



**Department of Community Development  
Economic Development Update – 9/26/12/12**

**Public/Town Projects:**

1. Southern Collector Road Project – Zoning permit issued 2/21/12. Construction has begun. Permit issued for retaining wall associated with road construction issued 8/17/12.

**Business-Related Projects:**

**Approved and under construction:**

1. Cole Farm/Purcellville Gateway: Interior fit-ups and occupancies are being issued to tenants.
2. On 2/7/12 a zoning permit was issued for the construction of the SunTrust Bank in the Gateway Shopping Center, a stand-alone building at this site. Waiting for construction to begin.
3. Loudoun Valley Shopping Center – Site is nearing completion. Walgreens is complete and is advertising for employees. BB&T has been issued a temporary occupancy permit.
4. Station Car Wash – Building is nearing completion. Should be open any day now.
5. 550 East Main – Parking lot is complete with landscaping installed. The exterior is complete. A coffee house is a potential tenant. Waiting for occupancy request.
6. 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 appears to be complete. Lot still needs striping. They have not as yet applied for an occupancy permit.
7. 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 approved and zoning permit for construction was issued 8/27/12. Construction has begun as of August 28, 2012.
8. Woodgrove High School – This is a site plan revision for a turn lane. Site plan has been approved. Construction has begun. Work continues.

**In Application Process:**

1. Loudoun Valley Roofing – BAR approval for a storage building to be located at their location at 37306 E. Richardson Lane. Site plan revisions currently under review.

**Other Projects and their status:**

2. 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 nearing completion. Trailer has been removed. Occupancy issued on 9/14/12 for Sherry Wilson Realty to be located on the second floor of the building.
3. BB&T – Interior Fit-up for the bank's new location at 120 N. Maple Avenue. Temporary occupancy issued.
4. Food Lion – Zoning permit for interior renovations and BAR approval for exterior painting. Waiting for completion.
5. Coach's Corner Grill – Interior Fit-up for a restaurant to be located at 100-A Purcellville Gateway Drive. Nearing completion.
6. Gateway Cleaners – Interior Fit-up for a drop-off/pick-up store to be located at 150-E Purcellville Gateway Drive.
7. King of Kings Worship Center – BAR approval for exterior painting of the church.
8. Fielder's Choice LLC – Occupancy approved on 7/24/12 for their new location at 37307 E. Richardson Lane. They are fully moved in.
9. IJ Kanns – Interior Fit-up application under review for a restaurant to be located at 150-A Purcellville Gateway Drive in the Purcellville Gateway Shopping Center. Interior fit-up permit issued 9/14/12.
10. Advance Auto Parts – BAR approval on 8/21/12 for exterior alterations for a retail auto parts store to be located at the Purcellville Shopping Center. Zoning and sign permits currently under review. Interior fit-up issued 9/10/12.
11. Anthony's Restaurant – BAR approval for additional exterior improvements was approved on 8/21/12.
12. Endless Summer Tan – Interior Fit-up for proposed new location at 860 E. Main Street, Units C & D in the Purcellville Theater building. Occupancy approved
13. Candyville Sweets, LLC – Applied for an occupancy for a retail candy store to be located at 101 E. Maple Avenue in the Maple Avenue Shops shopping center.
14. Dollar Express – Applied for an interior fit-up for a retail store to be located in Suite F of the Purcellville Shopping Center.
15. Magic Kayhan/871 E. Main Street – Presented to the BAR preliminary plans for a new retail building and the demolition of the existing building at 871 E. Main Street.
16. Cardinal/Virginia Concrete – Received approval for the demolition of the green house located at 226 N. 21<sup>st</sup> Street.
17. Woodgrove High School – Zoning permit was issued for an accessory structure that includes outdoor counters and grills to be located near the football field.



Comprehensive Plan Amend.	0
Boundary Line Adjustments	1
Site Plans	2
Site Plan Revisions	2
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. Staff is working on the regulations.

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 30 signs in the public right-of-way this month. A total of 398 signs have been confiscated since January 1, 2012.

The Town of Purcellville Zoning Ordinance was republished by Municode to include all amendments to date. Copies are being distributed.