

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 11, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/230419>

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
Nedim Ogelman, Commissioner
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

Brian Green, Commissioner *(due to work conflicts)*

STAFF PRESENT: Interim Zoning Administrator, Martha Semmes, Planning 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.

DISCUSSION/INFORMATIONAL ITEMS:

a. Continued discussion of zoning districts

ZoneCo representative Nolan Nicaise was in attendance and led discussion through the Commissioner comments relative to the various overlay districts, as charted in the agenda materials. Beginning with the East Main focus area, and continuing through the Hirst East, Hirst West, and Downtown North focus areas, Commissioners and ZoneCo staff compared the areas and sub areas as distinguished in the draft ordinance and comprehensive plan.

Relative to the sub areas of Hirst East, Commissioners agreed to set the height restrictions for all three sub areas the same, limiting building height to a maximum of 2 stories and 35 feet, with special exception of up to 3 stories and 45 feet.

Additionally, Commissioners expressed questions regarding the application of form-based metrics in sub area 3 to properties that include areas of flood plain building restrictions. Feasibility of applying open space ration parameter to either the buildable portions of properties or the entire property was deferred pending consultation with the Town Attorney.

At Hirst West, Commissioners agreed to keep the existing distinctions of base zonings that separate zonings of Local Service Industrial(CM-1) to the West of Hatcher Rd. and Office Commerical(C-1) to the East of Hatcher Rd. Commissioner Ogelman noted that further distinction within the overlay into sub areas may require future comprehensive plan amendments.

b. Determining form-based parameters

Deferred until subsequent Planning Commission meeting of May 18th, 2023.

NEXT MEETINGS:

Planning Commission regular meeting of Thursday, May 18th, 2023, special meeting of May 25th, 2023, and regular meeting of June 1st, 2023.

ADJOURNMENT:

With no further business, Commissioner Ogelman made the motion and the meeting was adjourned 9:43 PM.

Nan Forbes, Chair

Jordan Andrews, Planning Operations Coordinator