



**Department of Community Development  
Economic Development Update – 12/30/11**

**Public/Town Projects:**

1. N. 23<sup>rd</sup> and N. 21<sup>st</sup> Street Project – Zoning permits issued, improvements continue. Completed except for the area around the train station.
2. Work has started on sidewalk extension on 23<sup>rd</sup>

**Business-Related Projects:**

**Approved and under construction:**

1. Cole Farm/Purcellville Gateway: Site plan approved on January 6, 2010. Grading permits were issued by the County. Bond submittal is in order and appropriate zoning permits have been issued. Availability fees have been applied for, approved by Council and paid. All availability fees have been paid. The farmhouse has been moved and is in its permanent location. Harris Teeter has received the necessary permits and is under construction. Work has begun in the road right of way for the roundabout. Most of the buildings are now covered and sided. Siding is going on the farmhouse and the barn framing is expected to start within the next couple of weeks. Extensive landscaping has been planted. Everything appears to be on schedule.
2. Loudoun Valley Shopping Center – As of July 25, 2011 LVSC has an approved site plan and the necessary permits to move forward. The bonding has been completed and permits have been approved. Demolition has begun. The old BB&T building has been demolished and the new building is under construction, walls should start going up within the next couple of weeks. Walgreens has pulled the necessary permits and construction is under way. The parking lot is taking shape.
3. Virginia Regional Transit – The BAR on March 22, 2011 approved the application for a second floor addition at 103 N. Bailey Lane. A zoning permit for the construction of an elevator was issued on March 9, 2011. A minor site plan was submitted on March 29, 2011 and was approved on May 18, 2011. Permits have been issued and construction has started. It is nearing completion.
4. Blue Ridge Veterinary Associates – approved site plan for a new building adjacent to existing building. Permits have been issued and construction is under way.
5. Station Car Wash – A site plan submission for a major renovation of the existing car wash on Maple Street has been received by the Community Development Department for review. BAR reviewed and approved the building August 23<sup>rd</sup>. Site plan has been approved. Bond has been paid. Construction has begun. Foundation is nearing completion and walls are going up.

6. Hoof and Paw – Special Use Permit application submitted in November was approved by Planning Commission on 12/1/11 for the conversion of the former Rescue building on 20<sup>th</sup> Street to a veterinary clinic. Final review was approved by by Town Council on 1/10/12. Interior fit out is expected to start within a few weeks.
7. Market Burger – zoning permit has been issued for an interior fit up at 145 W Main Street (former Pizza restaurant). A burger and fries casual type restaurant is going into the space.
8. Smokin Willies – zoning permit has been issued for an interior fit up for a Tex-Mex restaurant in the former Mom's Restaurant space on Maple Street.
9. 550 East Main – Site plan has been submitted on 10/12/11. Renovation of two story building adjacent to Everyday Elegance for retail use. Site plan has been approved and construction has begun.

### **In Application Process:**

1. Valley Springs Phase II - Preliminary Subdivision Plat was submitted to the Town on February 23, 2011 for 26 single family detached residential lots located in the PUGAMP. The preliminary subdivision plat was disapproved. The applicant failed to provide appropriate design plans for either extending the road or constructing a permanent cul-de-sac to VDOT and Town standards. Subdivision approval was denied. They reapplied, corrected the needed areas and a preliminary plat has been approved.
2. Woodgrove High School – This is a site plan revision for a turn lane. Site plan has been approved. It appears as though they are waiting for spring to do the construction.
3. Virginia Regional Transit – A site plan has been received for a new 6,976 square foot building on vacant land of 1.9 acres that is adjacent to VRT garage and offices on Browning Ct. The building will be used for pass through security only. There is a substantial parking lot to the rear of the building behind security fencing. The site plan is in the process of review. The BAR has reviewed and approved the building at its August 23<sup>rd</sup> meeting. Easement issue has been resolved. Expect to sign site plan once bond has been paid.
4. Bank of Clarke County -- A Special Use Permit application will have final review on Feb 14, 2012. Location is on parcel adjacent to KFC and INOVA on Hatcher.

### **Other Projects and their status:**

1. Dr. Kianoush Tari – Reviewing application for renovations to 1021 E. Main Street for a dental office on 12/13/11. BAR approval for exterior renovations was issued on 1/24/12.
2. Dr. Leipzig – Interior Fit-up for a dental office to be located in the Purcellville Gateway Shopping Center at 100-D Purcellville Gateway Drive.



<u>Requests cont.</u>	<u>2012 Year to Date</u>	<u>2011 Totals</u>
Annexation	0	0
Rezoning	0	1
Comprehensive Plan Amend.	0	2
Boundary Line Adjustments	0	1
Site Plans	0	3
Site Plan Revisions	0	4
Preliminary Subdivision Plats	0	1
Minor Subdivision Plats	0	1
Preliminary Subdivision Plat Revision	0	1

**Departmental Initiatives.**

Comprehensive Plan Update -- The Planning Commission has completed the review of the Comprehensive Plan and has held a public hearing on the proposed changes to the Plan. The Commission has reviewed public comments and has forwarded the plan to Town Council for action.

Amendments to the Parking Regulations – The Planning Commission has started the review of staff’s draft of new parking regulations.

Sign Amendments - A comprehensive rewrite of the sign regulations is progressing. An initial draft has been completed. The Planning Commission has completed its first review of the proposed ordinance. Next step is to prepare an updated draft that incorporates the PC’s suggestions.

Off Premises Signs -- The enforcement division confiscated 13 ± signs in the public right-of-way. The numbers of illegal signs have dropped dramatically. It appears that enforcement is working.

Staff attended:

- *Annual George Mason University Economic Forecast conference in Tyson’s Corner.*
- *Monthly PBPA luncheon*