	P	
Office, Business & Professional:															
Office				S	S	P	S	P	S				P	S	
Small business, agricultural and rural	P/S	P/S	P/S						P/S	P/S	P/S	P/S	P/S	P/S	
Personal/Business services:															
Building maintenance services						P	P	P	P				P	P	
Business support services				S	S	P	P	P	P				P	P	
Dry cleaning plant							P	P	P				P	P	
Farm machinery	S									P	P	P			
Maintenance and repair services					S		P		P				P	P	
Personal services				P	S	P	P	P	S				S	S	
Postal services				S	S	P	P	P	P				P	P	
Retail:															
Auction							P		P				P	P	
Convenience store						P	S						S		
Convenience store (with gasoline sales)						S	S		S					S	
Feed and farm supply center	S								P	S	S	S	P	P	
Machinery and equipment sales and services							S		P				S	P	
Nonstore retailers							P	P	P				P	P	
Nursery, Commercial	S	S	S					P	P	S	S	S		P	3.C

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Emp (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (\*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.



Table 3.02.02-2

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Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition									Joint Land Management					St Str
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TIE		JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Retail, general	S			S	S	P	P	P	P				P	P	3.C
Automotive:															
Car Wash						S	S		S				S	S	
Vehicle repair, heavy							S		S				S	S	
Vehicle repair, light							P		P				P	P	
Vehicle sales							S	P	P				S	P	
Vehicle service station						S	S	S	S				S	S	
Vehicle wholesale auction									P					P	
Public/Civic/Institutional															
Assembly:															
Civic, social, and fraternal meeting place	S	S	S	S	P	P	P		S	S	S	S	P	S	
Community center	S	S	S	S	P	P				S	S	S	P		
Convention or exhibition facility													P		
Religious land use	S	S	S	S	P	P	P		S	P/S	P/S	P/S	P/S	S	
Death Care Services:															
Cemetery	S	S	S	S	P	P	P		S	S	S	S	S	S	
Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Funeral services				S	P	P	P			S	S	S	S		
Mausoleum	S	S	S	S	P	P	P		S	S	S	S	S	S	
Government/Non-Profit:															
Government (general) (not otherwise listed)	S	S	S	S	S	P	S	P		S	S	S	S		
Public safety	S	S	S	S	S	P	S	P	S	S	S	S	S	S	
Public utility service center, with outdoor storage	S	S	S				S	P	S	S	S	S	S	S	
Public utility service center, without outdoor storage	P	P	P	S		S	S		P				P	P	
Education:															
Agricultural education or research	S	S				S	S		S				S	S	
Business/technical school	S	S	S	S		P	P		P				S	P	
Colleges or universities						P	P						S		
Educational institution						P	P						S		
Library				S	S	P	P			S	S	S	S		
Personal instructional services				S	S	P	P						S		
Rural retreat	S											S			
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M	S	S	P/M	P/M	P/M	M	S	
Conference and Training facility						P	P		P				S	P	
Medical:															
Hospital							S					S	S		

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

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	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI			JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Medical care facility				P		P	P				S	S	P		
Medical office						P	S					S	P		
Arts, Entertainment, and Recreation:															
Adult entertainment							P		P					P	
Agricultural cultural center	P	P	P			P				P	P	P	S		
Agritainment	P	P	P							P	P	P			
Amphitheater	S	S	S	P	P	S	S						S		
Art Studio	S			S	P	P	S			S	S	S			
Cultural facility	S	S	S	S	P	P	S					S	P		
Cultural tourism	P	P	P	S						P	P	P			
Dinner theater						P							P		
Entertainment facility					S	P									
Equestrian event facility	P	P	P	P		P				P	P	P			
Health and fitness center					S	P	P		P				P	P	
Open space, passive*	P	P	P							P	P	P			
Pet farm*					P					P	P	P			
Recreation, active*	S	S	S							S	S	S			
Recreation, indoor						P	P/S		P/S				P/S	P/S	
Recreation, outdoor or major	S	S	S		S	S	P/S	P/S	S	S	S	S	S	S	
Shooting range, indoor						P	S		P				S	P	
Theater						P	S						P		
Industrial / Production															
Manufacturing and Employment:															
Agricultural processing*	P	P								P	P	P			
Contractor							P		P				P	P	
Data center							P	P	P				P	P	
Extractive industries								P	P					P	
Flex building							P		P				P	P	
Manufacturing, General							S	P	P				P	P	
Manufacturing, Intensive								P	S					S	
Manufacturing, Light							P		P				P	P	
Media Production							P	P	P				P	P	
Research and Development							P	P	P				P	P	
Sawmill								P	P					P	
Wood, metal and stone crafts							P								
Warehousing, Storage and Distribution:															

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (\*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Table 3.02.02-2

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	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Building and landscaping materials supplier							P	P	P					P	
Energy Storage								S	S					S	
Freight									P					P	
Industrial storage								P	P				S	P	
Mini-warehouse							M	S	S				S	S	
Outdoor storage								P	S					S	
Outdoor storage, vehicles								P	S					S	
Vehicle storage and impoundment								S	S					S	
Wholesale distribution, warehousing, and storage							P	P	P				P	P	
Infrastructure															
Transportation / Parking:															
Airport	S								S				P	S	
Ground passenger transportation (e.g. taxi, charter bus)							P	P	S				P	S	
Heliport or helistop							S		S				S	S	
Parking facility					S	P	S	S	P	S	S	S	P	P	
Transit facilities	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Utilities:															
Electric generating plant									S					S	
Solar facility, commercial								S	S					S	
Utility, Minor	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Water well, municipal										P	P	P			
Communications facilities:															
Communications facility	S	S	S	S	S	S	P	S	P	S	S		S	P	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P/S	P/S	P/S	P/S	P	
Waste-related:															
Composting facility	S	S						S	S					S	
Junkyard								S	S					S	
Recycling collection center	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Remediation Services								P	P					P	
Solid waste facility								S	S					S	
Stockpiling								S	S					S	
Vegetative waste management facility	S	S						S	S					S	
Agriculture															

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Emp (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (\*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Table 3.02.02-2

## Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition									Joint Land Management					St
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Agriculture*	P	P	P	P					S	P	P	P	S	S	
Animal Husbandry*	P	P	P	P						P	P	P			
Auction facility, livestock									S					S	
Community garden*	P	P	P	P	P	P	P			P	P	P	P		
Custom operators	P	P	P	P						P	P	P			
Farm co-ops*	P	P	P	P	P	P				P	P	P			
Farm distribution hub	S			P											
Feedlot															
Horticulture*	P	P	P	P						P	P	P			
Nursery, Production*	P	P	P	P						P	P	P			
Stable or Livery*	P	P	P	P						P	P	P			
Stable, private*	P	P	P	P						P	P	P			
Wayside stand*	P	P	P	P	P					P	P	P			
Winery, Virginia farm	P	P	P							P	P	P			
Miscellaneous															
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (\*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Section 4-600

**PD-GI Planned Development - General Industry.**

- 4-601**      **Purpose.** This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well-coordinated and attractive manner to be compatible with surrounding land uses.
- 4-602**      **Size and Location.** Such districts shall be located primarily in the vicinity of Route 606, Dulles International Airport, or in areas served or to be served by public sewer and water, or alternate sewage facility systems approved by the County Health Department. Additional PD-GI districts may be permitted where consistent with the General Plan. When mapped, this district shall be no less than five (5) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-GI zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-603**      **Permitted Uses.** The following uses shall be permitted in any PD-GI district; subject to the requirements and limitations of these regulations:
- (A)      Agriculture, horticulture, forestry or fishery.
  - (B)      Bakery, commercial.
  - (C)      Distribution facility.
  - (D)      Dry cleaning plant.
  - (E)      Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
  - (F)      Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.

- (G) Motor vehicle service and repair, heavy, with accessory motor vehicle sales, pursuant to Section 4-607(J).
- (H) Motor vehicle service and repair, light.
- (I) Post office, drop off and pick up.
- (J) Postal service, including overnight courier collection and overnight mail distribution facilities.
- (K) Printing service.
- (L) Park.
- (M) Public utility service center, with or without outdoor storage yard.
- (N) Radio and television broadcasting, relay station.
- (O) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (P) Research, experimental, testing, or development activities.
- (Q) Warehousing facility.
- (R) Wholesale trade establishment.
- (S) Water pumping station.
- (T) Commuter parking lot.
- (U) Restaurant, carry-out only.
- (V) Business service establishment, excluding retail sales and outdoor.
- (W) Contractor service establishment, excluding retail sales.
- (X) Flex industrial use, pursuant to Section 5-608.
- (Y) Feed and Farm Supply Center.
- (Z) Auction house.
- (AA) Fruit processing, storage.
- (BB) Home service establishment.
- (CC) Sewer pumping station.

- (DD) Storage, building material or contractors equipment, coal, lumber.
- (EE) Utility substation, distribution, pursuant to Section 5-616.
- (FF) Storage, outdoor accessory.
- (GG) Utility substation, dedicated.
- (HH) Moving and storage company.
- (II) Telecommunications antenna, pursuant to Section 5-618(A).
- (JJ) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (KK) Telecommunications tower, pursuant to Section 5-618(C)(1).
- (LL) Vehicle wholesale auction, pursuant to Section 5-624.
- (MM) Motor vehicle sales limited to racecars.
- (NN) Training Facility.
- (OO) Health and fitness center, pursuant to Section 4-607(K).
- (PP) Recreation establishment, indoor, pursuant to Section 4-607(K).
- (QQ) Data center.
- (RR) Kennel, pursuant to Section 4-607(H) and Section 5-606.
- (SS) Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total floor area of the development.
- (TT) Veterinary service.
- (UU) Animal hospital, pursuant to Section 5-631.
- (VV) Outdoor Sales Area, Accessory, not to exceed 30 percent of the lot area.
- (WW) Firearm range, Indoor.
- (XX) Storage, Mini-Warehouse, pursuant to Section 5-665.
- (YY) Parking Lot/Valet Service, Long-Term.



(ZZ) Motorcycle or ATV sales, rental, repair and associated service.

(AAA) Motor vehicle rental, with outdoor vehicle storage only.

**4-604**

**Special Exception Uses.** The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Asphalt mixing plant, pursuant to 4-607(H).
- (B) Auction facility, livestock, pursuant to 4-607(H).
- (C) Automobile graveyard, junk yard, pursuant to 4-607(H).
- (D) Borrow pit for road construction, pursuant to 4-607(H).
- (E) Storage, bulk gasoline, petroleum products, and natural gas, pursuant to 4-607(H).
- (F) Church, synagogue, temple, and mosque.
- (G) Civic, social, fraternal association meeting place.
- (H) Concrete mixing plant, pursuant to 4-607(H).
- (I) Utility generating plant and transmission facility, pursuant to 4-607(H).
- (J) Sewage treatment plant, pursuant to 4-607(H).
- (K) Solid waste incinerator, landfill or transfer station, pursuant to 4-607(H).
- (L) Water treatment plant, pursuant to 4-607(H).
- (M) Utility transmission lines, overhead.
- (N) Sawmill, pursuant to 4-607(H).
- (O) Vegetative waste management facility, pursuant to 4-607(H).
- (P) Utility substation, transmission, pursuant to Section 5-616.
- (Q) Bus terminal.
- (R) Fire and/or rescue station.



- (S) Material recovery facility, pursuant to 5-607(D), and Section 4-607(H).
- (T) Recycling drop off collection center, large, pursuant to Section 5-607, and Section 4-607(H).
- (U) Personal service establishment.
- (V) Mass transit facilities and stations, pursuant to Section 4-607(H).
- (W) Golf course.
- (X) Automobile service station.
- (Y) Printing plant.
- (Z) Water storage tank.
- (AA) Health and fitness center, which does not meet the criteria contained in Section 4-607(K).
- (BB) Crematorium.
- (CC) School, private, accessory to a church.
- (DD) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (EE) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (FF) Police station.
- (GG) Outdoor Storage, Vehicles.
- (HH) Public School (elementary, middle or high).
- (II) Storage of empty solid waste vehicles and containers.
- (JJ) Recreation establishment, indoor, which does not meet the criteria contained in Section 4-607(K).
- (KK) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655.
- (LL) Private School (Elementary, Middle, or High) for more than fifteen (15) pupils.

(MM) Craft Beverage Manufacturing, pursuant to Section 5-668, by Minor Special Exception.

**4-605**

**Lot Requirements.**

(A) **Size.** One (1) acre minimum.

(B) **Yards.**

- (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-1403(B), no building shall be permitted closer than thirty-five (35) feet to any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.
- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where vehicles in such uses are visible from the said agricultural and residential areas. When a PD-GI lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-GI, the setback required in (B)(3) below shall apply.
- (3) **Adjacent to Other Nonresidential Districts.** Fifteen (15) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.

**(4) Yards Between Buildings.**

- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be thirty (30) feet, unless a greater buffer yard is required by Section 5-1400. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least twenty-five (25) feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

**4-606 Building Requirements.**

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Forty-five (45) feet maximum, provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the forty-five (45) foot limit.
- (C) **Floor Area Ratio.** .40 maximum; up to .60 maximum by Special Exception.

**4-607 Use Limitations.**

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

- (B) **Landscaped Open Space.** Minimum landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such landscaped open space shall be used to enhance the appearance of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
- (D) **Outdoor Storage.**
- (1) No storage of any kind shall be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.
  - (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or leased vehicles within enclosed areas defined in (3) below.
  - (3) Outdoor storage of waste materials, equipment, supplies and vehicles shall be buffered and screened on the periphery of the storage area.
  - (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.
  - (5) Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use.
- (E) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic. Principal vehicular access routes for public schools shall be designed to avoid through traffic by vehicles serving adjacent industrial properties.
- (F) **Development Setback and Access from Major Roads.** In designing a general industrial development, the following requirements shall be observed:

- (1) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 1-205(A) of this Ordinance. Notwithstanding the foregoing, schools shall be permitted emergency access to an arterial or major collector road.
  - (2) Primary access shall be prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods.
- (G) **Utility Requirements.** All new utility distribution lines located on PD-GI designated land shall be placed underground.
- (H) **Development Setbacks for Certain Special Exception Uses.** All uses identified in Section 4-604 as being subject to Section 4-607(H) shall setback all buildings 200 feet from any adjacent residentially zoned property.
- (I) **Pedestrian Access for Public Schools.** Public school sites shall provide bicycle and pedestrian accommodations to adjacent residential communities.
- (J) **Motor vehicle service and repair, heavy, with accessory motor vehicle sales.** Limited motor vehicle sales shall be permitted only as an accessory use pursuant to the following conditions:
  - (1) The accessory vehicle sales must be on the same lot and within the same building as the principal use of Motor Vehicle Service and Repair.
  - (2) No outside display of vehicles is permitted within front yards, setbacks or parking areas.
  - (3) All vehicles sold must have received repair, modification, or customization (not to include light repair) by the Motor Vehicle Service and Repair use.
  - (4) All vehicles sold, for street use, must meet applicable state and federal regulations regarding emissions and safety.
  - (5) Accessory vehicle sales shall only be permitted when the use is located on a paved local road capable of accommodating the traffic generated by the use, and accessed by the same roads that serve the principal use.
  - (6) Any car-carrier loading/unloading area and vehicle storage areas shall be located on the same lot and be separated from customer parking areas.

- (7) The sale and/or outdoor storage of vehicles that are not in operating condition shall not be permitted.
- (8) No dealership franchises are permitted.
- (9) No exterior signs advertising vehicle sales are permitted.
- (10) Nothing above shall prevent a mechanic from selling a car to recover costs associated with a mechanic's lien.

(K) **Health and Fitness Center and Recreation Establishment, Indoor.** Health and fitness center and Recreation establishment, indoor, as Permitted Uses shall be subject to the following criteria:

- (1) Parking areas shall be designed to enhance the safety of patrons and children as they arrive at and leave the facility; and
- (2) Parking areas shall include a designated pickup and delivery zone providing at a minimum one (1) parking space per twenty (20) patrons/children which shall be located in proximity to the facility in such a way that provides safe and clearly designated access to enter or exit the facility; and
- (3) No health and fitness center or recreation establishment shall be located within the Quarry Notification (QN) Overlay District; and
- (4) No health and fitness center or recreation establishment shall have inter-parcel access to an adjoining industrial use or PD-GI zoned parcel; and
- (5) Building entrances and exits shall be separated from vehicular circulation serving industrial uses; and
- (6) Health and fitness centers and recreation establishments located on roads with bicycle lanes or paths shall provide parking and/or storage for bicycles at a minimum rate of one percent (1%) of the permitted occupancy of the building.

## IMPLICATIONS OF THESE TRENDS

The high-demand for housing in Purcellville combined with increasingly limited supply, means that the cost of housing in Purcellville is affected. The external pressures of housing demand and affordability are significant challenges to be addressed in order to preserve and protect the unique, thriving, and diverse small town character. However, there are a number of studies showing that abandoning growth controls will not solve housing affordability problems, but are likely to compound them.

The influx of families and new homes over the last 20 years has increased the demand for schools, services, and centralized water and sewer. More infrastructure requires greater investment to operate and maintain and increased services almost always correlate to increased expenses and taxes to cover the cost of these services. Loudoun County is responsible for all the schools. The county and state manage road improvements outside of the Town, and Loudoun County has planning and zoning jurisdiction for unincorporated areas.

Advocates for small, economically vibrant towns have pointed out that a failure to recognize and respond to the ability of the growth industry to divert local resources to accommodate growth is one of the main challenges to preserving the small town character of a place like Purcellville. In this context, local government can champion responsible growth policies by ensuring that its policies reflect the views of an informed, active majority of the citizens. The Town has sought to incorporate this check

in the planning process by actively encouraging public participation and by appealing to broad citizen participation instead of forming advisory committees composed primarily of people with a direct conflict of interest.

In this Plan, the Town clearly expresses a desire to ensure that any future growth of Purcellville coincides with the availability of adequate public facilities and does not create negative effects for the community. The Town will need to evaluate the optimal number of affordable housing units that can be supported by the Town's infrastructure and services, and that will not introduce density that will adversely impact the character and style of the development that is already in the Town.

This will likely mean that planning decisions outside of the Town limits will occur under Loudoun County planning and zoning recommendations. The citizens of Loudoun County, which include Purcellville residents, have indicated that they expect the remaining farmland and green spaces surrounding the Town to be developed with three or five acre single-family estate lots, if the land is to be developed at all. Consequently, it is essential that the Town fully engage with the County in an effort to ensure that County decisions affecting Purcellville reflect the interests and preferences of the Town, which a majority of citizens have consistently articulated as minimizing larger

scale development of these properties and maintaining the rural nature of Purcellville's setting to the maximum extent possible. The Town supports the *Purcellville JLMA Rural* designation in the *Loudoun County 2019 Comprehensive Plan* as a combination of low-density rural residential uses and limited agriculture and related businesses in a rural visual setting that is easily distinguished from the Town development pattern. Uses are predominantly residential but limited agriculture-supportive businesses that can be accommodated by on-site well and septic systems are appropriate. Municipal water and sewer service is not anticipated except to address potential health threats, but shared water and wastewater systems are permitted for public facilities.

*The three to five acre lot subdivisions are likely to be the prevalent form of development for the remaining undeveloped areas surrounding Purcellville as development occurs under Loudoun County zoning and development regulations.*



Figure 31. Large-lot estate residential subdivision in Loudoun County

