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**TO:** Chris Mohn, AICP – Bowman Consulting Group (*via email*)  
**FROM:** Daniel Galindo, AICP – Senior Planner  
**SUBJECT:** RZ14-01 Mayfair Industrial & RZ14-02 Mayfair Residential Addition Review  
**DATE:** May 14, 2014

**CC:** Thomas M. Lawson, Esquire – Lawson and Silek, P.L.C. (*via email*)  
Patrick Sullivan, AICP, CED – Director of Community Development (*via email*)  
Sally Hankins, Esquire – Town Attorney (*via email*)  
Dale Lehnig, PE, CFM – Capital Projects/Engineering Manager (*via email*)

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After reviewing the plan set entitled “Mayfair Rezoning RZ#14-01 & RZ#14-02” (*as revised through May 8, 2014*), I offer the following comments:

1. Sheet 4 – Change the labeling of the buffer on the residential area to read: “20’ NORTHERN BOUNDARY BUFFER (SEE SHEET 5) – LOCATION DESIGNATED BY ZONING ADMINISTRATOR PER ARTICLE 7, SECTION 4.3.9”
  - a. On the current revision, a bufferyard of 20 feet with semi-opaque screening *is not provided* between the R-3 and PDH-8 zoning districts as required by Article 7, Section 4.4 of the Zoning Ordinance, but a bufferyard of 20 feet *is provided* between the R-3 and JLMA-3 zoning districts where it is not required. While this bufferyard configuration is likely left over from the previous submission including a request for R-8 zoning, it actually complies with flexibility allowed by Article 7, Section 4.3.9 which permits the bufferyard required between the R-3 and PDH-8 zoning districts to be provided along the subdivision boundary in a location designated by the zoning administrator. Given this, we believe that the displayed design is in the best interests of all parties as it ensures a buffer for residents of the Chestnut Hills subdivision to the north.

NOTE: I have provided comments on the Mayfair Proffer Statement (*as revised through May 9, 2014*) to the Town Attorney for review, and our combined proffer comments will be provided by May 19<sup>th</sup> at the latest.