

**MINUTES
PURCELLVILLE TOWN COUNCIL SPECIAL MEETING
THURSDAY, JANUARY 9, 2020, 7:00 PM
TOWN HALL COUNCIL CHAMBERS**

The special meeting of the Purcellville Town Council convened at 7:00 PM with the following in attendance:

PRESENT: Kwasi Fraser, Mayor
Tip Stinnette, Vice Mayor
Ted Greenly, Council member
Chris Bledsoe, Council member

ABSENT: Ryan Cool, Council member
Joel Grewe, Council member
Nedim Ogelman, Council member

STAFF: David Mekarski, Town Manager
Sally Hankins, Town Attorney
Patrick Sullivan, Director of Community Development
Andy Conlon, Senior Planner
Diana Hays, Town Clerk/Executive Assistant

CALL TO ORDER OF SPECIAL MEETING

Mayor Fraser called the special meeting to order at 7:00 PM. The Pledge of Allegiance followed.

CITIZEN/BUSINESS COMMENTS

Comments were read and submitted by Jimmy Reynolds, Fredericksburg, VA and Patti DiPalma-Kipfer, Purcellville, VA. Copies are attached.

DISCUSSION/INFORMATIONAL ITEMS

a. Plan Purcellville Comprehensive Plan, Version 6.0 – Review of Matrix

David Mekarski referenced the critical path for Plan Purcellville, to include nine meetings to review comments to achieve public hearing and adoption prior to the 90-day expiration period. Mr. Mekarski asked that Council review the proposed schedule and provide feedback.

Mr. Mekarski added that the Planning Dept. has provided staff comments on all of the items in the matrix and staff is prepared to discuss some of the salient issues. Mr. Mekarski talked about starting with substantive matters or with editorial items that are not substantive, and asked for Council to determine.

Council member Greenly stated he preferred to start with non-substantive items since full Council was not in attendance. Council agreed with the proposed critical path. Mayor Fraser stated he also prefers to start with the more mundane issues, absent three Council members.

Council member Bledsoe suggested starting with the least impactful format category and editorial, sorted by column F, and moving forward by color to the most impactful. Patrick Sullivan added that while most of the yellow items are editorial, there are some substantive issues that need addressed. Vice Mayor Stinnette reviewed the legend on the last page of the matrix, and requested that Council review the 183 consent items and be prepared to approve or provide comments at a subsequent meeting. Vice Mayor Stinnette recommended reviewing the 16 items in green and provide staff with a better understanding of what is meant by the comments so the comments can be properly adjudicated. Vice Mayor Stinnette recommended then reviewing the 110 yellow items, and the top 26 items be deferred to when the full Council is present.

Council reviewed the comments in green on the comments matrix.

<u>Version 6.0</u> <u>page number</u>	<u>Row</u> <u>Number</u>	<u>Council Comments</u>
8	33	Council member Grewe to provide recommended changes to language.
8	34	Council member Grewe to provide recommended changes to language.
17	52	Council member Ogelman to provide recommended changes to language.
17	56	Does staff's comment address the concern? If not, Council member Grewe to provide specific language.
18	60	The solution to the comprehensive housing plan sets forth the interim goals and objectives.
20	71	Council member Grewe to provide proposed language change.
20	72	Council member Grewe to provide proposed language, or are these general questions?
20	73	Council member Grewe to provide specific language change in the context of the section <i>Purcellville's Role as a Destination for Western Loudoun County</i> .
22	79	Staff proposed renaming paragraph "Fiscal and Land Use Challenges" – does that satisfy comment (Council member Grewe)?
22	80	Staff to rework second sentence in second paragraph to make it more current with what has been talked about.
37	123	First bullet to read "Streets are generally straight and many are narrow with trees being common on both sides of the street". Eliminate Figure 66.
41	131	Council member Grewe to provide specific language or a specific adjustment to the paragraph to accommodate concern about location.

72	183	See Mayor Fraser's entry on line 181 and link to line 183 (addressing the same concerns). Adopt Mayor's deletion recommendation which makes Council member Grewe's comments overcome by events. To be addressed in the future.
75	221	"The cost of water and sewer services in particular have risen notably over the past 20 years." Delete the rest of the sentence. Staff to rework sentence and provide recommendation.
78	237	Council member Grewe to provide specific language.
95	289	No change specifically to page but a placeholder for a bigger discussion on the characterization of agricultural land use.
101	311	Note: This is what we are doing now. Council member Grewe to provide recommended changes.
84-85	321	No changes per Council member Bledsoe. For discussion only.

Council reviewed the comments in yellow on the comments matrix.

<u>Version 6.0</u> <u>page number</u>	<u>Row</u> <u>Number</u>	<u>Council Comments</u>
4	18	Council agreed with removing tree cover from the entire map.
7	22	Council member Ogelman's suggested language change from "population growth" to "development pressure" accepted by Council.
7	23	Refer to Council member Ogelman's changes, and Council member Ogelman to add any additional language.
8	24	Council member Ogelman's proposed change accepted by Council.
8	25	Council member Ogelman's proposed change accepted by Council.
8	26	Council member Ogelman's proposed change accepted by Council.
8	27	Council member Ogelman's proposed change accepted by Council.
8	28	Council member Ogelman's proposed change accepted by Council.
8	29	Council member Ogelman's proposed change accepted by Council.
8	30	Council member Ogelman's proposed change accepted by Council.
8	31	Council member Ogelman's proposed change accepted by Council.
8	32	Vice Mayor Stinnette suggested PUGAMP is beyond the scope of the comments.

10	38	Council agreed with staff's comment and will edit language.
17	51	Council agreed with Council member Ogelman's proposed change.
17	57	Staff to update.
18	61	Staff to provide specific language changes to Council member Bledsoe for review.
21	74	Council agreed with staff's recommendation to replace "Planning Team" with the "Plan".
21	75	Council agreed with Mayor Fraser's proposed language - "Some stakeholders are likely to advocate for transportation improvement made to manage growing traffic demands and address current deficiencies to provide access to greenfield." (not addressing policy makers and developers)
22	77	Council agreed with staff's recommendation to replace "Planning Team" with the "Plan".
22	78	Council agreed with staff's recommendation to insert "U.S. Census Data" in the first sentence, third paragraph. Add "20-40 years". Replace "Planning Team" with the "Plan".
24	83	Council agreed with staff's recommendation to adopt Council member Ogelman's proposed language and change "Planning Team" to "Plan".
25	86	Council member Ogelman to clarify what he is proposing to change.
26	92	Staff to go back to ordinance passed in 2017 and confirm language at the top of the ordinance is consistent.
26	94	Council agreed to the intent of the language change proposed by Council member Ogelman, but staff to make grammatical changes where needed.
98	26	Council agreed with staff's recommendation to change wording so it is clear that other uses can be consistent.

Council ended their review of comments in yellow with line 98 of the matrix.

Sally Hankins referenced the critical path timeline and noted the ad for the public hearing would need turned into the paper Friday, January 17 (maybe January 16 due to holiday) to run January 24 and January 31 for the public hearing to be held at the February 11 Council meeting. Vice Mayor Stinnette talked about having the substantive changes completed by next week in order to have them incorporated in the ad. Vice Mayor Stinnette referenced the February 11 agenda being light and recommended removing the standing committee updates and using time to review the comments matrix, specifically the larger items that will affect the map.

ADJOURNMENT

With no further business, Council member Greenly made a motion to adjourn the meeting at 9:00 PM. The motion was seconded by Council member Bledsoe and carried 4-0-3 absent.

Kwasi A. Fraser, Mayor

Diana Hays, Town Clerk

Thursday 01.09.2020

Comments RE: the 2020 Comprehensive Plan

**Jimmy Reynolds
801 Cobblestone Blvd Apt 107
Fredericksburg, VA 22401**

Please attach my comments to the official minutes of this meeting.

The Small Town Planning Handbook, espoused by the governing body as a “planning model” to follow, suggests a Comp Plan should be developed and/or updated and implemented within six months or so of its commencement, and it should be prepared methodically, with purpose, conviction, logic, understanding, and clarity. We are now in the year 2020 and the evolution of this plan has entered its 5th year. And why has it taken so long --- because the underlying basis for many of the radical and dramatic changes from the current Comp Plan have not been clearly established, explained, or justified. As a result, the passage of time and the multitude of recurring reviews have resulted in continual changes to the “draft” plan based on factors other than documented evidence, sound justifications, comprehensive analyses, or definitive emerging trends.

None of this fundamental, preliminary analysis has been accomplished. The Small Town Planning Handbook states that many times land use “issues” have at their source the “zoning” ordinance – Yes, “zoning”! -- particularly the proliferation of “permitted uses” within zoning districts which translate directly into “by right” development, usurping the prerogative of the Town to control.

I’ve read all of the 250+ comments in the matrix before you. I am astonished that for a plan that is to serve as the “guiding light” for the town’s planning for the next 10 years, that there are virtually NO comments or questions regarding the WHY behind the changes to land use designations being proposed. Each TC member needs to be able to look any Purcellville citizen directly in the eyes and be able to answer any question as to the WHY underlying each change from the current Comp Plan. A plan for the reorganization of a company would never be presented to the corporate board for consideration & approval without a fundamental analysis of the current plan from a standpoint of what’s right, what’s wrong, what’s working, and what’s not, as well as how the “new” plan will benefit the company.

Absent and supportable, defensible arguments or reasons, or definitive analysis of what is wrong with the current plan & what needs fixing, and most importantly “WHY”, the land use designations in the current 2025 Comp Plan should not be changed. There has been no analysis of the current plan land uses, no comparison to zoning and whether any perceived issues are attributable to land use categories or shortcomings in zoning, and no identification of any “real” as opposed to “perceived” negative impacts on the town and its citizens.

The arbitrary changing of land use designations without substantive or overriding evidence, the “shoe horning” of an inappropriate land use designation like “Agriculture” on a property where it is clear to even the casual observer that it doesn’t fit, and the failure to provide clear explanations to the public as to the “WHY” underlying the land use changes being proposed, is a misrepresentation to the public.

So as you review the plan in its entirety, and vote on the comments before you, keep in mind that your actions should not be driven by your own prurient self-interests, but rather from the perspectives of the citizens who you represent and to whom you are responsible and accountable. You should be able to articulate, clearly, and definitively, to anyone who asks “WHY” you chose the path you did, and “HOW” your actions and decisions will best serve the town and its citizens. Anything less is a disservice to the people you serve.

Just as a “lie” doesn’t become a “truth” because a preponderance of the people believe it, a “lacking plan” doesn’t become a “good plan” just because a majority votes to indorse it.

Thank you for listening.

**VR,
Jimmy Reynolds**

Thursday January 9, 2020
Town Council Special Meeting on Comp. Plan 2018

**Citizen Comments – Please attach my comments to the official minutes of this Special Meeting.
Thank you.**

My name is:
Patricia (Patti) DiPalma Kipfer
38038 W Colonial Hwy
Town Resident

Good evening Mayor, Town Manager and Town Council Members.

I'm here tonight to listen with interest to your issues, concerns and comments regarding the proposed 2018 Comp. Plan. I want you to know that I have followed the development of this plan for more than four years and have made numerous comments at many PC meetings and Public Hearings. I want you to know that the proposed AG Land Use Designation assigned to my property is **WRONG!!!**
All I have ever wanted was to be able to market my property properly when the time came for me to sell. I've never wanted to be a developer and all my comments never indicated a desire to develop my property. Therefore, I don't think it is an unreasonable request for the TC to change my Land Use Designation from AG to either **COMMERCIAL, MEDIUM SCALE, or, MIXED-USE, MEDIUM SCALE**. This is two of the four new labels the PC has given to the current 2025 **MIXED USE COMMERCIAL DESIGNATION**.

-April 2018-according to the Land Use 2025 Plan Map as remapped by your consultant McBride Dale Clarion (edit 9.5.2019) this map incorporated approved amendments from 2006 through December 2016. This included my approved CPA 11-01 which changed my property's land use from **NONE** to **MIXED USE COMMERCIAL**. Notably, it took me two years to go through the Town's required process to receive this Comprehensive Plan Amendment.

In the Land Use Chapter of the new proposed Comp. Plan the current **MIXED USE COMMERCIAL** designation is now comprised of four new commercial land uses:

Mixed-Use, Neighborhood Scale
Mixed-Use, Medium Scale
Commercial, Neighborhood Scale
Commercial, Medium Scale

Since I'm not adjacent to a "**NEIGHBORHOOD**" you would think my property would have been given either a **MIXED-USE, MEDIUM SCALE OR COMMERCIAL, MEDIUM SCALE** designation. But...No! The Planning Commission chose to identify my property as AG. As you will hear, this is so wrong on so many levels.

-November 2017, in Version I of the proposed Comp. Plan my property along with all properties North of Main Street was given the new label of **MIXED USE, MEDIUM SCALE**. However, once the PC recognized they made an error in making all commercial properties North of Main Street **MIXED USE, MEDIUM SCALE**, all defined commercial properties North of Main Street received the PC's perceived version of the appropriate new commercial designation. That is all, **EXCEPT**, for my property which was identified as **AG/COMMERCIAL. WRONG!!!**

-July 2018 – after the PC Public Hearing, the land use of my property changed from AG/COMMERCIAL to RURAL TRANSITION. WRONG, AGAIN!!!

-August 2018 - public comments suggested a risk of a possible lawsuit for the RURAL TRANSITION identification.

-November 2018 the PC changed my designation from RURAL TRANSITION to AG. STILL NOT RIGHT!!! Further, the PC limited the uses within this designation to stifle development, control density, and create open space which BTW is not a land use.

Mr. Mayor, and Town Council Members, as you can see from the maps edited 9.5.2019, I am not adjacent to AG and there is no other AG identification on the North Side of the East Main Street Commercial Corridor.

All of the previous actions taken by the PC are unfounded, unsupported, and unjustified by any analysis, “will of the people” or trends. Applying an AG Land Use to my property is a contrived and blatant attempt to create “open space” for the Town without the Town having to purchase my property at fair market commercial value. Therefore, absent any compelling argument or justification to the contrary my appropriate land use designation should be either: MIXED-USE, MEDIUM SCALE, OR, COMMERCIAL, MEDIUM SCALE.

Again, this is not an unreasonable request.

Thank you.