

**MINUTES
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 4, 2016, 7:00 PM
TOWN HALL COUNCIL CHAMBERS**

The Regular Meeting of the Purcellville Planning Commission convened at 7:00 PM and the following attended:

PRESENT: Doug McCollum, Chairman
Theresa Stein, Vice Chair
Chris Bledsoe, Planning Commissioner
Chip Paciulli, Planning Commissioner
EJ Van Istendal, Planning Commissioner
Nedim Ogelman, Planning Commissioner
Tip Stinnette, Planning Commissioner

ABSENT: None

STAFF: Daniel Galindo, Senior Planner
Michele Snyder, Planning Associate

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The regular meeting of the Planning Commission was called to order by Chairman McCollum at 7:00 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None

COMMISSIONER DISCLOSURES:

Commissioner Stinnette stated his daughter wrote an article for *World Magazine* about Mary's House of Hope.

PUBLIC HEARINGS:

Chairman McCollum opened the three Public Hearings at 7:03 PM

- a) CPA15-02 – Comprehensive Plan Amendment for 781 South 20th Street – Institutional/Government to Residential – 2 Dwelling Units Per Acre
- b) RZ15-01 – Zoning Map Amendment for 781 South 20th Street – IP to R-2

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- c) OA15-04 – Zoning Ordinance Text Amendment to Add Transitional Housing as a SUP in R-2, Add a Definition for Transitional Housing, and Add Use Standards for Transitional Housing

There were no citizens signed up to speak. Staff had nothing to add. With no further comments, Chairman McCollum closed the Public Hearings at 7:05 PM.

DISCUSSION ITEMS:

- a) CPA15-02 – Comprehensive Plan Amendment for 781 South 20th Street – Institutional/Government to Residential – 2 Dwelling Units Per Acre
- b) RZ15-01 – Zoning Map Amendment for 781 South 20th Street – IP to R-2
- c) OA15-04 – Zoning Ordinance Text Amendment to Add Transitional Housing as a SUP in R-2, Add a Definition for Transitional Housing, and Add Use Standards for Transitional Housing

Commissioner Stein asked if staff has created a definition for transitional housing. Daniel Galindo stated that information is provided in the agenda packet.

Chairman McCollum stated the purpose of the transaction is to continue the use of the house as Mary's House of Hope and added that Council has not yet approved the terms of the sale.

Commissioner Stein talked about the items being specifically for one user and expressed concern that this would not be sound policy. Commissioner Van Istendal agreed with Commissioner Stein. Commissioner Ogelman stated that as a zoning use concept, why would this be just in R-2 and not R-3, R-8, and IP. Daniel Galindo stated he feels this is a valid concern and can be expanded if the Planning Commission chooses. Commissioner Stein added that by making it an SUP it has to go through the public process and most of these facilities may not want to go through the public process. Commissioner Paciulli stated he supports it as written and talked about the 250 feet restriction. Commissioner Ogelman stated he would like to hear from people in the Town as to how they would like to address the issue. Chairman McCollum suggested that the Planning Commission email their questions to the Town Attorney, specifically about spot zoning, and if there are is a reason why it would have to be SUP and not stay institutional.

Daniel Galindo added that because this would be rezoned to R-2, does not believe it could be spot zoning, and added that allowing it in other districts is a valid concern. Commissioner Paciulli stated that items can be moved forward to Town Council with noted concerns with the recommendation. Commissioner Ogelman asked if there is a need to do this right away. Chairman McCollum stated he does not know. Daniel Galindo added that he believes that Town Council requested that this be completed quickly; however, he does not see it being an issue if the vote were deferred to the next meeting.

Commissioner Ogelman stated he would benefit from hearing from the Town Attorney about the issues, specifically if there are alternative ways of defining this as far as planning for the Town. Commissioner Stein suggested that staff show Commissioner Ogelman how other jurisdictions define it, and Commissioner Ogelman agreed that it would be helpful to have the comparison. Chairman McCollum requested that Daniel Galindo provide the references in an email to the Planning Commissioners for review prior to the next meeting. Daniel Galindo responded to the various Commissioner comments by explaining that he had already discussed many of these issues with the Town Attorney.

The Commission discussed when these items should be moved to action. Commissioner Stinnette made a motion to move Discussion Items a, b and c to Action. The motion was seconded by Commissioner Paciulli.

Motion: Commissioner Stinnette
Second: Commissioner Paciulli
Carried: 7-0-0

Paciulli -	Aye
Ogelman -	Aye
Van Istendal -	Aye
Stinnette -	Aye
Bledsoe -	Aye
Stein -	Aye
McCollum -	Aye

Commissioner Stinnette made a motion that the Purcellville Planning Commission forward CPA15-02, RZ15-01 and OA15-04 to the Town Council with a recommendation to approve the applications for the reasons stated in the February 4, 2016 Staff Report. The motion was seconded by Commissioner Paciulli.

Motion: Commissioner Stinnette
Second: Commissioner Paciulli
Carried: 6-1-0

Stinnette -	Aye
Bledsoe -	Aye
Stein -	Nay
McCollum -	Aye
Paciulli -	Aye
Ogelman -	Aye
Van Istendal -	Aye

Commissioner Ogelman stated he has questions about the specific case however since it is about a particular house voted in favor of the motion.

Vice Chair Stein stated if it is going to move forward with a recommendation of approval that Town Council should also look at adding transitional housing in the IP as it makes sense to be there.

INFORMATION ITEMS:

None

CITIZEN COMMENTS:

None

CHAIRMAN'S COMMENTS & COUNCIL REPRESENTATIVE'S REPORT:

Chairman McCollum stated he appreciates all of the comments on the Annual Report which will be forwarded to the Town Clerk to be distributed to the Town Council and made available to the public.

PLANNING COMMISSIONERS' COMMENTS:

Commissioner Bledsoe stated that the first Comprehensive Plan Review Meetings are Saturday.

Commissioner Stein asked staff if the zoning changes that were done several months ago have been approved by Council and if the Commissioners can receive copies of the revised text. Daniel Galindo stated it has been approved, and he will distribute it to the Planning Commissioners.

APPROVAL OF MINUTES:

- a) December 3, 2015 Regular Meeting
- b) January 7, 2016 Regular Meeting
- c) January 21, 2016 Regular Meeting

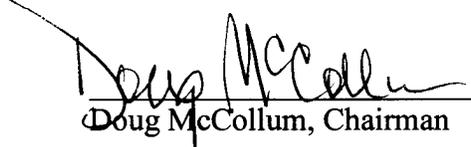
Vice Chair Stein made a motion to approve the minutes for the December 3, January 7 and January 21 Regular Meetings wave reading. The motion was seconded by Commissioner Bledsoe and approved unanimously.

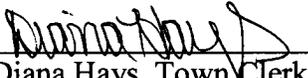
Chairman McCollum stated he was absent from the December 3 and abstained from the vote.

ADJOURNMENT:

With no further comments, Chairman McCollum adjourned the meeting at 7:42 PM.

Chairman McCollum added that Pat Giglio, Chair of the Board of Architectural Review and Council member Nave were both in attendance, and welcomed Mr. Hamilton, candidate for Town Council.


Doug McCollum, Chairman


Diana Hays, Town Clerk