

**MINUTES
PURCELLVILLE PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, APRIL 27, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/225033>

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: 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.

CITIZEN COMMENTS:

Casey Chapman, 125 Hirst Rd, CaseCo LLC, concerns for proposed zoning ordinance form-based metrics

DISCUSSION/INFORMATIONAL ITEMS:

a. Derivation of Form Based Standards

Vice Chair Neham reviewed the general scope of how the form-based metrics would be proposed as part of the Draft Zoning Ordinance. Commissioner Ogelman expanded that the data has been assembled and the Planning Commission would need to work to identify the ranges for the identified districts and zonings. Nolan Nicaise of ZoneCo added that the Commission's selections of those ranges could be added to the draft zoning document at a later date after the Commission has had the opportunity to come to a consensus. ZoneCo would add place holder charts to the final zoning ordinance draft for future use and completion by the Planning Commission.

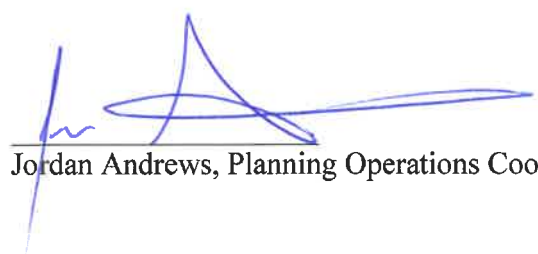
b. Work on ZoneCo Zoning Ordinance rewrite residual items

The Commission, in consultation with ZoneCo representative Nolan Nicaise, began reviewing the outstanding comments relative to the current zoning draft. Specifically, the focus of the discussions were the focus areas as identified in the 2020 Comprehensive Plan and incorporated into the new zoning ordinance draft.

The Downtown Southeast District, Downtown Southwest, East End, and East Main focus areas were discussed relative to proposed lot size, character, and potential infill as envisioned in the Comprehensive Plan. Mr. Nicaise explained that the East End focus area would be omitted as an overlay district, as the subject properties solely included properties zoned for the AC, Agricultural/Tourism.

ADJOURNMENT:

With no further business, Commissioner Rise made the motion and the meeting was adjourned 9:42 PM.



Jordan Andrews, Planning Operations Coordinator



Nan Forbes, Chair 4/15/23