



**Department of Community Development  
Economic Development Update – 6/22/12/12**

**Public/Town Projects:**

1. Southern Collector Road Project – Zoning permit issued 2/21/12. Construction has begun.

**Business-Related Projects:**

**Approved and under construction:**

1. Cole Farm/Purcellville Gateway: Site plan approved on January 6, 2010. Harris Teeter occupancy issued 5/11/12. Grand opening and ribbon cutting occurred on June 5, 2012. Additional occupancies are expected to come on line during June.
2. On 2/7/12 a zoning permit was issued for the construction of the SunTrust Bank, a stand-alone building at this site. Waiting for construction to begin.
3. 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/construction 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. Work has started on the facades of the existing buildings. Construction continues. BB&T was issued an interior fit-up on 5/25/12.
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. Construction is nearing completion and interior fit up has begun.
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 is in progress.
6. 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 landscaping installed. Work has begun on the building. No occupancy request as of yet.
7. 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 23<sup>rd</sup> 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. Construction has begun.
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.

**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. Minor site plan approved 4/12/12. Construction is under way.
2. Dr. Leipzig, Dental Smiles at Purcellville Gateway – Interior Fit-up for a dental office to be located in the Purcellville Gateway Shopping Center at 100-D Purcellville Gateway Drive. Occupancy approved 6/7/12.
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.
5. Hair Cuttery – Interior Fit-up for a hair salon to be located at 150-C Purcellville Gateway Drive.
6. BB&T – Interior Fit-up the bank’s new location at 120 N. Maple Avenue.
7. Food Lion – Zoning permit for interior renovations and BAR approval for exterior painting.
8. Coach’s Corner Grill – Interior Fit-up for a restaurant to be located at 100-A Purcellville Gateway Drive.
9. Gateway Cleaners – Interior Fit-up for a drop-off/pick-up store to be located at 150-E Purcellville Gateway Drive.
10. King of Kings Worship Center – BAR approval for exterior painting of the church.

**January, 2012 New Business Occupancies:**

<b>Applicant/Address</b>	<b>Permit Date</b>	<b>Description</b>	<b>No. of Employees</b>
Dental Smiles at Purcellville Gateway – 100-D Purcellville Gateway Drive	6/7/12	Orthodontist Office	4
Rusty’s Fire Place & Chimney	6/12/12	Office	6



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. Staff is working on the 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 latest draft is available on line along with a PowerPoint presentation highlighting the changes. The public hearing process will begin in June. Amendments are scheduled for TC review and possible adoption on July 10, 2012

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 57 signs in the public right-of-way this month.

Staff attended a two day workshop on sustainability in zoning codes.