1883. On July 9, 1852, the village officially adopted the name Purcellville, and on March 14, 1908, an act of the Virginia General Assembly incorporated the town. [Should not call Purcellville a town before it became a town.]

Purcellville's earliest businesses. The Town's first public school was built in 1854. Abraham Vickars established the first recorded business, an ordinary (a tavern) in 1804, and later Valentine Vernon Purcell (from whom the town's name is derived) established the "Purcell's Store" and Post Office. A blacksmith's shop, established around 1848, was also among Purcellville's earliest businesses. The Town's first public school was built in 1843. On July 8, 1852, the village officially adopted the name Purcellville, and on March 14, 1908, an act of the Virginia General Assembly incorporated the Town. [Should not call Purcellville a town before it became a town.]

Purcellville's dependence upon transportation links to the more populous areas of Northern Virginia has remained strong. Over the years, state, county and local projects have improved various segments of Route 7 and a bypass highway now connects western Loudoun County to the larger areas of Northern Virginia has remained strong. Over the years, state, county and local projects have improved various segments of Route 7 and a bypass highway now connects western Loudoun County to the larger Washington DC metropolitan area.

The Great Road, now known as Route 7, was a private turnpike that wound westward from Leesburg, known later as the "Great Road," served as Purcellville's first major road. The Great Road, now known as Route 7, became an authorized turnpike in 1785 and extended the turnpike system westward from Alexandria to Skyline Gap. With the construction of this turnpike in 1822, travel through Purcellville began to increase – the first stagecoach arrived in 1841. [Need to avoid passive voice]

Although Lord Fairfax issued the first land grant in the area in 1740, it was not until 1764 that Purcellville's first known settler, James Dillon, arrived from Bucks County, Pennsylvania. The early ox cart track that wound westward from Leesburg, known later as the "Great Road," served as Purcellville's first major road. The Great Road, now known as Route 7, became an authorized turnpike in 1785 and extended the turnpike system westward from Alexandria to Skyline Gap. With the construction of this turnpike in 1822, travel through Purcellville began to increase – the first stagecoach arrived in 1841. [Need to avoid passive voice]

A private turnpike-private partnership/government extended the railroad to Purcellville in 1874. Purcellville took Leesburg's place as the beginning of the stage route link to Washington prior to the Civil War and stagecoaches offered travel through Purcellville to points further west. When the private firm/public-private partnership/government extended the railroad to Purcellville in 1874. Purcellville took Leesburg's place as the beginning of the stage route link to Washington prior to the Civil War and stagecoaches offered travel through Purcellville to points further west. When the private firm/public-private partnership/government extended the railroad to Purcellville in 1874. Purcellville took Leesburg's place as the beginning of the stage route link to Washington prior to the Civil War and stagecoaches offered travel through Purcellville to points further west. When the private firm/public-private partnership/government extended the railroad to Purcellville in 1874. Purcellville took Leesburg's place as the beginning of the stage route link to Washington prior to the Civil War and stagecoaches offered travel through Purcellville to points further west. When the private firm/public-private partnership/government extended the railroad to Purcellville in 1874.

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Although there were several marches and chases through Purcellville during the Civil War, the Town sustained no major damage. However, a series of disastrous fires, the first in 1900 and two more in 1914, virtually wiped out the business district, depriving the Town of much of its earliest architectural heritage. Citizens and businesses rebuilt much of the downtown and the Virginia Landmarks Register and the National Register of Historic Places has designated the early 20th century downtown as a historic district.

In addition to the Library, Purcellville is also home to a college, two high schools, two elementary schools, a middle school, a technical academy, and a Maker Space technology incubator which continue the theme of education. (Unless the technology incubator is independent of the Maker Space.)

The stalk of wheat represents the Town’s lineage as a farming community. To this day, there is a two-hundred year old working farm located at the eastern gateway of the Town. There has been a recent revitalization of the farm economy with active farms markets and craft breweries and the Town boasts 250 year old acre/square mile family farm within its 3.5 square miles. Odd not to highlight a farm incorporated into the Town that takes up a sizeable part of the Town that is older than the Town itself in this part of the interpretive history.


In 2012, recognizing that the Town does not desire any increased density and growth outside the current incorporated Town boundaries into the Joint Land Management Area (JLMA) (see CPAM 2012-0002). Community feedback for this Comprehensive Plan indicates that the Town remains steadfast in its desire to avoid further expansion and does not want to annex additional land.

Lastly, the key represents the Town as a community of opportunity for all those presently working or living in Purcellville or who will dwell and work here in the future. Purcellville continues to be a destination for visitors, businesses and home owners.

In 1995 Loudoun County ("the County") and the Town together adopted the Purcellville Urban Growth Management Plan (PUGAMP). The purpose of the Plan was to expand upon the Town Comprehensive Plan by accommodating future development in the Urban Growth Area beyond the Town boundaries. PUGAMP grew out of a joint annexation agreement between the County and the Town. This agreement addressed land management in the area extending from the Town boundary at the time to the north up to Route 711, east to Route 287, south to Lincoln Elementary School, and west to 33rd Street. In 2013, the Purcellville Town Council asked the Loudoun County Board of Supervisors to eliminate PUGAMP because they said the Town does not want to grow anymore. Specifically, both the JPRC's and the Town's actions acknowledged that they anticipate no additional growth outside the current incorporated Town boundaries into the Joint Land Management Area (JAMA) (see CPAM 2012-0002). Community feedback for this Comprehensive Plan indicates that the Town wants to annex additional land.

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8. Do not recommend revisiting PUGAMP

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In this round, and all subsequent rounds, the Planning Team gathered public input was gathered through a series of hearings that were the Planning Team's first presented at public meetings and then posted online at www.PlanPurcellville.com. From this first round of public input, it was determined to indicate that the people of Purcellville lose the small town feel and the provided amenities offered in their community. They also categorized their small town character as their biggest opportunity and the loss of their small town character as the biggest challenge they face. It is clear that Purcellville residents believe that preserving the small town scale and character and town’s rural surroundings is essential to Purcellville’s future.

The primary objective of this phase was for the Planning Team to identify critical opportunities or issues it could address strategically in the planning process.

The second round of engagement asked participants to help identify the types of preservation or development most suitable in different areas of Purcellville after the Planning Team was presented the public participants with some trends and forces potentially influencing the Town from the outside.

The input from this round showed that participants were focused on maintaining the small town character of Purcellville through preservation of local shopping and recreational opportunities in the historic Town center and on enhancing open space and park opportunities where feasible. Participants said that if the Town would have to expand its residential base in the future, they would prefer for this expansion to involve single family detached housing. Participants from outside-of-Town were more supportive than Town citizens of mixed use development in existing commercial and industrial areas, as well as in areas with adequate transportation infrastructure and access. Public input generally indicates a large discrepancy on mixed use development with Town citizens considerably less interested in mixed use development than out of town respondents.

In Phase 1: Vision and Scenario Assessment, the Planning Team developed a set of critical theme alternatives and conducted a planning exercise where small groups of participants created five development scenarios. The Planning Team synthesized these results into three scenarios of future land use that the Planning Team eschewed with the public at the Purcellville Music and Arts Festival, as well as online. After the Planning Team identified preferred alternatives, the Planning Team/Outside consultants did a fiscal and transportation assessment on each of the alternatives to provide additional information on the implications of selecting any of those paths for the recommended Plan.

In Phase 2: Vision and Scenario Assessment, the Planning Team created a set of critical theme alternatives and conducted a planning exercise where small groups of participants created five development scenarios. The Planning Team synthesized these results into three scenarios of future land use that the Planning Team eschewed with the public at the Purcellville Music and Arts Festival, as well as online. After the Planning Team identified preferred alternatives, the Planning Team/Outside consultants did a fiscal and transportation assessment on each of the alternatives to provide additional information on the implications of selecting any of those paths for the recommended Plan.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Council agreed with staff's comment and will edit language.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

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Context should be based on “where feasible”
17. Council member Ogelman

**Introduction**

Several specific aspects, including natural circumstances and deliberate policy choices, contribute to the overall small town character of Purcellville which residents have strongly expressed they highly appreciate and value.

While active agricultural protections are in place, development pressure in Loudoun County is likely to continue to challenge density and development planning that is focused on preserving agriculture and green space. In the recent Loudoun County Comprehensive Plan process Purcellville had to engage with Loudoun County on the county Comprehensive Plan update to ensure that it reflected the values and desires of the county citizens, including Purcellville citizens.

Policy choices in all of these periods and related to all of these trends have had lasting implications for the Town’s character and quality of life which is why this Plan focuses on the importance of protecting and enhancing the Town’s built and natural character as part of any future development or redevelopment.

Council member Ogelman to provide recommended changes to language.

Add language to last paragraph end of page 19 - do not retain language between dashes. Replace “Planning Commission” with “Plan”. Strike 2 courses and org. Approved language reads: “Advocates for small, economically vibrant towns have pointed out that a failure to recognize and respond to the ability of the growth industry—political and economic constituencies that act on their common financial interest to perpetuate growth—to divert local resources to accommodate growth is one of the main challenges to preserving the small town character of a place like Purcellville. (Fodor, p. 11, 37; strongtowns.org) In this context, local government can champion responsible growth policies by ensuring that its policies reflect the views of an informed, active majority of the citizens. The Planning Commission has sought to incorporate this check on special interests by actively encouraging public participation and by appealing to broad citizen participation instead of forming advisory committees composed primarily of people with a direct financial interest in land use decisions. (Fodor, p.25-36)"
We need to be clear that VDC forecast will not drive us to disregard zoning and desired density and uniformly of development to meet projected demand. As such let’s include that following language from the County Comprehensive Plan stating what is the continue envision for the Purcellville AMA:
The Purcellville UMA rural is a combination of low-density rural residential uses and limited agriculture and related businesses in a rural visual setting that is easily distinguished from the Town development pattern. Uses are predominantly residential but limited agriculture-supportive businesses that can be accommodated by onsite well and septic systems are appropriate. Municipal water and sewer service is not anticipated except to address potential health threats, but shared water and wastewater systems are permitted for public facilities.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Council agreed to insert Mayor’s proposed language at the end of paragraph 3 on page 78 and to replace the word “negativly” with “adversely”. Remove the word “Hirst East” and “East Main” from second sentence in paragraph 4 on page 78. Add after this text the Mayor’s proposed language as inserted: “The Town will need to evaluate the optimal number of affordable housing units that can be supported by the Town’s infrastructure and services, and that will not introduce density that will negatively impact the character and style of the development that is already in the Town.”

Mayor Fraser

Add the following language:
The Town will need to evaluate the optimal number of affordable housing units that can be supported by the Town’s infrastructure and services, and that will not introduce density that will negatively impact the character and style of the development that is already in the Town.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Council member Bledsoe

Too much data. Couldn’t this be simplified to show, primarily, Purcellville data, then secondarily include reference to Loudoun data?

Staff to provide specific language changes to Council member Bledsoe for review.

Mayor Fraser

The high demand, combined with increasingly limited supply, means that housing affordability in Purcellville will be negatively affected. As demand increases and supply lags behind demand, housing values and costs will increase. Nationally, the Urban Land Institute, a nonprofit research and education organization, most members of which represent the real estate and land use industry, according to Wikipedia and the organization’s annual report (https://annualreport.uli.org/numbers/), estimates housing will increasingly become less affordable for everyone and renters will make up a higher percentage of households in the future. This estimate applies to both multi-family housing and single-family homes. The external pressures of housing demand and affordability are significant challenges to be addressed in order to preserve and protect the unique, thriving, and diverse small town character. However, there are a number of studies showing that abandoning growth controls will not solve housing affordability problems, but are likely to compound them (Fodor, pp,44-46).

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

The solution to the comprehensive housing plan sets forth the interim goals and objectives.

Council member Bledsoe

Want to test paragraph: “affordability in Purcellville will be negatively affected” should read “affordability in Purcellville is negatively affected.”

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Council member Opelmen

The solution to the comprehensive housing plan sets forth the interim goals and objectives.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Council member Ogelman

Too much data. Couldn’t this be simplified to show, primarily, Purcellville data, then secondarily include reference to Loudoun data?

Staff to provide specific language changes to Council member Bledsoe for review.

Mayor Fraser

The “data shows,” Assuming this is U.S. Census data? This should be clarified.

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Council member Bledsoe

The data comes from the US Census and will be so stated.

Mayor Fraser

The data from the County gives the Town’s numbers perspective.

Council member Bledsoe

Add the following language:

The Purcellville JLMA Rural is a combination of low-density rural residential uses and limited agriculture-supportive businesses. This style of the development that is already in the Town.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

The high demand, combined with increasingly limited supply, means that housing affordability in Purcellville will be negatively affected. As demand increases and supply lags behind demand, housing values and costs will increase. Nationally, the Urban Land Institute, a nonprofit research and education organization, most members of which represent the real estate and land use industry, according to Wikipedia and the organization’s annual report (https://annualreport.uli.org/numbers/), estimates housing will increasingly become less affordable for everyone and renters will make up a higher percentage of households in the future. This estimate applies to both multi-family housing and single-family homes. The external pressures of housing demand and affordability are significant challenges to be addressed in order to preserve and protect the unique, thriving, and diverse small town character. However, there are a number of studies showing that abandoning growth controls will not solve housing affordability problems, but are likely to compound them (Fodor, pp,44-46).

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
The Planning Team and Planning Commission assess that most of the current deficiencies to provide access to greenfield sites. This will make Purcellville an academic hub for the entire western Loudoun County, anticipating jobs in educational services to be the Town’s leading employment sector through 2040.

A Woods and Poole Economics Inc. forecast published in 2014 for Loudoun County, anticipates jobs in educational services to be the Town’s leading employment sector through 2040.

The Town supports the Loudoun County 2019 Comprehensive Plan of such nature that combined with other concerns might cause rejection of the entire document without change.

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). Not recommended. Beyond scope of the Plan.

The Town can create development restrictions through the Zoning Ordinance and Design Standards Manual that limit the scale, architecture, and form of development to keep it consistent with the desired character of Purcellville.

The Planning Commission assures that most of the Town is very walkable and the Plan’s recommendations are intended to reinforce and strengthen the pedestrian, equestrian, and bike networks. 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). Not recommended. Beyond scope of the Plan.

The Planning Team and Planning Commission agrees that most of the Town is very walkable and the Plan’s recommendations are intended to reinforce and strengthen the pedestrian, equestrian, and bike networks. 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). Not recommended. Beyond scope of the Plan.
Council member Opelman

| 15 | Introduction | Introduces general idea and purpose of the plan. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff's recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

| 16 | Town History, Fiscal and Land Use Balances | First paragraph - Discusses the historical context of Purcellville. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

| 17 | Town History, Fiscal and Land Use Balances | Second paragraph - Outlines the fiscal and land use balances. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Opelman

| 18 | Land use plan | There are only a small handful of areas left without some type of committed development or preservation within the Town boundaries. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 19 | Land Use Plan | The Land Use Plan offers the following recommendations to consider in land use and development decisions, as well as actions the Town could take to implement these recommendations. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

| 20 | Land Use Plan, Mix of Uses | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

| 21 | Land Use Plan, Mix of Uses | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

| 22 | Land Use Plan, Mix of Uses | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Grewe

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Council member Grewe

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Council member Grewe

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Council member Grewe

| 26 | Land Use Plan, Mix of Uses | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Mayor Fraser

| 27 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 28 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 29 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 30 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 31 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |

Council member Bledsoe

| 32 | Land Use Plan | Consider the mix of open spaces, residential, institutional, commercial, and industrial uses within future development. | Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change | Council agreed with staff’s recommendation to replace “Planning Team” with the “Plan.” |
Council member Ogelman  Land Use Plan  26

Public input suggests that Purcellville citizens are not interested in having more larger, multi-building developments, but architects should design buildings any multi-building development in a manner that breaks the site area into a series of smaller unique individual buildings defined by public places and open spaces, pedestrian walkways, on-site streets, vehicle access ways, or other circulation routes.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Council agreed to the intent of the language change proposed by Council member Ogelman, but staff did not make grammatical changes where needed.

Language already exists.  This is a land use planning doc, not the zoning ordinance. There are differing height standards depending on the zoning district. Recommend keeping existing language.

Mayor Fraser  Land Use Plan  26

Replace the 6th bullet with language from the height ordinance we passed 2 years ago.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Staff is going back to ordinance passed in 2017 and confirm language at the top of the ordinance is consistent.

Mayo Fraser  Land Use Plan  26

Figure 42. The Mill building While taller than surrounding buildings, the Mill's footprint is still relatively compact and the windows, roof heights, and materials are the same scale and proportion as adjacent smaller buildings. As a unique landmark building in Purcellville, the Mill's style but not its size should stand as a model for design features. Like the Capitol Building or Washington Monument in the District of Columbia, the Mill buildings in Purcellville should stand out for their size by the smaller scale of their surroundings.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Staff agrees to remove language (1st paragraph, last sentence).

Council member Ogelman  Land Use Plan  26

Buildings should be limited to a maximum height of three stories.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Accept.  No change recommended.

Council member Ogelman  Land Use Plan  26

Retail and commercial buildings should be compatible in scale and design with existing styles and surrounding architecture, other than the Town's distinct monumental buildings, and should be visually divided into distinct, smaller components to keep the buildings consistent with human scale and in a sense of creating additional visual interest.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change recommended.

Council member Ogelman  Land Use Plan  26

Buildings should be limited to a maximum height of three stories.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change recommended.

Figure 41. The Mill building While taller than surrounding buildings, the Mill's footprint is still relatively compact and the windows, roof heights, and materials are the same scale and proportion as adjacent smaller buildings. As a unique landmark building in Purcellville, the Mill's style but not its size should stand as a model for design features. Like the Capitol Building or Washington Monument in the District of Columbia, the Mill buildings in Purcellville should stand out for their size by the smaller scale of their surroundings.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as recommended by BAR. Council agreed to remove language (1st paragraph, last sentence).

Design guidelines for different areas are more appropriately addressed through zoning.

Staff recommends removing this bullet. It is more appropriately a zoning issue.

Council member Bledsoe  Land Use Plan  27

3rd bullet: predominant materials over last 20 years have been vinyl siding and asphalt shingles

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as proposed by BAR. Bullet one to read: new buildings should reflect the Town's commercial styles and proportions. Retain third bullet - remove all language after "used".

Design guidelines for different areas are more appropriately addressed through zoning.

Staff recommends removing this bullet. It is more appropriately a zoning issue.

Council member Ogelman  Land Use Plan  27

6th bullet: "all have front-loading garages." That has not been the style of homes of the vast majority of homes built in PVL for the last 20 years. LG, LDV, HF, Mayfair, all have front-loading garages.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as proposed by BAR. Council member Grewe to talk to BAR Chair about pages 27 and 28

Design guidelines for different areas are more appropriately addressed through zoning.

Staff recommends removing this bullet. It is more appropriately a zoning issue.

Council member Bledsoe  Land Use Plan  27

4th bulle: "and provide at least 50 percent transparent street blockades on the First floor."" That has not been the style of homes of the vast majority of homes built in PVL for the last 20 years. LG, LDV, HF, Mayfair, all have front-loading garages.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as proposed by BAR. Previously done.

This is more appropriately a zoning issue. Leaving the concept open to discussion allows for future review based on future development issues. Well designed garages can preserve open/green space even if they are visible from the road. Staff recommends deleting this bullet.

Council member Bledsoe  Land Use Plan  27

3rd bullet: predominant materials over last 20 years have been vinyl siding and asphalt shingles

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

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Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as proposed by BAR. Council member Grewe to talk to BAR Chair about pages 27 and 28

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Staff recommends removing this bullet. It is more appropriately a zoning issue.

Council member Bledsoe  Land Use Plan  28

8th bullet: "all have front-loading garages." That has not been the style of homes of the vast majority of homes built in PVL for the last 20 years. LG, LDV, HF, Mayfair, all have front-loading garages.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

1/27 - leave language as proposed by BAR. Previously done.

This is more appropriately a zoning issue. Leaving the concept open to discussion allows for future review based on future development issues. Well designed garages can preserve open/green space even if they are visible from the road. Staff recommends deleting this bullet.

Council member Ogelman  Land Use Plan  28

Figure 40. Customized franchis building in Purcellville (example)

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change recommended.

Mayor Fraser  Land Use Plan  28

Remove the word underground

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Adopt Mayor's proposed language.

This is more appropriately a zoning issue. Leaving the concept open to discussion allows for future review based on future development issues. Well designed parking structures can preserve open/green space especially for a very dense community such as Purcellville. Recommend leaving it to.

Council member Ogelman  Land Use Plan  28

Figure 40. Customized franchis building in Purcellville (example)

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change recommended.

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Remove the word underground

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Adopt Mayor's proposed language.

This is more appropriately a zoning issue. Leaving the concept open to discussion allows for future review based on future development issues. Well designed parking structures can preserve open/green space especially for a very dense community such as Purcellville. Recommend leaving it to.
11. Mayor Fraser  Land Use Plan  34  
Let’s have a table showing how the 2018 Land Use Categories voted from the prior Comprehensive Plan land use categories and districts. 

- Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

12. Council member Bledsoe  Land use plan  33  
Let paragraph: “providing in the Supporting Documents (see pages 532, 533, and 539 of Supporting Documents).” Final Comprehensive Plan should include more specific references to a published document, with links available in online copy of Final Comp Plan. For example, these particular “supporting documents” were found in a file titled “Draft-Plan-Purcellville-6.11.18 Version 4.1-Supporting Documents_reduced.pdf” and were only found by browsing multiple files.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

13. Mayor Fraser  Land Use Plan  33  
Let’s change the order of the listing of the Land Use categories based on the prevalent sentiment from the citizens on uses. Let’s bring what the citizens overwhelmingly asked for to the top and front.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

This is more appropriate and a setting issue. Leaving the concept open to discussion allows for future review based on future development issues. Well designed parking structures can preserve open/green space especially for a very dense community such as Purcellville. Recommend leaving it in.

14. Mayor Fraser  Land Use Plan  34  
Let’s do a flow chart showing the steps of the process to show citizens where we are and what to expect next:

1) Comprehensive Plan
2) Establish Land Use Categories
3) Establish Zoning Districts
4) Define Purpose of the Zoning Districts
5) Establish Permitted Zoning Uses
6) Establish Yard and Setback Standards
7) Establish Height Standards

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Only to ask consultant to add a side bar on left side of page with a map/flow of sequence of comprehensive plan (current list not need to be used). Lay out process of comp plan and beyond.

This is an issue that needs to be discussed by the TC.

15. Mayor Fraser  Land Use Plan  34  
Table not recommended. Last plan was 2006 with a town population of 5,929. Apple and oranges.

- Table not recommended. Last plan was 2006 with a town population of 5,929. Apple and oranges.

16. Council member Bledsoe  Land Use Plan  33  
Referenced draft “2018 Townwide Land Use Plan Map” (6/7/2018) conflicts with map embedded in draft Comp Plan. Answer this is the only high resolution map provided.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

17. Mayor Fraser  Land Use Plan  34  
Let’s change the order of the listing of the Land Use categories based on the prevalent sentiment from the citizens on uses. Let’s bring what the citizens overwhelmingly asked for to the top and front.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

18. Council member Bledsoe  Land Use Plan  32  
Let paragraph: “2018 Land Use Plan” - should reflect current plan title

- Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Resolved.

19. Mayor Fraser  Land Use Plan  34  
Let’s do a flow chart showing the steps of the process to show citizens where we are and what to expect next:

1) Comprehensive Plan
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7) Establish Height Standards

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

10. Council member Bledsoe  Land Use Plan  32  
Let paragraph, 2nd line: “that follow, highlights” should read “that follow highlights”

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

11. Council member Bledsoe  Land Use Plan  33  
Let paragraph: “provided in the Supporting Documents (see pages 532, 533, and 539 of Supporting Documents).” Final Comprehensive Plan should include more specific references to a published document, with links available in online copy of Final Comp Plan. For example, these particular “supporting documents” were found in a file titled “Draft-Plan-Purcellville-6.11.18 Version 4.1-Supporting Documents_reduced.pdf” and were only found by browsing multiple files.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

12. Council member Bledsoe  Land use plan  30  
Encourage parking in commercial and mixed-use developments to be provided in the rear half of the first floor of a building, and/or integrated with a partial first floor of commercial space.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

13. Mayor Fraser  Land Use Plan  29  
Add the following bullets: Where viable and feasible deploy fiber optic cables or ducts in Town ROW during development and construction for future broadband connectivity.

- Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

14. Council member Ogelman  Land use plan  32  
These community design recommendations are set in place to continue and enhance the established and desirable scale, architecture, environment/cutting, form and mix of land uses that exist in Purcellville.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

15. Council member Grewe  Land Use Plan, Site Design  20  
6.11.18-Version-4.1-Supporting-Documents_reduced.pdf” and were only found by browsing multiple files.

- Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

16. Mayor Fraser  Land Use Plan  29  
Mayor Fraser

- Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

17. Council member Ogelman  Land use plan  30  
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

18. Council member Ogelman  Land use plan  32  
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Council agrees with staff’s recommendation.

Remove category of medium scale mixed use.

Delete “Tree Lawns”

Council agreed with staff recommendation.

See direction from page 38.

Remove category of medium scale mixed use.

Council member Ogelman

Regarding the level of Agricultural zoning on the northern side of 1st, parties approached me in opposition to that action & further found that the transition between commercial medium scale to agricultural troublesome. Commercial medium scale to commercial neighborhood scale north of Main seemed a better transition.

Remove category of medium scale mixed use.

Staff recommends that bullets 2, 6, and 8 be deleted. Delete Tree Lawn in bullet 1. This page generally provides a description of Single Family Attached. The above bullets provide zoning direction which conflicts with the purpose of this section to provide a description.

Council member Ogelman

This category reflects the character of the oldest neighborhoods in Purcellville. This 1st bullet: tree laws and sidewalks - very few if either in Purcellville’s oldest neighborhoods.

Council member Ogelman

The Land Use Plan, East End Focus Area

This category reflects the character of existing subdivisions. - 1st bullet: tree laws being common on both sides of the street. - very few (no?) tree laws (6’ wide) can be found in Purcellville.

Council member Grewe

This category reflects the character of existing subdivisions. - 1st bullet: tree laws being common on both sides of the street. - very few (no?) tree laws (6’ wide) can be found in Purcellville.

Council member Grewe

The Land Use Plan, East End Focus Area

The Planning Team/Consultant assesses that small-scale two- or three-story buildings with three to eight units are appropriate for multi-family development in Purcellville, especially as infill in areas adjacent to existing neighborhoods. However there was little public input from Purcellville residents supporting this opinion.

The Planning Team/Consultant assesses that small-scale two- or three-story buildings with three to eight units are appropriate for multi-family development in Purcellville, especially as infill in areas adjacent to existing neighborhoods. However there was little public input from Purcellville residents supporting this opinion.

The Land Use Plan

What is significance of “Replacement Page” label if this is the final Comprehensive Plan draft approved by the PC?

The Land Use Plan

Is there no other place we would want to have this as an option vs. denser development in Purcellville, especially as infill in areas adjacent to existing neighborhoods. However there was little public input from Purcellville residents supporting this opinion.

The Land Use Plan

There are no Single Family Attached land use designations along Maple or Orchard and J. Once the Plan has been approved a high fidelity land use map will be created and it will reflect the comments noted by TC.

Council member Bledsoe

Figure 87 Example multi-family site configuration

Critical: of such nature that would cause rejection of the entire document without change.

Mayor Fraser

Figure 87 does not look like what we envision in Purcellville. Seems like another community.

Mayor Fraser

Figure 87 does not look like what we envision in Purcellville. Seems like another community.

Mayor Fraser

The Planing Team/Consultant assesses that small-scale two- or three-story buildings with three to eight units are appropriate for multi-family development in Purcellville, especially as infill in areas adjacent to existing neighborhoods. However there was little public input from Purcellville residents supporting this opinion.

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Council member Bledsoe

What is significance of “Replacement Page” label if this is the final Comprehensive Plan draft approved by the PC?

Council member Grewe

The Land Use Plan, Mixed-Use Neighborhood Scale

Category should be struck as one of the biggest issues. Town has no medium scale mixed use. Does not see any support in public input.

Council member Grewe

The Land Use Plan, Mixed-Use Neighborhood Scale

Category should be struck as one of the biggest issues. Town has no medium scale mixed use. Does not see any support in public input.

Council member Grewe

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Council member Grewe

Category should be struck as one of the biggest issues. Town has no medium scale mixed use. Does not see any support in public input.
119 Council member Ogelman Land use plan 44 Consolidated architectural details and finishes are common within a development but may be unrelated to other buildings along the corridor. Buildings are typically one to two stories. Accept the rest. Accepted C

119 Council member Ogelman Land use plan 44 Concentrations of uses may be more intense in these areas with higher lot coverage and buildings set closer together than in the neighborhood scale areas. Accept without change. Accepted C

119 Council member Ogelman Land use plan 44 This category represents what town medium scale commercial development for Purcellville. It encompasses retail and commercial buildings larger than Neighborhood Scale, compatible with their surrounding architecture, but not approaching the size of "big box" stores. The buildings in medium scale commercial should not exceed 40,000 sq feet. Revise after sq. ft. number is researched. Change not recommended. Specific building sizes are a function of zoning not the comp plan, delete last sentence requested. C

119 Council member Ogelman Land use plan 44 Lots are large, deep, and wide to accommodate groups of smaller or medium- to large-format buildings not exceeding 40,000 sq feet with sufficient surface parking. Accept without change. Accepted C

119 Council member Ogelman Land use plan 44 Figure 105 does not look like what we envision in Purcellville. Seems like another community. Agree - revised. Will replace with photo more appropriate to Purcellville C

119 Council member Ogelman Land use plan 45 Lighting - The same dark sky considerations should apply to industrial as to the rest of Town. Accepted C

119 Council member Ogelman Land use plan 47 Allow up PAGES AND OPEN SPACE entry, followed by the two single-family detached uses, the other residential uses, then mixed-use neighborhood scale, commercial, industrial, etc., to reflect the dominant public input from Purcellville residents. Substantive of such nature that combined with other concerns might cause rejection of the entire document without change. Andy/Tally to find overarching lighting line reference and provide reference at 1/28 meeting. It does. This is a zoning issue C

119 Council member Ogelman Land use plan 47 The Town should prioritize highly any opportunity to reasonably protect additional open spaces or acquire additional parks in and around Purcellville - in support of this, the Town should. Remove "acquire" from 3rd paragraph - Any opportunity to reasonably protect. Accepted but delete "and around". This goes beyond the scope of the Plan. C

119 Council member Ogelman Land use plan 50 The Town should incorporate additional green spaces into the network when possible. Accepted E

119 Council member Ogelman Land use plan 50 The Town should include walking and biking trails within public open spaces to enhance mobility and connectivity between neighborhoods while also providing outdoor recreation opportunities. Accepted E

119 Council member Ogelman Land use plan 50 The Orchard properties are currently zoned for limited agriculture-related commercial uses, and the Town should secure and enforce the preservation of those rights as a means to provide additional revenue streams that can support the continuation of the orchard as an active agricultural site while also aiming to preserve streams and other natural resources. Accepted E

119 Council member Ogelman Land use plan 50 When possible, the Town should encourage active farms and agricultural uses that are near but outside of the Town to protect their land through conservation easements, so as the community desires for these uses to remain as an essential and valuable use in the Purcellville area. Accepted E

119 Council member Ogelman Land use plan 50 The Town should not acquire or sell actively preserved open space even if it is possible to do so. One lost, open space is nearly impossible to replace. Accepted E

119 Council member Ogelman Land use plan 51 last bullet: amend to read "Add to existing open space areas to allow for preservation and limited commercial use in these designated areas when feasible."

119 Council member Ogelman Land use plan 52 1st bullet: what is "mixed housing stock"? - elaborate. Adopt staff recommendations. Recommend deleting "mixed housing stock" for lack of a definition. C

119 Council member Ogelman Land use plan 52 "Infill in the residential neighborhoods..." should be amended to add "and be consistent with neighboring properties." Accepted E

119 Council member Ogelman Land use plan 52 Additional comments and recommendations. Submitted. Accepted E

119 Mayor Fraser Land Use Plan 44 Bound and limits would be set by zoning. Accepted

119 Council member Ogleman Land use plan 44 Critical: of such nature that would cause rejection of the entire document without change. Revisit after sq. ft. number is researched. Change not recommended. Specific building sizes are a function of zoning not the comp plan, delete last sentence requested. C

119 Council member Ogleman Land use plan 44 Agreed to resist once zoning ordinance is reviewed and then amend comp plan. Accepted

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<table>
<thead>
<tr>
<th>#</th>
<th>C</th>
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<th>E</th>
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</thead>
<tbody>
<tr>
<td>11</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>52</td>
<td>Older &quot;Commercial Area&quot;</td>
<td>1st bullet should be better qualified; perhaps a &quot;Main Street between Maple and 200?&quot;</td>
<td>Accepted</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>154</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>54</td>
<td>Prop caption: embed links to these docs or specific references to published material so readers can find them.</td>
<td>Accepted</td>
<td>E</td>
<td></td>
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<tr>
<td>155</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>54</td>
<td>See previous comments re: references to external documents and pages (&quot;153 and 535&quot;).</td>
<td>Accepted. Final Plan will include easy accessible materials.</td>
<td>E</td>
<td></td>
<td></td>
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<tr>
<td>156</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>56</td>
<td>4th bullet refers to Hirst West focus area as being &quot;visible from Route 7 bypass.&quot; It is not. There is an earthen berm of 10-20 feet and extensive green/vegetation between Hirst Rd and the bypass making virtually all structures hidden from traffic on the highway.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Accepted</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>157</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>57</td>
<td>Hirst West Focus Area: why is parcel east of Hatcher included in an industrial park designation? Very different character, especially with class A office space in 205 East Hirst.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Recommend moving section east of Hirst to the Hirst East focus area. Will require reformatting.</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>158</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>57</td>
<td>Is this land use category increasing the uses on this property from what it currently is and if so how? What are the risks posed by the proposed land uses to the environment and neighboring homes?</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Land use question has been answered. No change.</td>
<td>Holding developers accountable from the Zoning Ordinance.</td>
<td>C</td>
</tr>
<tr>
<td>159</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>57</td>
<td>With this land use category how will the Town hold the developer accountable for funding road infrastructure if it's needed based on scope of development.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>See proffer analysis by Sally.</td>
<td>Holding developers accountable from the Zoning Ordinance.</td>
<td>C</td>
</tr>
<tr>
<td>160</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>57</td>
<td>Maps should be updated to show completed developments and active uses AOS Browsing Court is &quot;MotoMember&quot; not &quot;Approved Office Building&quot; - also included reference to known businesses (bank, fast food, office buildings, lumber yard, auto repair, etc.)</td>
<td>Staff to update with latest GIS.</td>
<td>Maps will be updated once the TC has approved the Plan. It is staff's opinion to generally limit &quot;uses&quot; as known landmarks. Uses may change within the time frame mapped out for the Plan.</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>161</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>58</td>
<td>Figure 136 does not look like what we envision in Purcellville for a hotel.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Staff to replace photo Figure 136.</td>
<td>Needs more explanation.</td>
<td>C</td>
</tr>
<tr>
<td>162</td>
<td>Council member Opelmann</td>
<td>Land use plan</td>
<td>58</td>
<td>COMMUNITY INPUT Participants in community engagement activities favored parks and open space followed by mixed-use development in this area.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Accepted</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>163</td>
<td>Council member Opelmann</td>
<td>Land use plan</td>
<td>58</td>
<td>Commercial, industrial, and residential was also recommended in smaller frequencies. A few specific comments related to the desire to maintain the Catoctin Creek corridor as natural area, providing housing for elderly and living college graduates, and potential assisted living near medical offices.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Accepted</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>164</td>
<td>Council member Bledsoe</td>
<td>Land Use Plan</td>
<td>59</td>
<td>Area 4 - What is the reasoning and supporting logic to downscaling the land uses to Agricultural only? This is almost 1/3 of total area, ground is fallow, trees/foliage between Hirst Rd and the bypass making virtually all structures hidden from traffic on the highway.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>There are 3 comments that question what the reasoning and supporting logic to downscaling would have to be &quot;legitimate&quot; and 3 comments that question what the Agricultural use must be addressed by the TC.</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>165</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>59</td>
<td>Will the proposed land use category for 5 allow for an outdoor go-cart park?</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>No change.</td>
<td>Allowing specific uses is a function of the Zoning Ordinance.</td>
</tr>
<tr>
<td>166</td>
<td>Heather Ross</td>
<td>Hirst East</td>
<td>59</td>
<td>Hirst East Focus Area: No designated as office and no high density housing.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>No change.</td>
<td>The PC spent a considerable amount of time reviewing this focus area and decided part of the area should allow for residential units.</td>
</tr>
<tr>
<td>167</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>60</td>
<td>Figure 144 does not look like what we envision in Purcellville for a hotel.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Replace picture for Figure 145, page 60 (not 146).</td>
<td>It looks like the old hotel at the bust of Hatcher. Why is this not acceptable? Needs more explanation.</td>
<td>B</td>
</tr>
<tr>
<td>168</td>
<td>Council member Opelmann</td>
<td>Land use plan</td>
<td>60</td>
<td>Neighborhood scale Mixed-Use development, possibly including housing for seniors.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>No change.</td>
<td>Accepted</td>
</tr>
<tr>
<td>169</td>
<td>Council member Opelmann</td>
<td>Land use plan</td>
<td>60</td>
<td>COMMUNITY INPUT: The participants in community engagement activities showed a significant preference for mixed-use development in this area, with a few recommendations for commercial, residential, and industrial. The prevailing public sentiments emphasizing small town feel and character, the location of this focus area at the west end gateway of town, and the low-lying scale and single family residential nature of the surrounding uses suggest neighborhood scale would be appropriate here.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change.</td>
<td>Accepted</td>
<td>E</td>
<td></td>
</tr>
</tbody>
</table>
Land Use Plan
Replace Figure 156 (form, fit, architecture).
No change.
Remove under the building parking from the 4th bullet under Area 2

What does the last bullet under Area 2 mean?

Figure 156 does not look like what we envision in Purcellville for a hotel.

Area 1, Second bullet - A parking garage seems quite counter to the ideal of a small town.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No language change.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Remove under the building parking from the 4th bullet under Area 2

New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Area 1, Second bullet - A parking garage seems quite counter to the ideal of a small town.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

No change.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

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New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Removes under building parking from the 4th bullet under Area 2

New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

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Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

New language: Locate parking behind buildings on 21st Street.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

New language: Locate parking behind buildings on 21st Street.
<table>
<thead>
<tr>
<th>#</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Jimmy Reynolds</td>
<td>East End</td>
<td>70</td>
<td>The future land use designation of &quot;Agriculture&quot;...is purely and blatantly an attempt to restrict development of properties and create the &quot;open space&quot; that the Town cannot or mandate without actually buying the properties.</td>
<td>Critical of such nature that would cause rejection of the entire document without change</td>
<td>Completed.</td>
<td>There are 8 comments that question what the meaning and supporting logic to downsizing land uses to Ag only designation as Agriculture only must be addressed by the TC.</td>
<td>A</td>
</tr>
<tr>
<td>15</td>
<td>Mayor Fraser</td>
<td>Land Use Plan</td>
<td>70</td>
<td>Accept 73% of what is said but believe wording is unclear, ambiguous, or wrong time</td>
<td>Staff to talk with consultant (cost) to reorder per Mayor’s recommendation.</td>
<td>Staff does not recommend.</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Council member Ogelman</td>
<td>Topical plan elements</td>
<td>71</td>
<td>Topical Plan Elements should appear in order of importance reflected in public input: 1) Environmental Resources, 2) Historical Resources, 3) Cultural Resources, 4) Housing and Neighborhoods, 5) Economic Development, 6) Transportation and Mobility, 7) Services and Facilities</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Use Council member Ogelman’s proposed language in place of existing (last paragraph)- Remove words after “community”. Then “the Town”.</td>
<td>In which specific language being requested?</td>
<td>C</td>
</tr>
<tr>
<td>17</td>
<td>Council member Bledsoe</td>
<td>Topical plan elements</td>
<td>71</td>
<td>Economic development is important to the community. Increase and realize its needs and wants. The Town would like to reduce or at least not increase the residential and business property tax burden. This steady state or decrease in the property tax burden would enable our businesses to invest more in their operations to drive profitability and more revenue for the Town. The Town would rather create a more sustainable tax revenue base for the provision of the Town’s services through increasing business rather than through raising property tax rates.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Use Council member Ogelman’s proposed language in place of existing. (last paragraph)- Remove words after “community”. Then “the Town”.</td>
<td>Will require reformatting this portion of the plan. Staff does not recommend.</td>
<td>C</td>
</tr>
<tr>
<td>18</td>
<td>Council member Bledsoe</td>
<td>Topical plan elements</td>
<td>71</td>
<td>Economic development is important to the community. Increase and realize its needs and wants. The Town would like to reduce or at least not increase the residential and business property tax burden. This steady state or decrease in the property tax burden would enable our businesses to invest more in their operations to drive profitability and more revenue for the Town. The Town would rather create a more sustainable tax revenue base for the provision of the Town’s services through increasing business rather than through raising property tax rates.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Use Council member Ogelman’s proposed language in place of existing. (last paragraph)- Remove words after “community”. Then “the Town”.</td>
<td>Will require reformatting this portion of the plan. Staff does not recommend.</td>
<td>C</td>
</tr>
<tr>
<td>19</td>
<td>Mayor Fraser</td>
<td>Topical plan elements</td>
<td>71</td>
<td>P3, capital improvements: I believe this is outdated information. I do not believe significant improvements have been made to wastewater or the maintenance facility in last 5 years.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Staff to rework second paragraph beginning with “The Town's main revenue resources...”</td>
<td>We will research and make sure the numbers are up-to-date</td>
<td>C</td>
</tr>
<tr>
<td>20</td>
<td>Council member Green</td>
<td>Topical plan elements, Economic Development</td>
<td>72</td>
<td>Last sentence - I will revisit the comment from earlier, why is the 70/30 split the target, and is it achievable?</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>See Mayor Fraser’s entry on line 181. To be addressed in the future.</td>
<td>TC Discussion needed.</td>
<td>D</td>
</tr>
<tr>
<td>21</td>
<td>Mayor Fraser</td>
<td>Topical plan elements</td>
<td>72</td>
<td>Economic development is important to the community. Increase and realize its needs and wants. The Town would like to reduce or at least not increase the residential and business property tax burden. This steady state or decrease in the property tax burden would enable our businesses to invest more in their operations to drive profitability and more revenue for the Town. The Town would rather create a more sustainable tax revenue base for the provision of the Town’s services through increasing business rather than through raising property tax rates.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Accept</td>
<td>Covered in other areas of the Plan. E.g. pg74 Bullet 34 &amp; pg 76 Bullet 11</td>
<td>C</td>
</tr>
<tr>
<td>22</td>
<td>Council member Green</td>
<td>Topical plan elements, Recommendations</td>
<td>73</td>
<td>Bullet 9 - If we intend to do that we need to balance that with the capacity/infrastructure to support tourism.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td>Move bullet 9 to bullet 2 and move all others down.</td>
<td>I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.</td>
<td>C</td>
</tr>
<tr>
<td>23</td>
<td>Council member Ogelman</td>
<td>Topical plan elements</td>
<td>73</td>
<td>2. Continue supporting businesses that attract tourists.</td>
<td>Substantive of such nature that combined with other concerns might cause rejection of the entire document without change</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
16. Council member Ogelman
Topical plan elements 73 3. Limit the land available for commercial businesses to maintain scale consistent with the Town’s character, encourage redevelopment along Main Street to maintain the viability of the commercial corridor in the heart of Purcellville, and avoid disposable buildings inconsistent with the Town’s character.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

Adopt all of Council member Ogelman’s reordering proposals. If any language is proposed to be changed, bring back to Council for discussion.

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

17. Council member Ogelman
Topical plan elements 73 4. Consider green infrastructure as part of any development projects for the Town’s limited land resources.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

18. Council member Ogelman
Topical plan elements 73 5. Allow for an increased mix of uses in new development including parks and green space to promote complete and balanced development that supports walkability, provided this development does not alter the small town character citizens seek to preserve.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

19. Council member Ogelman
Topical plan elements 73 6. Identify and catalog potential locations for redevelopment and limited intensification of commercial and industrial uses.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

20. Council member Ogelman
Topical plan elements 73 7. Generate higher efficiency in the use of land in the Town by promoting employment-generating uses rather than uses such as storage, warehousing, and remote parking that do not require access to Town services and infrastructure.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

21. Council member Ogelman
Topical plan elements 73 8. Adopt non-residential development standards that require local vernacular architecture and control the size and scale of buildings based on the area in which they are located. Encourage and support efforts to build small-scale hotels, such as bed and breakfasts, in the Town to accommodate tourists and other visitors.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

22. Council member Ogelman
Topical plan elements 73 9. Continue Interagency coordination with economic development partners including Loudoun County Chamber of Commerce, Visit Loudoun, Purcellville Business Association, and the Loudoun County Department of Economic Development.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

23. Council member Ogelman
Topical plan elements 73 10. Continue supporting the local business environment of retail, entertainment, and professional services, and foster entrepreneurship in the community, provided that all of these are compatible with the small town character citizens seek to protect.

Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change

See above

I am unsure as to why these next few cells (1 through 15) have been moved around. Reformulating the bullets comments is time consuming. Staff would not recommend changing these bullets.

C

24. Mayor Fraser
Topical Plan Elements 73 11. Add a picture of the Maker Space and the description should say: “Old town character citizens seek to protect.”

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Bullet 1: delete everything after “Purcellville.”

Staff recommends deleting the word “disposable” as it is not clear as to what a disposable building is.

C

25. Mayor Fraser
Topical Plan Elements 73 12. Amend to #8: “Support an initiative to study the economic viability of a small scale hotel.”

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Accepted

I

26. Mayor Fraser
Topical Plan Elements 73 13. Add Discover Purcellville to bullet 10

Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

Accepted

I

27. Mayor Fraser
Topical Plan Elements 73 14. Ensure new development occurs in a way that addresses full, long-term costs and 2nd and 3rd order effects such as impact on impact of taxes and traffic, uses services, facilities, infrastructure, and utilities in an efficient manner that lessens the burden on the Town, taking into consideration connectivity, environmental concerns, overall costs, and density.

Critical: of such nature that would cause rejection of the entire document without change

Eliminate “new” in Council member Ogelman’s recommendation. 1/27 In Davids proposed language add “environment” after “parks and recreation” [see notes]

"New development" should be defined. Where is the cutoff for these regulations?

C
Bullet 13. What is the unemployment rate of Purcellville?

Leaves as is per Council member Grewe. No change required. Accepted

Council member Grewe

Topical Plan Elements, Recommendations

74

Council member Bledsoe

Topical Plan Elements

75

3rd paragraph - I do not understand the first sentence - "recent changes in budgeting philosophy have alleviated the pressure to attempt to reduce utility costs and draw down the debt through intense growth."

Substantive - of such nature that combined with other concerns might cause rejection of the entire document with change

Editorial - you agree with intent of what is said but below wording is unclear, ambiguous, or wrong tone

Accepted

Council member Grewe

Services & Facilities

75

Third paragraph - First sentence - I do not understand what is trying to be said here.

See above. Provide or delete language

D

Council member Ogelman

Topical Plan Elements

75

Residents shared that they are pleased with the quality and type of services and facilities the Town provides. This includes several services and facilities such as trash pick-up, law enforcement, recycling, and essential infrastructure needs such as the water and sewer systems. These services are highly valued by residents and contribute to a high quality of life that they collectively enjoy, but they require increasing operations and maintenance costs as the Town grows.

Substantive - of such nature that combined with other concerns might cause rejection of the entire document with change

Editorial - you agree with intent of what is said but below wording is unclear, ambiguous, or wrong tone

Accepted

Mayor Fraser

Topical Plan Elements

75

Change the last sentence in the second paragraph to states that the Basham Simms Wastewater treatment plant was built in 2002 and upgraded in 2010 to increase capacity and enhance nutrient treatment.

Substantive - of such nature that combined with other concerns might cause rejection of the entire document with change

Editorial - you agree with intent of what is said but below wording is unclear, ambiguous, or wrong tone

Accepted

Council member Grewe

Services & Facilities

75

Third paragraph - Third line bottom - "residential development" - Or just to increase capacity and enhance nutrient treatment.

Simms Wastewater treatment plant was built in 2002 and upgraded in 2010 to cover existing services and costs.

Substantive - of such nature that combined with other concerns might cause rejection of the entire document with change

Editorial - you agree with intent of what is said but below wording is unclear, ambiguous, or wrong tone

Accepted

Mayor Fraser

Topical Plan Elements

75

Replace old water tower picture with a new one. Figure 164

Substantive - of such nature that combined with other concerns might cause rejection of the entire document with change

Editorial - you agree with intent of what is said but below wording is unclear, ambiguous, or wrong tone

Accepted
The following are recommendations to consider in all land use and development decisions to help the Town continue to provide exceptional levels of service and public facilities to the community, while drawing down the Town’s substantial debt for infrastructure related to past land use and development decisions.

- Add bullet 12: Leverage big data analytics on existing system information to support operational efficiencies and decision making to deliver exceptional service quality and secure grant funding. Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

- Add a picture of the Police station or a police cruiser. Accepted

- Add a picture of the waste water treatment plant with the below description: Facility was built in 2002 and upgraded in 2010 for advanced nutrient removal and increased capacity to 1.5 million gallons per day. Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

- The last sentence in the second paragraph does not seem consistent with what we were recently told of our 5k challenges, and it may be read that the upgrades to the plant fixed the IBI issues. Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

- The first sentence in the third paragraph states that over the last twenty years the cost of water and sewer has risen notably. This should state over the last ten years resulting from the over $30 Million investment in the wastewater treatment plant upgrade and capacity expansion. Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone

- Council member Greenly: Suggest cite reference for “Residents shared they are pleased with the wastewater treatment plant upgrade and capacity expansion. The upgrades to the wastewater treatment plant to meet Chesapeake Bay regulations – as well as incurring $40-$50 million in debt in 2008 to make improvements to the water and wastewater treatment infrastructure.”

- Mayor Fraser: The plan is not binding, it is only a guide. Recommend keeping language as is.
Council member Ogelman: Topical plan elements

10. During application for reconciling new development projects to provide the Town with an independent, comprehensive study on the long-term operational, maintenance and capital improvement costs related to the development through an escrow account payment earmarked for the Town to hire the independent study.

Mayor Fraser: Topical Plan Elements

76. Add the following sentence to the end of paragraph 3. Purcellville will work with the County to support the County’s vision for the Purcellville JAMC, as stated in the 2019 County Comprehensive Plan, for a combination of low-density rural residential uses and limited agriculture and related businesses. In a rural setting that is easily distinguished from the development.

Council member Ogelman: Topical plan elements

78. The resulting development patterns also may or may not affect the small town character of Purcellville.

Mayor Fraser: Topical Plan Elements

70. A. Council member Ogelman’s reordering (read text without change and number which reflects new order - bullet 1.

Council member Grewe: Services & Facilities, Recommendations

77. Bullet 14.- We are past this point now. Leave language - no change to bullet.

Council member Ogelman: Topical plan elements

78. The Code of Virginia requires that Purcellville have an implementation plan for construction, rehabilitation, and maintenance of affordable housing. This plan recognizes that the Code of Virginia does not require Purcellville to address the affordable housing issue through construction or reconstruction of new housing and acknowledges that alternative policy choices, such as rent controls or subsidies, can address affordable housing issues. The Plan also highlights, however, that the Hirst, East, West End, Downtown South, and East Main focus areas all have room to accommodate affordable housing and that’s the target number of affordable housing units for Purcellville. Estimated number of affordable housing and assurance that they will not compromise the small town character and charm of the Town.

Council member Grewe: Services & Facilities, Recommendations

78. Demand for homes in Purcellville has been high and the Planning Team anticipates the demand to continue to be strong in the future.

Mayor Fraser: Topical Plan Elements

78. Add the following sentence to the end of paragraph 3. Purcellville will work with the County to support the County’s vision for the Purcellville JAMC, as stated in the 2019 County Comprehensive Plan, for a combination of low-density rural residential uses and limited agriculture and related businesses. In a rural setting that is easily distinguished from the development pattern.

Council member Ogelman: Topical plan elements

78. The Code of Virginia requires that Purcellville have an implementation plan for construction, rehabilitation, and maintenance of affordable housing. This plan recognizes that the Code of Virginia does not require Purcellville to address the affordable housing issue through construction or reconstruction of new housing and acknowledges that alternative policy choices, such as rent controls or subsidies, can address affordable housing issues. The Plan also highlights, however, that the Hirst, East, West End, Downtown South, and East Main focus areas all have room to accommodate affordable housing and that’s the target number of affordable housing units for Purcellville. Estimated number of affordable housing and assurance that they will not compromise the small town character and charm of the Town.

Council member Grewe: Services & Facilities, Housing & Neighborhoods

78. Fourth paragraph - This comes across as a grudging allowance that the law requires this but we don’t want it. We may want to soften this language.

Council member Ogelman: Topical plan elements

78. Larger lot sizes for residential single-family development in the neighboring areas of Loudoun County are depleting land that may have otherwise remained in agricultural use or as open space.

Council member Grewe: Services & Facilities, Housing & Neighborhoods

78. Larger lot sizes for residential single-family development in the neighboring areas of Loudoun County are depleting land that may have otherwise remained in agricultural use or as open space.

Council member Ogelman: Topical plan elements

79. 1. Open space and parks should be designed as integral parts of any neighborhood. When possible, the Town should retrofit parks, trails, or other public open spaces in existing neighborhoods.

Council member Ogelman: Topical plan elements

79. 6. Conduct or maintain a survey of urban form and architectural styles of the Town’s neighborhoods. Use this information to review the existing Zoning Ordinance and Design Guidelines to ensure redevelopment and infill within the neighborhoods are compatible with existing character. This can be supported by the future land use recommendations presented in this Plan.

Council member Grewe: Services & Facilities, Housing & Neighborhoods

79. Larger lot sizes for residential single-family development in the neighboring areas of Loudoun County are depleting land that may have otherwise remained in agricultural use or as open space.

Council member Ogelman: Topical plan elements

79. 1. Open space and parks should be designed as integral parts of any neighborhood. When possible, the Town should retrofit parks, trails, or other public open spaces in existing neighborhoods.

Council member Ogelman: Topical plan elements

79. The resulting development patterns also may or may not affect the small town character of Purcellville.

Council member Grewe: Services & Facilities, Housing & Neighborhoods

79. Larger lot sizes for residential single-family development in the neighboring areas of Loudoun County are depleting land that may have otherwise remained in agricultural use or as open space.

Council member Grewe: Services & Facilities, Housing & Neighborhoods

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Council member Grewe: Services & Facilities, Housing & Neighborhoods

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<table>
<thead>
<tr>
<th>B</th>
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<th>D</th>
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</thead>
<tbody>
<tr>
<td>24</td>
<td>Council member Ogletree</td>
<td>Topical Plan elements</td>
</tr>
<tr>
<td>79</td>
<td>1. Evaluate the Town’s Zoning Ordinance and permitting processes to determine if there are any obstacles that could be removed to make renovation and redevelopment of existing housing, as well as home-based businesses, more affordable without violating the small town character of Purcellville.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
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<td>24</td>
<td>Council member Ogletree</td>
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<td>9. Collaborate with Loudoun County on the land use policies managing growth around the Town to ensure that the County’s planning priorities and policies remain in alignment with the Town’s.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
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<td>Council member Ogletree</td>
<td>Topical Plan elements</td>
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<tr>
<td>79</td>
<td>2. The Town should ensure that the construction, rehabilitation, and maintenance of affordable housing maintains the same quality and environmental standards as the rest of the Town, in keeping with the small town character and feel.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
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<td>24</td>
<td>Council member Ogletree</td>
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<tr>
<td>79</td>
<td>Modify bullet 9 to state: Collaborate with Loudoun county on the land use policies managing growth around the Town to ensure planning priorities and policies remain in alignment with the 2010 County Comprehensive Plan for the Purcellville UMA.</td>
<td>Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
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<tr>
<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
</tr>
<tr>
<td>80</td>
<td>Add the following sentence (see Sheet 3 of this spreadsheet) from the 2010 Loudoun County Comprehensive Plan of its vision of housing in the Purcellville UMA.</td>
<td>No change required per Old Green.</td>
</tr>
<tr>
<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
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<tr>
<td>80</td>
<td>Add a picture of the mansion in Locust Grove which is on the National Registry, and a picture of the Career Center the former African American elementary school and new community center.</td>
<td>No change required per Old Green.</td>
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<tr>
<td>80</td>
<td>1. Expand the Purcellville Historic Overlay District to include all structures that the Virginia Department of Historic Registry recognizes as historically contributing structures.</td>
<td>Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone</td>
</tr>
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<td>24</td>
<td>Council member Ogletree</td>
<td>Topical Plan elements</td>
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<tr>
<td>80</td>
<td>1. Every numbered recommendation goes down by one so that the old 1 is now 2, etc.</td>
<td>Misscoded.</td>
</tr>
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<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
</tr>
<tr>
<td>81</td>
<td>Gateway shopping center is designated as &quot;Private Historic Structures?&quot;</td>
<td>It is part of the Historic Overlay District. The only Gateway buildings that are designated as historic. The silo and the farmhouse are considered historic.</td>
</tr>
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<td>Council member Grewe</td>
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<tr>
<td>81</td>
<td>This map is extremely poor quality, including in the online edition.</td>
<td>Accepted. Map will be fixed.</td>
</tr>
<tr>
<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
</tr>
<tr>
<td>82</td>
<td>Add the following paragraph: Crooked Run Orchard on the east end of Purcellville is recognized and honored by the Virginia Department of Agriculture as a Century Farm. The farm has been in operations for over 200 years and is a hub for the past and an oasis for nature.</td>
<td>See Mayor’s proposed language - delete the words “the owners of Crooked Run Orchard.”</td>
</tr>
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<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
</tr>
<tr>
<td>82</td>
<td>Add a picture of the Tabernacle, Freeman’s Field, and the Carver Center.</td>
<td>It is not clear on how to interpret the language “regarding partnerships, patience and a commitment to achieve innovative and workable long-term agricultural economic plans.”</td>
</tr>
<tr>
<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
</tr>
<tr>
<td>82</td>
<td>Refine bullet 10 to read: Work with the owners of the Dillon House, the oldest house in Purcellville data back to 1795, to assess opportunities for restoration and transformation into a working historic community asset.</td>
<td>Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone</td>
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<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
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<tr>
<td>82</td>
<td>Add bullet 11 or refine bullet 2 to state: Advance efforts to convert portions of the Purcellville Train Station into a museum and welcome center.</td>
<td>Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone</td>
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<td>24</td>
<td>Mayor Fraser</td>
<td>Topical Plan Elements</td>
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<tr>
<td>83</td>
<td>Add picture of the Tabernacle, Freeman’s Field, and the Carver Center.</td>
<td>Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone</td>
</tr>
</tbody>
</table>
Council member Ogleoon
Topical plan elements
83
The events include the Hail to the Trail, Purcellville Music and Arts Festival, and Purcellville Wine and Food Festival, the Purcellville Art Gallery, Hallowtown Block Party, and Tap Sal.
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Accepted E

Council member Ogleoon
Topical plan elements
83
1. Promote the Town’s cultural resources through the coordinated efforts of the Purcellville Arts Council, Parks and Recreation Advisory Board, Economic Development Advisory Committee, Discover Purcellville, Visit Loudoun, and Loudoun County Department of Economic Development.
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Accepted E

Council member Ogleoon
Topical plan elements
83
2. Coordinate with Loudoun County to explore options for a western County recreation center in the Purcellville area compatible in design and footprint to Purcellville’s small town character.
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Accepted E

Council member Bledsoe
Topical Plan Elements
83
Amend list paragraphs to include the Cabin Fever Film Festival
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Council member Bledsoe
Topical Plan Elements
83
H4: "Evaluate and amend the Town’s Zoning Ordinances to ensure there are no unnecessarily restrictive requirements.
This negates the need for #4.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Council member Grewe
Environmental Resources - Recommendations
84
Bullet 4 - Done, if I recall correctly.
Change the word “conducting” to “updating.
Calls for future updates. Recommend keeping language
C

Mayor Fraser
Topical Plan Elements
84
Add pictures of the Watershed Property, Aberdeen Property, Susan Kave Nature Preserve
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Mayor Fraser
Topical Plan Elements
84
Additional text should read: Collaboration with the USDA, Federal, State, County, and private entities to pursue funding to maintain and preserve the water-shed reservoir property for recreational and environmentally sustainable uses.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Council member Greenly
Topical Plan Elements
84
Under Recommendations, items 2, 4, and 11 have been undertaken by TESC.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Noted E

Mayor Fraser
Topical Plan Elements
85
Add bullet 17: Work with public and private entities to identify and advance green economic development opportunities such as vertical farming, carbon sequestration, wetland and nutrient mitigation credits, and others.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Adopt Mayor Fraser’s language.

Mayor Fraser
Topical Plan Elements
85
Insert the following in bullet 10 - and Tree and Environmental Sustainability Committee to protect:
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Mayor Fraser
Topical Plan Elements
85
Change bullet 11 to state: Preserve, protect, and enhance existing natural habitats, such as the Watershed Property, the Bowman property, the Chapman Delkay Trail (for which the Town holds the conservation easement), the Suwanee Nature Preserve, and other Town-owned green space areas seeking wildlife-habitat designations.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Mayor Fraser
Topical Plan Elements
85
Add bullet 17: Assess and pursue water reclamation projects for environmental and economical value.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E

Mayor Fraser
Topical Plan Elements
85
Add the statement: Alignment with VDOT, FAA, and other stakeholders to assess impact and prepare Town for adoption of drones, autonomous vehicles and other transportation innovation.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Add Mayor’s proposed language as new Bullet 12 on Page 89 with edits to read “Aligned with VDOT, FAA, and other stakeholders to assess impact and prepare Town for transportation innovation, such as autonomous vehicles and drones.
Do not include “drones”. Too specific.

Mayor Fraser
Topical Plan Elements
86
On the first bullet about the Route 7 bypass project actual proposed dates instead of stating within the next 5 years.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
No change required.
Not recommended. A comp plan is general in nature and specific dates can change.

Council member Grewe
Transportation and Mobility
86
Third Paragraph, First Bullet - Can we update the text if this is out of date?
Staff to update:
Yes C

Council member Bledsoe
Topical Plan Elements
87
Map legend included references to interchange alternatives, A, B, C - what do those mean?
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Later at A, B, and C are from the Transportation Plan. Remove the letters. Read above Rt. 7 form area - come up with new color and label in the legend as "Not recommended by the Town of Purcellville, according to Town resolution.”
We will reference the appropriate sections in the Transportation Plan.

Council member Bledsoe
Topical Plan Elements
87
This "currently adopted Transportation Plan" is the 2006 plan; it does not include the County Woodgrove parcels, not - I believe - did it include Caracas Corner, Kilpee, or O’Solee properties. The map should reflect this data.
Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change
Accepted. Current Transportation Plan was published in 2009.

Council member Bledsoe
Topical Plan Elements
88
#7 should read "Provide internal connections between adjacent commercial developments.
Editorial: you agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone
Accepted E
## Implementation

6. Add bullet 19: Partnership with key stakeholders on assessment and adaptation of drones for public safety, precision agriculture, recreation, and other business uses.

### Editorial: You agree with intent of what is said but believe wording is unclear, ambiguous, or wrong tone.

### No change required.

### Accepted

8. Bullet 2: Mobility for whom? Town residents? This seems more for recreation, not a legitimate part of the town transportation plan unless there is data to show that horse travel is a major or even statistically relevant part of our town.

### Bulletin 2, Line 2: Delete "for horses" and replace last sentence with "equine activities should be considered at the Aberdeen property."

### Staff suggests deleting the part about horses in bullet 2. Town is too dense and parking is very limited. Adding parking areas for horse trailers takes away from available car parking.

### Accepted

## Elements

22. Staff suggests deleting the part about horses in bullet 2. Town is too dense and parking is very limited. Adding parking areas for horse trailers takes away from available car parking.

### Accepted

8. Staff suggests deleting the part about horses in bullet 2. Town is too dense and parking is very limited. Adding parking areas for horse trailers takes away from available car parking.

### Accepted
Keep the "Town's vision" and adopt Mayor's language.

Swap "Town's vision" for "Plan's Vision"
<table>
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<tr>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
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<tbody>
<tr>
<td>11</td>
<td>Mayor Fraser</td>
<td>Implementation</td>
<td>100</td>
<td>In bullet 4 after the comma add the following: and if supported and approved by the majority of citizens, Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>12</td>
<td>Mayor Fraser</td>
<td>Implementation</td>
<td>100</td>
<td>Move the third bullet under bullet 6 to become the first under bullet 6: Change the new second bullet under bullet 6 to read: Infrastructure and Process impact including water, sewer, traffic, environment, education, and other. Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>17</td>
<td>Mayor Fraser</td>
<td>Implementation</td>
<td>100</td>
<td>Change the new third bullet under bullet 6 to read: Costs/Benefits including the total cost of ownership to the Town. Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>18</td>
<td>Council member Green</td>
<td>Amendment Process</td>
<td>101</td>
<td>First 2 bullets: This may be onerous for anyone, including the town to undertake. Can the goal/scope desired herein specified a bit more? Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>19</td>
<td>Mayor Fraser</td>
<td>Implementation</td>
<td>102</td>
<td>Land use plan Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>21</td>
<td>Council member Bledsoe</td>
<td>Implementation</td>
<td>103</td>
<td>Universal Design needs to be defined. According to an article on planning.org, (<a href="https://www.planning.org/planning/2015/3r/designforeverybody/">https://www.planning.org/planning/2015/3r/designforeverybody/</a>), one definition is “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>24</td>
<td>Council member Opelsman</td>
<td>Introduction</td>
<td>10 (side bar)</td>
<td>In ranking the guiding principles, the participants focused on approaches that supported “ilih and rededvelopment” as solutions for most priorities. (remove all of the rest of the text on this sentence.) Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>25</td>
<td>Council member Opelsman</td>
<td>Introduction</td>
<td>10 and 11 (side bar)</td>
<td>Green and open spaces trump all uses for Town residents followed by single family residential. Participants from out of Town preferred mixed uses much more than in town participants, probably reflecting the fact that the out of town participants would not have to live with the development but would benefit from its convenience whereas the Town participants would also be living with the mixed use development. The pie chart and trend from p 11 should appear with this discussion of the Phases 1-3. The image and map on p 10 should appear on p 11 (since they are not nearly as important to have in context for reading and understanding the community input.) Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>26</td>
<td>Council member Opelsman</td>
<td>Introduction</td>
<td>11 (side bar)</td>
<td>A word collage showing the major terms the public identified during the public input sessions in Round 1 and 2. Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>28</td>
<td>Council member Opelsman</td>
<td>Land use plan</td>
<td>34-36, 42</td>
<td>Strike out mixed-use medium scale from throughout Critical: of such nature that would cause rejection of the entire document without change</td>
</tr>
<tr>
<td>32</td>
<td>Council member Opelsman</td>
<td>Land use plan</td>
<td>41-42</td>
<td>[For Mixed-Use Neighborhood scale last bullet] Architecture tends to be traditional and of a small- to medium-scale with two to three-story buildings having footprints between 2,000 and 10,000 square feet, with smaller footprints predominating in downtown. [End entire category of Mixed-Use Medium Scale: DELETE PAGE]. Critical: of such nature that would cause rejection of the entire document without change</td>
</tr>
<tr>
<td>34</td>
<td>Council member Opelsman</td>
<td>Land Use Plan</td>
<td>59, 69</td>
<td>What is reasoning and supporting logic to downsizing land uses to Ag only? The Citizen’s Guide to Planning, 4th Edition, p80: “Much of the open space that we value is in private ownership, and the only way to permanently preserve privately owned open space is to acquire it or its development rights. One of the more difficult aspects of open space preservation is the importance of balancing it with the underlying rights of the individuals that own property.” Critical: of such nature that would cause rejection of the entire document without change</td>
</tr>
<tr>
<td>36</td>
<td>Council member Bledsoe</td>
<td>Transitional Plan Elements</td>
<td>71-91</td>
<td>Maps of the Watershed, Bowen/McDonald Park, Maker Space, Susan Bowlby, Farmer’s Field, Tabernacle, Haske Field, Community Garden, and Pullen House properties. Substantive: of such nature that combined with other concerns might cause rejection of the entire document without change</td>
</tr>
<tr>
<td>37</td>
<td>Mayor Fraser</td>
<td>Implementation</td>
<td>100</td>
<td>Additional mapping will take considerable time and expense. Staff does not recommend. Additional mapping will take considerable time and expense.</td>
</tr>
</tbody>
</table>

1/30/2020;3:19 PM Page 24
Lacking the necessary information to properly review and comment.
Requires TC substantial review. Envisions debate and full discussion.
Abstract: such nature that combined with other concerns might cause rejection of the entire document without change.
No changes per Council member Bledsoe. Discussion only.
Please provide suggested language.
In the early stages of review some members of the public expressed the concept that mixed use could be acceptable. The planning team then followed up on that as citizen review continued. Further on mixed use did very well as it was in scale and traditional.
I need to understand who introduced the flexibility of the mixed-use categories into the process? Was that citizen initiated? Was that initiated by the Planning Team? The Planning Commission? Just staff? Just the consultants?
Subabstract: such nature that combined with other concerns might cause rejection of the entire document without change.
Previously addressed but also edit Page 10 Page 1 language. Vision and Scenario Assessment, first sentence to read . . "The Planning Team crafts a set of critical them alternatives, (add) to include mixed use (and add), and conducted.

Council member Bledsoe
Topical Plan Elements
84-85
ENVIRONMENTAL RESOURCES, Recommendations...
no mention of land use designation to proactively reduce development of private land.
“Much of the open space that we value is in private ownership, and the only way to permanently preserve privately owned open space is to secure either it or its development rights. One of the more difficult aspects of open space preservation is the importance of balancing it with the underlying rights of the individuals that own property.

Subabstract: such nature that combined with other concerns might cause rejection of the entire document without change.
No changes per Council member Bledsoe. Discussion only.

Council member Bledsoe
Introduction
5 through 11
I need to understand who introduced the flexibility of the mixed-use categories into the process? Was that citizen initiated? Was that initiated by the Planning Team? The Planning Commission? Just staff? Just the consultants?
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Council member Opelnan
Acknowledgement
Page 25
Appendix D
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Appendix X
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Appendix Y
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Appendix Z
Acknowledgement Page

At the heart of the discussion was the need to acknowledge a list of people who contributed to the planning effort. The list included the names of people who were members of the Planning Commission, Planning Team and the community at large. The list also included people who were members of the Town Council and the Town Manager.

Subabstract: such nature that combined with other concerns might cause rejection of the entire document without change.
Previously discussed to rearrange bullets and add


document needs an executive summary that clearly and concisely states

4. What are some of the key concerns that you think will impact the planning process in the future?

5. How do you think the planning process should be improved?

6. What are some of the biggest challenges that the planning team will face?

7. How can we ensure that the planning process is inclusive and representative of all community members?

8. What are some of the key characteristics that you think will define the future of the community?

9. How do you think the planning process should be communicated to the public?

10. What are some of the key decisions that you think will be made in the planning process?

11. How do you think the planning process should be funded?

12. What are some of the key stakeholders that should be involved in the planning process?

13. How do you think the planning process should be evaluated?

14. What are some of the key lessons that you think will be learned from the planning process?

15. How do you think the planning process should be documented?

16. What are some of the key recommendations that you think should be made in the planning process?