

Plan Purcellville 2018 Comprehensive Plan, Version 5.0 **2018 Errata** – Annotated

This document is a listing of specific revisions to the Plan Purcellville 2018 Comprehensive Plan, as recommended by the Planning Commission subsequent to the July 19, 2018 public hearing and prior to the June 6, 2019 public hearing. Recommendations herein which have been superseded by later recommendations of the 2019 Errata or 2019 Change Matrix are so noted.

Use the “New version” cover montage (below) rather than the “Current version” because it’s a more iconic representation of the Town.



The second page of this errata, labeled “Acknowledgements” is to completely replace the similarly titled page in the Plan Purcellville Version 5.0, as provided by the consultant (McBride Dale Clarion).

The third page of this errata, “The Land Use Map” is to reflect the land use categories as adopted by the Planning Commission and therefore shall replace any conflicting land use categories indicated on any and all map exhibits throughout Plan Purcellville Version 5.0, including the “Comparison of 2006 to 2018 Land Use Maps” contained in the supporting documents, as provided by the consultant (McBride Dale Clarion).

ACKNOWLEDGEMENTS *NOTE: This is out-of-date and will be replaced with the current version.*

Thank you to all the citizens who participated and the Planning Commission for serving as the steering committee for this process. This Plan represents the vision for our Town based on valuable input collected over a series of meetings and events.

PLANNING COMMISSION (current membership)

Chair ... **Tip Stinnette**
Mary Frances Bennett
Nan Forbes
Stosh Kowalski
Ed Neham
Chip Paciulli
Theresa Stein

PLANNING COMMISSION (previous membership)

Vice-Chair ... **Edward Van Istendal**
Britt Adkins
David Estey
Doug McCollum
Keith Melton
Gil Paist

TOWN COUNCIL (current membership)

Mayor ... **Kwasi Fraser**
Vice Mayor ... **Ryan Cool**
Chris Bledsoe
Ted Greenly
Joel Grewe
Nedim Ogelman
Tip Stinnette

TOWN COUNCIL (previous membership)

Kelli Grim
Karen Jimmerson
Joan Lehr
Doug McCollum
Patrick McConville
John Nave
Ben Packard

TOWN STAFF (current)

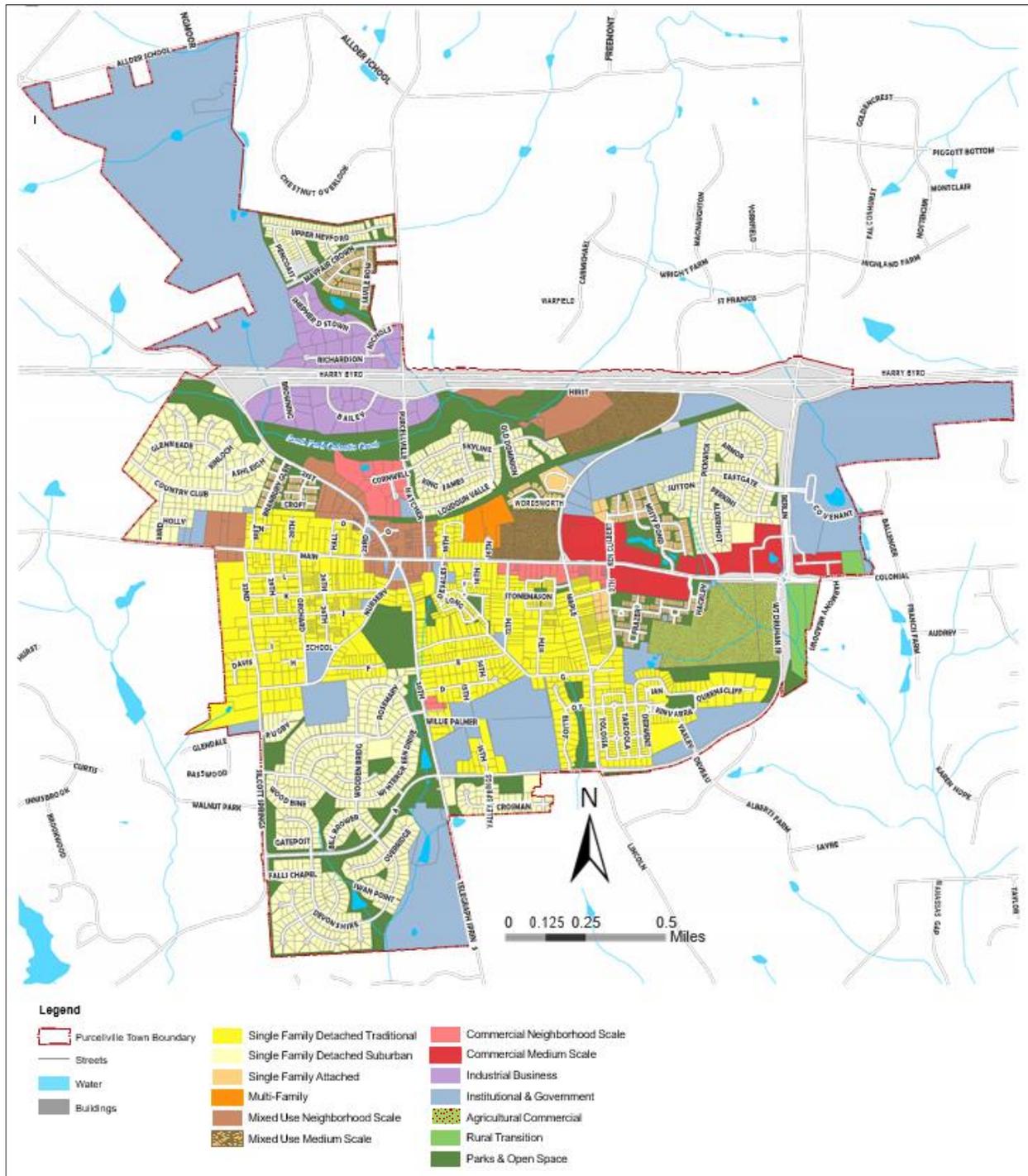
Town Manager ... **David Mekarski**
Town Attorney ... **Sally Hankins**
Director of Community Development ... **Patrick Sullivan**
Senior Planner ... **Andrew Conlon**
Planning & Zoning Technician ... **Stefanie Longerbeam**
Planning Technician ... **Kimberly Bandy**

TOWN STAFF (previous)

Town Manager ... **Robert W. Lohr, Jr.**
Assistant Town Manager ... **Danny Davis**
Interim Town Manager ... **John Anzivino**
Senior Planner and Project Manager ... **Erin Goodrich**
Senior Planner and Project Manager ... **Daniel Galindo**
Planning Technician ... **Tucker Keller**
Planning Technician ... **Michele Snyder**

Insert: McBride Dale Clarion information

PLAN PURCELLVILLE – FUTURE LAND USE MAP *NOTE: This is out-of-date and will be replaced with the current version.*



Page “1” (not “1”) Contents, assign a page number to add glossary to basic publication (currently will be page 104).

Page 2: ~~five~~ craft breweries” strike the numeric “count”, because by the time this goes to print, the number of breweries may change.

Page 2: The Purcellville Town Seal: Draw a border around the seal so that the statement: “**The white background of the seal** represents the clear, uncluttered environment of the community.” makes more sense.

Pages 4: On the Town of Purcellville Street Map correct the spelling from “Firemens” to “Fireman’s”.

Page 21: Change “The second phase of the Silver Line expansion which is currently underway, extends the line from Reston into Loudoun County, terminating at the Ashburn Station located near the Dulles Greenway and Ryan Road in Ashburn, approximately ~~15~~ 20 road miles southeast of Purcellville.”

Page 34: Append the bulleted item “Rural Transition (Focus Areas)” to the end of the list of 2018 Land Use Categories. *NOTE: This change will not be made because the Rural Transition land use has been subsequently removed from the Comprehensive Plan; see the 2019 Change matrix document.*

Page 44: This page defines the "Commercial Medium Scale" category. The sentence in RED lettering at the top of the page should be revised to say "This category represents ~~the largest format of~~ small-town medium scale commercial development for Purcellville.

Page 44: Delete the third from the last bullet that begins with "Groceries and multi-story office buildings...".

Page 44: Delete the final bullet that begins with "Residential use...".

Page 46: in the third bullet from the bottom of the page, after "Agriculture/rural tourism related businesses"... add "(to include a small-scale temporary lodging concern)" *...to remain consistent with Zoning Ordinance permitted uses.* *NOTE: This change will not be made because references to conference, lodging and hotels have been subsequently removed from the Comprehensive Plan; see the 2019 Change matrix document.*

Pages 49: On Figure 119, correct the spelling from “Firemens” to “Fireman’s”.

Page 59: Within the illustration, delete the words that read "Approved Office Building" (it is now an existing structure).

Page 61: Within the illustration, in the area designated “Area 2”: delete tree cover depiction.

Page 61: Within the illustration, in the area between Hirst Road the South Fork of Catoctin Creek (known as the Chapman property): delete tree cover depiction.

Page 61: Change the Area 1 description to: “Redevelopment consistent with small- to medium-format Mixed Use and Industrial that acts as a transition from commercial to residential uses.” *NOTE: This*

change will not be made because the Area 1 land use was subsequently changed; see the 2019 Change matrix document.

Page 61: Change the Area 2 description to: "Small- to medium-format Mixed Use development and housing for seniors who require some level of assistance." (delete rest of paragraph).

Page 67: Within the illustration, revise Area 1 (E Cornwell Lane, etc.) to Commercial Neighborhood Scale (pink).

Page 67: Remove the first bullet under the Area 1 description that begins with "Maintain the industrial and commercial...". *NOTE: This change will not be made because the Area 1 land use was subsequently changed; see the 2019 Change matrix document.*

Page 69: Within the illustration, delete the words that read "Approved Children's Academy" (it is now an existing structure).

Page 69: Within the illustration, add a second notation of area "2" for the currently un-numbered "Commercial Medium Scale" focus area, north of E Main Street on the easternmost side of the illustration. (Note, the small portion of the Purcellville Gateway development, shown as "Mixed Use Medium Scale" on the eastern edge of this illustration, is to be "Commercial Medium Scale".) *NOTE: The second Area 2 notation is to be added, but the remainder will not be made because these descriptions were subsequently changed; see the 2019 Change matrix document.*

Page 69: Within the text, section "Area 5", revise to read: "Encourage small buildings, to include commercial, office, and institutional uses."

Page 71: Within the illustration, revise Area 1 (the Purcellville Gateway commercial center) to Commercial Medium Scale (red).

Page 71: Within the illustration, delete the words that read "Approved SunTrust Bank" (it is now an existing structure).

Page 72: Within the text, in the fourth bullet of the first column, correct "Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T. Druhan Jr. Road" to **Boulevard**.

Page 82: Within the text, under Recommendations 2, following the words Purcellville Historical Society, add "**, Purcellville Train Station Advisory Board,**" and then continue with "and other relevant organizations".

Page 96: In the first paragraph under Impact Assessment, replace this part of the last sentence: "The Town could choose to use an impact assessment in one of two ways:" with this: "**Among the ways the Town could choose to use an impact assessment are the following:**".