

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Benjamin J. Packard
Douglass J. McCollum



Town Manager
Robert W. Lohr, Jr.

Assistant Town Manager
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TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA

RESOLUTION NO. 14-10-02

PRESENTED:
ADOPTED:

October 14, 2014
October 14, 2014

A RESOLUTION: TO INITIATE AN AMENDMENT OF THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF PARCEL NUMBER 454-49-1512 OWNED BY CROOKED RUN PROPERTIES LLC FROM TRANSITIONAL-X TO AGRICULTURAL-CONSERVANCY-COMMERCIAL

WHEREAS, in connection with construction of the Southern Collector Road and pursuant to Town Resolution 11-01-01, the Town of Purcellville filed a Certificate of Take ("Certificate") with the Clerk of the Circuit Court of Loudoun County in the amount of \$432,024.00 thereby acquiring defeasible title to approximately 7 acres of a 15-acre property identified as Parcel Identification Number 454-49-1512, which parcel was jointly owned at the time by Howell Samuel Brown Jr. and Timothy Mahlon Brown, and which parcel is now owned by Crooked Run Properties LLC; and

WHEREAS, the Town instituted condemnation proceedings for the purpose of determining the amount to be paid for the property acquired pursuant to the Certificate ("Property"); and

WHEREAS, in an effort to settle the condemnation proceedings outside of trial, the parties entered into an Agreement After Certificate dated October 8, 2014, in which the parties agreed to a specified value for the Property and other conditions of settlement, including a condition that Town Council will consider rezoning the Property from Transitional-X to Agricultural-Conservancy-Commercial; and

WHEREAS, the Town's Comprehensive Plan contains policies that support rezoning the Property to the Agricultural-Conservancy-Commercial district; and

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WHEREAS, the existing zoning designation of Transitional-X is intended to be a temporary zoning district designation assigned to newly-annexed land; and

WHEREAS, rezoning the Property to the Agricultural-Conservancy-Commercial zoning district is consistent with the zoning on the Brown's adjoining 41-acre parcel, which was rezoned to the Agricultural-Conservancy-Commercial zoning district by the Town in 2008 under town-initiated rezoning #RZ08-02; and

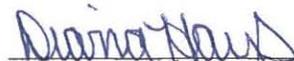
WHEREAS, the Town Council finds that initiating an amendment of the Purcellville Zoning Map to rezone Parcel Identification Number 454-49-1512 from Transitional-X to Agricultural-Conservancy-Commercial is in the interest of the general welfare and is good zoning practice.

NOW THEREFORE BE IT RESOLVED, that the Council of the Town of Purcellville, Virginia hereby initiates, in support of the general welfare and as required by good zoning practice, a Zoning Map Amendment to rezone Parcel Identification Number 454-49-1512 from the Transitional-X zoning district to the Agricultural-Conservancy-Commercial zoning district.

PASSED THIS 14th DAY OF OCTOBER, 2014.


Kwasi Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Town Clerk