

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, MAY 04, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/225654>

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner
Christopher Bertaut, Town Council Liaison
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Brian Green, Commissioner
Nedim Ogelman, Commissioner (*via remote participation due to home-based data software*)
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

None.

STAFF PRESENT: Operations Coordinator, Jordan Andrews

CALL TO ORDER:

Chair Forbes called the meeting to order at 6:30 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None.

COMMISSIONER DISCLOSURES:

None.

CITIZEN COMMENTS:

None.

DISCUSSION/INFORMATIONAL ITEMS:

a. Work on ZoneCo Zoning Ordinance rewrite residual items

Items specific to comments on the ZoneCo draft will be addressed during the next meeting with ZoneCo staff. Commissioners focused on the form-based metrics discussion as it is still pending implementation into the zoning ordinance draft.

b. Derivation of Form Based Standards

Vice Chair Neham and Commissioner Ogelman gave a brief overview of the goals of the discussion, which would be to for Commissioners to first review and familiarize themselves with the form based metric data approach, before beginning to come to a consensus on the various

ranges to be implemented into the Zoning Ordinance.

Commissioner Ogelman reviewed the organization of the data as labelled in the charts found in the agenda materials, including min/max, lower/upper fence, +/- standard deviation, mean and median, and quartiles(Q1,Q3) for the listed categories. The data displayed in these ranges was organized into tables to include values for acreage, floor area ratio(FAR), impervious surface ratio(ISR), and open space ratio(OSR).

For future review, Commissioners requested that Vice Chair Neham organize the data into four columns(acres,FAR,ISR,OSR), each displaying the data for individual focus areas and or zonings. At subsequent meetings the Commission plans to begin the work of selecting the ranges for these areas.

PLANNING STAFF REPORT:

Planning Operations Coordinator Jordan Andrews gave a brief update on planning projects including the approved drive-thru SUP, BAR applications, onboarding of Planning Manager, and responses to question regarding a house demolished on N. 21st Street.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

Commissioners expressed thanks to Vice Chair Neham and Commissioner Ogelman for their work organizing and presenting the form-based metrics data.

NEXT MEETINGS:

Planning Commission special meeting of Thursday, May 11th, 2023, and regular meetings of May 18th, 2023, June 1st, 2023.

ADJOURNMENT:

With no further business, Commissioner Dengler made the motion and the meeting was adjourned 9:40 PM.

Nan Forbes, Chair

Jordan Andrews, Planning Operations Coordinator