



**Department of Community Development
Economic Development Update – 3/28/12**

Public/Town Projects:

1. N. 23rd and N. 21st Street Project – Complete
2. Sidewalk extension on 23rd - Complete
3. Southern Collector Road Project – Zoning permit issued 2/21/12.

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. On 2/7/12 a zoning permit was issued for the construction of the SunTrust Bank, a stand-alone building at this site.
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, Walgreens has pulled the necessary permits and construction is under way. The parking lot is taking shape.
3. Blue Ridge Veterinary Associates – approved site plan for a new building adjacent to existing building. Permits have been issued and construction is under way.
4. 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 23rd. Site plan has been approved. Bond has been paid. Construction is in progress.
5. 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 20th Street to a veterinary clinic. Final review was approved by Town Council on 1/10/12. Interior/exterior fit out is in progress. Received BAR approval of signs on 3/27/12.

6. 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. Expected to open the second week in March. Occupancy issued 3/2/12.
7. 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. Parking lot is complete with most of the landscaping installed.
8. 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 BAR reviewed and approved the building at its August 23rd meeting. Easement issue has been resolved. Bond submitted, site plan approved and zoning permit for new construction has been issued. Construction is underway.

In Application Process:

1. 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.
2. Bank of Clarke County -- A Special Use Permit application was approved by the Town Council on Feb 14, 2012. Location is on parcel adjacent to KFC and INOVA on Hatcher Avenue. Received BAR approval of building and signs on 3/27/12. Site Plan is under review.
3. Butterfly Gourmet, a retail gourmet food and kitchen shop, to be located at 148 N. 21st Street, has applied for an interior fit-up and exterior alterations. Received BAR approval of signs and exterior alterations on 3/27/12. Construction is underway.

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. A minor site plan application was submitted on 2/23/12.
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.
3. Pro Nail and Spa – Interior Fit-up for a personal service to be located in the Purcellville Gateway Shopping Center at 150-D Purcellville Gateway Drive.
4. Valley Medical Center – Interior Fit-up for a mental health office to be located at 205 E. Hirst Road.

January, 2012 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
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Applicant/Address	Permit Date	Description	No. of Employees
Market Burger – 145 West Main Street	3/2/12	Restaurant	6
Team Analysis, Inc – 170 West Main Street	3/2/12	Office - consulting	2
Smokin Willy, LLC – 201 N. Maple Avenue	3/2/12	Restaurant	30
Atoka Properties – 115 N. 21 st Street	3/9/12	Office – real estate	4
Steve Solow, LPC – 170 West Main Street, #206	3/13/12	Office – Counseling for mental health	1
Homecare Alternative, LLC – 170 West Main Street, #B-6	3/20/12	Office - Administrative	1
DKT Enterprises, Inc. – 142 East Main Street	3/20/12	Office – professional service	2
Saxton Landscapes – 130 N. 21 st Street	3/26/12	Landscaping Business	3
Yoga Time Studio – 142 N. 21 st Street	3/26/12	Yoga Instruction	1
Lincoln Construction Corp. – 117 N. Bailey Lane	3/26/12	Office	6
Purcellville Orthopedic Physical Therapy – 125 E. Hirst Road	3/26/12	Office	4
Loudoun Internal Medicine Associates – 921 E. Main Street	3/26/12	Medical Office	3
Home-Based Businesses			
Iona Hall – 17286 Strathallen Court	3/16/12	Office – McGee Civil Construction	1
Michael N. Colwell – 418 McDaniel Drive	3/14/12	Office – Value Fence, LLC	1
		Total Employees	65

January 1, 2012 Year-to-Date New Business Occupancy Permits Summary:

Total Commercial/Industrial: 7 (includes permits issued to public facilities, but not temporary occupancies)

Total New Home-Based businesses in 2012: 7

Permits Issued **2012 Year to Date**

Zoning Permit:	65
Occupancy Permits	21
Temporary Occupancy Permits	0
Home Occupation Permits	9
Sign Permits – Temporary	25
Sign Permits – Permanent	16
Zoning Determination Letter	0
Zoning Clearance Letter	2

Requests

Special Use Permits	0
BAR – Cert of Design	20
Variance	0

Requests cont. **2012 Year to Date** **2011 Totals**

Annexation	0
Rezoning	0
Comprehensive Plan Amend.	0
Boundary Line Adjustments	1
Site Plans	2
Site Plan Revisions	0
Preliminary Subdivision Plats	0
Minor Subdivision Plats	0
Preliminary Subdivision Plat Revision	0

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. The second draft is available on line along with a powerpoint presentation highlighting the changes. The amendments are in legal review and are expected to go to public hearing in late April.

Façade Grant – Relovit Consignment LLC has applied for a façade improvement grant to help fund the replacement of its worn out awning.

The Planning Commission has begun a comprehensive review of the zoning uses in the different zoning districts with particular emphasis on Special Use Permits. The goal being to remove those special uses that are outdated or no longer relevant and allow them as uses by right.

Off Premises Signs -- The enforcement division confiscated 11 + signs in the public right-of-way. The numbers of illegal signs continue to drop. Enforcement is working.

Staff attended:

- *Brown Bag lunch workshop at the county*
- *Attended a meeting of The Loudoun County Rural Economic Development Council (REDC) which is in the process of developing a ten year Rural Economy Business Development Strategy.*
- *PPBA monthly meeting*