

CLES 3 THROUGH 9 COMMENTS

Date: June 14, 2023

COMMISSIONER RISE COMMENTS

Critical (10)  
Substantial (35)  
Administrative (10)

	Editorial High (29)
	Editorial Medium (19)
	Editorial Low (58)

Critical:
Substantial:
Editorial (High, Medium or Low):
Administrative:

Item	Reviewer Name	Comment Date (mm/dd/yyyy)	Document	Document Version Date (mm/dd/yyyy)	Page No.	Document Section	Reviewer Request	Comp Plan Reference	Change Type	Priority (High, Medium, Low)	Reviewer Rationale	Planning Commission Response	Agreed Upon Action	Action Date
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	14	2.1	Recommend: Delete "Base District Table" and replace with table on sheet named "Base District Table (new)".	Pages 43-58	Editorial	HIGH	-Keep with the current Zoning District terminology. -Tie Base Districts to 2030 Comp Plan Land Uses, providing a clear roadmap between the documents. - "Parks and Open Space" is a necessary land use category from the Comp Plan p. 47, here is the best place to introduce that use that is vital to the character and charm of Purcellville.			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	15	2.1	Was: SUBSECTION 2.1.1 REVISONS OF THE ZONING MAP Recommend: 2.1.1 REVISONS OF THE ZONING MAP	NONE	Admin	Low	-good/std practice-  Note: this applies to all Base District subsections 2.2 - 2.18			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	17	2.6	Was: R2 RESIDENTIAL SINGLE-FAMILY DISTRICT  IS: R2, SINGLE-FAMILY RESIDENTIAL DISTRICT	NONE	Editorial	MEDIUM	Suggest maintaining current Official Zoning Map District naming terminology.			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	17	2.6.1	Was: INTENT  IS: PURPOSE	NONE	Editorial	MEDIUM	"what the Ordinance is to achieve , not to do" Maintain consistent terms used in the body of the section. -good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	17	2.6.1	Was: This district comprises the Single-Family Detached Traditional and Single-Family Detached Suburban land uses as illustrated on page 60 of the comprehensive plan.  Recommend: The R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan to sustain, as Parks and Open Space (p. 47), Single-Family Detached Traditional (p.49), and Single-Family Detached Suburban (p.50) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.	NONE	Editorial	MEDIUM	Inclusive of P&OP land use aspirations found in the Comp Plan on p. 47			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	17	2.6.2	Was: Table A - TABLE OF USES  Recommend: TABLE 2.6.2 - LAND USES  Recommend: hyperlink "LAND USES" to Article 5	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	18	2.6.2	Was: Table A - TABLE OF USES  Recommend: TABLE 2.6.2 - LAND USES , Cont'  Recommend: hyperlink "LAND USES" to Article 5	NONE	Admin	MEDIUM	Cont- modifier tells the reader that there is data prvious to this Table. -good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			

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	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	18	2.6.3	Was: TABLE B - LOT SIZE FOR SINGLE-FAMILY DETACHED DWELLINGS  Recommend: TABLE 2.6.3.1 - LOT SIZE, R-2 SINGLE-FAMILY RESIDENTIAL	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/08/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	18	2.6.3	Was: TABLE C - BUILDING BULK STANDARDS  Recommend: TABLE 3.6.3.2 - BULK STANDARDS, R-2 SINGLE FAMILY RESIDENTIAL  Suggest this table could be a good place to incorporate the developed FAR, ISO and OSR standards for SFDT and SFDS.	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	20	2.7	Was: R3 SINGLE-FAMILY RESIDENTIAL DISTRICT  IS: R3,DUPLEX RESIDENTIAL DISTRICT	NONE	Editorial	MEDIUM	Suggest maintaining current Official Zoning Map District naming terminology.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	20	2.7.1	Was: INTENT  IS: PURPOSE	NONE	Editorial	MEDIUM	"what the Ordinance is to achieve , not to do" Maintain consistent terms used in the body of the section. -good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	20	2.7.1	Was: This district comprises the Single-Family Detached Traditional and Single-Family Detached Suburban land uses as illustrated on page 60 of the comprehensive plan, and lots are generally smaller than typical lots in the R-2 Districts.  Recommend: The R-3 DUPLEX DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan to sustain, as Parks and Open Space (p. 47), Single-Family Detached Traditional (p.49), Single-Family Detached Suburban(p.50) and Mixed Use Neighborhood Scale, all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.  However, lots in the R-3 district are typically smaller than R-2 District where "Duplex" type dwellings are NOT PERMITTED.	NONE	Editorial	MEDIUM	Inclusive of P&OP land use aspirations found in the Comp Plan on p. 47  Defines the difference between R-3 and R-2 in terms of land use permitted and why.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	20	2.7.1	Was: INTENT  IS: PURPOSE	NONE	Editorial	MEDIUM	"what the Ordinance is to achieve , not to do" Maintain consistent terms used in the body of the section. -good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			

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	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	20	2.7.2	Was: Table A - TABLE OF USES  Recommend: TABLE 2.7.2 - LAND USES, R-3 DUPLEX RESIDENTIAL  Recommend: hyperlink "LAND USES" to Article 5	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	21	2.7.2	Was: Table A - TABLE OF USES  Recommend: TABLE 2.7.2 - LAND USES, R-3 DUPLEX RESIDENTIAL, CONT'	NONE	Admin	MEDIUM	Cont- modifier tells the reader that there is data prvious to this Table. -good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	21	2.7.3	Was: TABLE B - LOT SIZE FOR SINGLE-FAMILY DETACHED DEWLINGS  Recommend: TABLE 3.7.3.1.1 - LOT SIZE, R-3 SINGLE FAMILY-DETACHED DWELLING	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	21	2.7.3	Was: TABLE C - LOT SIZE FOR DUPLEX DWELINGS  Recommend: TABLE 3.7.3.1.2 - LOT SIZE, R-3 DUPLEX DWELLING	NONE	Admin	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	22	2.7.3	Was: TABLE C - BUILDING BULK STANDARDS  Observation: This Table appears to suggest that Bulk Standards are the same for R3 Single Family Detached and Dewplex units. If this is "TRUE" one Table for both, if "FAULSE" an additional BULK STANDARDS Table will be required.  If "TRUE" Recommend: TABLE 3.7.3.2.1 - BULK STANDARDS, R-3 ALL BUILDING CATEGORIES  If "FAULSE", Recommend splitting BULK STANDARDS into two tables as follows:  TABLE 3.7.3.2.1 -BULK STANDARDS, R-3 SINGLE FAMILY DETACHED BUILDINGS TABLE 3.7.3.2.2 - BULK STANDARDS, R-3 DUPLEX BUILDING  Suggest this table could be a good place to incorporate the developed FAR, ISO and OSR standards	NONE	Editorial	MEDIUM	TABLES should have Section specific reference qualifiers - good/std practice-  Note: this applies to all Base District SECTIONS 2.6 - 2.18			
CONTINUE TO RINSE AND REPEAT THE ABOVE THROUGH 2.18 EXCEPT AS FOLLOWS:														

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	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	23	2.8.1	<p>Was: This district comprises the Single-Family Detached Traditional and Single-Family Detached Suburban land uses as illustrated on page 60 of the comprehensive plan.</p> <p>Recommend: The R-8 TOWNHOUSE RESIDENTIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan to sustain, as Parks and Open Space (p. 47), Single-Family Detached Traditional (p.49), Single-Family Detached Suburban (p.50), Sogle Family Attached (p.51), Multi Family (p. 52) and Mixed-Use Neighborhood Scale (p.53), all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	27	2.9.1	<p>Was: This district comprises the Multi-Family and Single-Family Attached land uses as illustrated on page 60 of the comprehensive plan.</p> <p>Recommend: The R-15 APARTMENT RESIDENTIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan to sustain, as Parks and Open Space (p. 47), Multi-Family (52), all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	31	2.10.1	<p>Was: This district comprises the Professional Office and the Industrial Business, and the Commercial Neighborhood Scale land use types as illustrated on page 69 and 71 of the comprehensive plan.</p> <p>Recommend: The C-1 OFFICE COMMERCIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47), Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Commercial Medium Scale (p.55), Professinal Office (p.56) and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			

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	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	35	2.11.1	<p>Was: This district comprises the Mixed-Use Neighborhood Scale, the Commercial Neighborhood Scale, and the Commercial Medium Scale land use types as illustrated on page 73- 82 of the comprehensive plan.</p> <p>Recommend: The MC MIXED COMMERCIAL DISTRICT MC comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47), Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Commercial Medium Scale (p.55), and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	35	2.12.1	<p>Was: This district comprises the Mixed-Use Neighborhood Scale and the Commercial Neighood Scale land use types as illustrated on page 75- 77 of the comprehensive plan.</p> <p>Recommend: The C-4 CENTRAL COMMERCIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47), Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Commercial Medium Scale (p.55), and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	41	2.12.1	<p>Was: This district comprises the Mixed-Use Neighborhood Scale and the Commercial Neighood Scale land use types as illustrated on page 75- 77 of the comprehensive plan.</p> <p>Recommend: The C-4 CENTRAL COMMERCIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47), Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Commercial Medium Scale (p.55), and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			

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	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	41	2.12.1	<p>Was: This district comprises the Mixed-Use Neighborhood Scale and the Commercial Neighborhood Scale land use types as illustrated on page 75- 77 of the comprehensive plan.</p> <p>Recommend: The C-4 CENTRAL COMMERCIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Commercial Medium Scale (p.55), and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	47	2.13.1	<p>Was: This district comprises the Industrial Business land use types as illustrated on page 69 and 71 of the comprehensive plan.</p> <p>Recommend: The CM-1 LOCAL SERVICE INDUSTRIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Commercial Medium Scale (p.55), and Industrial Business (p.57) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	51	2.14.1	<p>Was: This district comprises the Industrial Business land use types as illustrated on page 60 of the comprehensive plan.</p> <p>Recommend: The M-1 LIMITED INDUSTRIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Industrial Business (p.57) illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	55	2.15.1	<p>Was: This district comprises the Institutional and Government land use types as illustrated on page 60-82 of the comprehensive plan.</p> <p>The IP INSTITUTINAL AND PUBLIC USE DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47), Mixed-Use Neighborhood Scale (53), Commercial Neighborhood Scale (p.54), Industrial Business (p.57), and Institutional and Goverment (p.58) all illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.</p>	NONE	Editorial	MEDIUM	<p>Inclusive of P&amp;OP land use aspirations found in the Comp Plan on p. 47</p> <p>Better defines the future land use aspirations of the comp plan.</p>			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	57	2.15.4	<p>Suggest FAR, ISR AND OSR BULK STANDARDS be inserted here.</p>	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			

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	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	59	2.16.1	Was: This district comprises the AGRICULTURAL TOURISM COMMERCIAL land use types as illustrated on page 81 of the comprehensive plan.  The AC AGRICULTURAL COMMERCIAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47) and Agricultural Tourism (p.48) illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.	NONE	Editorial	MEDIUM	Inclusive of P&OP land use aspirations found in the Comp Plan on p. 47  Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	61	2.16.3	Suggest FAR, ISR AND OSR BULK STANDARDS be inserted here as well as previous suggestion to rename Tables in accordance with section numbers.	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	66	2.17.1	Was: This district comprises the Agricultural Tourism Commercial and the Institutional and Government land use types as illustrated on pages 60 and 81 of the comprehensive plan.  The X TRANSITIONAL DISTRICT comprises of land use categories defined within the 2030 Comprehensive Plan, as Parks and Open Space (p. 47) , Agricultural Tourism (p.48), and Institutional and Government (p.58* illustrated on Maps 3 and 4 Future Land Use, (p.45 and 46) of the Plan.	NONE	Editorial	MEDIUM	Inclusive of P&OP land use aspirations found in the Comp Plan on p. 47  Better defines the future land use aspirations of the comp plan.			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	66	2.17.2	Suggest the PC review closely these permitted uses.	NONE	Editorial	MEDIUM	-SFD? -Yard/grage Sale?			
	RonSr	06/09/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	67	2.17.3	Renaming Tables  Suggest FAR, ISR AND OSR BULK STANDARDS be inserted here as well as previous suggestion to rename Tables in accordance with section numbers.	NONE	Editorial	MEDIUM	Better defines the future land use aspirations of the comp plan.			
	RonSr	06/12/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	69	2.18.2	Should the USE, LOT SIZE and BULK standards more represent the R-@ SINGLE FAMILY RESIDENTIAL base disrtict?	NONE	Editorial	MEDIUM				

Change Type

1 cause rejection of the entire document without change

ier concerns might cause rejection of the entire document without change

at believe wording is unclear, ambiguous, erroneous, or wrong tone

it and/or organization and other issues concerning format

nment: no change needed

Action

Adopted

Partially Adopted

Referred to Other Board / Commission for Action

Previously Adopted

Considered and Noted for Record



CLES 3 THROUGH 9 COMMENTS

Date: June 15, 2023

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Critical (10)  
Substantial (35)  
Administrative (10)

	Editorial High (29)
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	Editorial Low (58)

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	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	137	5.3	ADD STANDARD REF WITH HYPERLINK TO ALL SECTION 2 BASE DISTRICT USE TABLES	NONE	ADM	HIGH	-good/std practice-  Note: this applies to all ORDINANCE SECTIONS			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	137	5.3	WHY IS PLANNED DEVELOPMENT HOUSING (PDH) DISTRICTS HAVE ITS OWN ARTICLE 4, OPPOSED TO BEING INCLUDED WITHIN ARTICLE 2 BASE DISTRICTS ?	NONE	Editorial	MEDIUM	WHY IS PDH DIFFERENT THAN THE OVERLAY DISTRICTS WITH PURPOSE THAT MIRROR THAT STATED IN 4.1 P. 133, PURPOSE OF THE DISTRICT (PDH)			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	RENAME TABLE B TABLE 6.3.2 LAND USES, BASE DISTRICTS	NONE	ADM	HIGH	-good/std practice-  Note: this applies to all ORDINANCE SECTIONS			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B ADD ORDINANCE SECTION TO EACH COLUMN WITH HYPERLINKS  ART 2.6 R-2	NONE	ADM	HIGH	-good/std practice-  Note: this applies to all TABLE COLUMNS			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 R2 USE COLUMN "DWELLING, ACCESSORY INDICATES "SE" , HOWEVER, ARTICLE 3, R2 TABLE A, P. 17 INCLUDES "P" AS WELL AS "SE" .....IS THIS A TYPO?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 R3 USE COLUMN "DWELLING, ACCESSORY INDICATES "SE" , HOWEVER, ARTICLE 2.7.2, R3 TABLE A, P.21 INCLUDES "P" AS WELL AS "SE" .....IS THIS A TYPO?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 R15 USE COLUMN "DWELLING, MULTIPLE FAMILY INDICATES "P" , HOWEVER, ARTICLE 2.8.2, R15 TABLE A, P. 28 "DWELLING MULTIPLE FAMILY CAT IS MISSING....?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.140 C1 USE COLUMN "PLAY GROUND "P" , HOWEVER, ARTICLE 2.10.2, C-1 TABLE A, P. 32 DOES NOT UNCLUDE "PLAYGROUND....?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.140 C1 USE COLUMN "PRINTING, PUBLISHING AND ENTRAVING "P" , HOWEVER, ARTICLE 2.10.2, C-1 TABLE A, P. 32 DOES NOT UNCLUDE "PRINTING, PUBLISHING AND ENTRAVING ....?	NONE	Editorial	HIGH	NEED TO RECONCILE			



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	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, MC USE COLUMN "CHILD CARE, RESIDENTIAL"P/SE" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "CHILD CARE, RESIDENTIAL, P AND PERMITTED/SPCIAL PERMIT (P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.136, MC USE COLUMN "CONSTRUCTION/LANDSCAPING EQUIPMENT AND SUPPLY SALES AND SERVICE"P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "CONSTRUCTION/LANDSCAPING EQUIPMENT AND SUPPLY SALES AND SERVICE, DOES NOT HAVE ANY INDICATOR P OR SUP IN THAT TABLE APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, MC USE COLUMN "CONVENIENCE STORE"P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "CONVENIENCE STORE, DOES NOT HAVE ANY INDICATOR P OR SUP IN THAT TABLE APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.136, MC USE COLUMN "FARM EQUIPMENT AND SUPPLY SALES AND SERVICE"P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "FARM EQUIPMENT AND SUPPLY SALES AND SERVICE"P/SUP, HAS AN "X" IN THE CENTER COLUMN FOR PERMITTED/SPECIAL PERMIT ((P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, MC USE COLUMN "FOOD PROCESSING, RETAIL"P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "FOOD PROCESSING, RETAIL "P/SUP, HAS AN "X" IN THE CENTER COLUMN FOR PERMITTED/SPECIAL PERMIT ((P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.136, MC USE COLUMN "PERSONAL SERVICES ESTABLISHMENT"P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "PERSONAL SERVICES ESTABLISHMENT "P/SUP, HAS AN "X" IN THE CENTER COLUMN FOR PERMITTED/SPECIAL PERMIT ((P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM ?	NONE	Editorial	HIGH	NEED TO RECONCILE			

COMMISSIONER RISE COMMENTS

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	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, MC USE COLUMN "RETAIL SALES, GENERAL "P/SUP" , HOWEVER, ARTICLE 2.11.2, MC TABLE A, P. 36 "RETAIL SALES, GENERAL "P/SUP, HAS AN "X" IN THE CENTER COLUMN FOR PERMITTED/SPECIAL PERMIT ((P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, C4 USE COLUMN "CHILD CARE, RESIDENTIAL"P/SE" , HOWEVER, ARTICLE 2.12.2, C4 TABLE A, P. 42 "CHILD CARE, RESIDENTIAL, P AND PERMITTED/SPCIAL PERMIT (P/SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, C4 USE COLUMN "COUNRY INN "P" , HOWEVER, ARTICLE 2.12.2, C4 TABLE A, P. 42 "COUNTY INN, IS MARKED SPECIAL PERMIT USE (SUP) APPEARS THAT 2.11.2 TABLE A COULD BE THE PROBLEM?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138, C4 USE COLUMN "FOOD PROCESSING, WHOLESALE" IS NOT MARKED "P" , WHILE, ARTICLE 2.12.2, C4 TABLE A, P. 42 "FOOD PROCESSING", IS MARKED "P" PERMITTED	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B CM1 USE COLUMN RECONCILED	NONE	NONE	NONE	RECONCILED			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B M1 USE COLUMN RECONCILED	NONE	NONE	NONE	RECONCILED			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B PDH USE COLUMN MOVE PDH-"ARTICLE 4" COUMN TO LAST BEHIND RT( 2.18) THERE IS NO "USE" TABLE IN ARTICLE 4 P.133 NEED TO RECONCILE AND OR ADD	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B X (2.17) USE COLUMN MOVE X-"2.17" COUMN BETWEEN AC (2.16 AND RT( 2.18) COLUMNS	NONE	ADM	MEDIUM	GOOD PRACTICE TO ALIGN WITH ARTICLE 2 NUMBERING SCHEME			

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	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 IP USE COLUMN "RECREATION FACILITY, PUBLIC "SUP" , HOWEVER, ARTICLE 2.15.2, IP TABLE A, P. 56 "RECREATION FACILITY, PUBLIC IS NOT LISTED ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "ASSISTED LIVING FACILITY - 1-8 INDIVIDUALS IS LISTED AS "P" PERMITTED , HOWEVER, ARTICLE 2.816.2, AC TABLE A, P. 60 HAS NO USE LISTING FOR "ASSISTED LIVING FACILITY - 1-8 INDIVIDUALS ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "CHILD CARE, RESIDENTIAL IS LISTED AS "P/SE" PERMITTED/SPECIAL EXEPTION , HOWEVER, ARTICLE 2.816.2, AC TABLE A, P. 60 HAS NO USE LISTING FOR "CHILD CARE, RESIDENTIAL ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "COUNTRY INN IS LISTED AS "P " PERMITTED , HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS NO USE LISTING FOR "CHILD CARE, RESIDENTIAL ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "DWELLING, ACCESSORY IS LISTED AS "SE " SPECIAL EXCEPTION , HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS NO USE LISTING FOR "DWELLING ACESSORY ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "DWELLING, SINGLE-FAMILY DETACHED FARMHOUSE IS LISTED AS "P " PERMITTED, HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS DWELLING, SINGLE-FAMILY DETACHED FARMHOUSE LISTED AS "SUP" ?	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "EQUESTRIAN FACILTY, COMMERCIAL IS LISTED AS "SUP" , HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS EQUESTRIAN FACILTY, COMMERCIAL LISTED AS "P" PERMITTED?	NONE	Editorial	HIGH	NEED TO RECONCILE			

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	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "GROUP HOME IS LISTED AS "P " , HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS NO LISTING FOR "GROUP HOME"	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 AC USE COLUMN "HOME OCCUPATION" IS LISTED AS "P " , HOWEVER, ARTICLE 2.16.2, AC TABLE A, P. 60 HAS NO LISTING FOR "HOME OCCUPATION"	NONE	Editorial	HIGH	NEED TO RECONCILE			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B X USE COLUMN RECONCILED	NONE	NONE	NONE	RECONCILED			
	RonSr	06/15/23	Draft Zoning Ordinance of Purcellville Virginia	Draft 230601	138	5.3	TABLE B, P.138 RT USE COLUMN "DWELLING, ACCESSORY" IS LISTED AS "SE " , HOWEVER, ARTICLE 2.16.2, RT TABLE A, P. 69 HAS DWELLING, ACCESSORY 'P/SE"	NONE	Editorial	HIGH	NEED TO RECONCILE			

Change Type

Adopted  
Partially Adopted  
Referred to Other Board / Commission for Action  
Previously Adopted  
Considered and Noted for Record

Action

d cause rejection of the entire document without change  
ier concerns might cause rejection of the entire document without change  
ut believe wording is unclear, ambiguous, erroneous, or wrong tone  
it and/or organization and other issues concerning format  
mment: no change needed