



**Department of Community Development
Economic Development Update – 10/26/12/12**

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. Waiting on completion of the parking area around the BB&T temporary site for final occupancy.
4. Station Car Wash – Building is complete. Occupancy issued 10/12/12. Open.
5. 550 East Main – Parking lot is complete with landscaping installed. The exterior is complete. Occupancies for the building and for the coffee shop have been approved. Other tenants will include retail shop and hair salon.
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 23rd 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. Zoning permit issued 9/25/12.
2. Loudoun County School Board – Application for a special use permit was submitted on 10/17/12 for playing field lights at Loudoun Valley High School.

Other Projects and their status:

3. 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. Temporary occupancy issued for Tari Orthodontics on 10/12/12.
4. BB&T – Interior Fit-up for the bank's new location at 120 N. Maple Avenue. Temporary occupancy issued.
5. Food Lion – Zoning permit for interior renovations and BAR approval for exterior painting. Complete.
6. Coach's Corner Grill – Interior Fit-up for a restaurant to be located at 100-A Purcellville Gateway Drive. Nearing completion. Occupancy issued 10/3/12. Open.
7. Gateway Cleaners – Interior Fit-up for a drop-off/pick-up store to be located at 150-E Purcellville Gateway Drive. Occupancy issued 9/27/12. Open.
8. King of Kings Worship Center – BAR approval for exterior painting of the church.
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. Modifications to the Certificate of Design for the awning were approved by the BAR on 10/16/12.
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. Open.
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. Occupancy issued. Open.
14. Dollar Express – Applied for an interior fit-up for a retail store to be located in Suite F of the Purcellville Shopping Center. Occupancy issued 10/12/12. Open.
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. 21st 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.
18. Solstas Lab Partners – Interior fit-up issued 10/2/12 for a medical office to be located at the INOVA building at 205 Hirst Road.
19. Pet Valu – Interior fit-up issued on 10/23/12 for a retail pet supply store to be located in the Purcellville Gateway Shopping Center.
20. Jersey Mike’s Subs – Application received on 10/24/12 for an interior fit-up for a restaurant to be located at the Purcellville Gateway Shopping Center.
21. Catoctin Creek Apartments – Rezoning and comprehensive plan amendment application received 10/18/12 for a 176 unit apartment complex on 13.72 acres on the south side of Hirst Road.

August, 2012 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
Dollar Express – Purcellville Shopping Center, 609 E, Main Street, Unit F	9/26/12	Retail	3
Walgreens – Shoppes at Main and Maple, 761 E. Main Street	9/27/12	Retail and Pharmacy	20
Gateway Cleaners – Gateway Shopping Center, 150-E Purcellville Gateway Drive	9/27/12	Dry Cleaners	1
Coach’s Corner – Gateway Shopping Center, 100-A Purcellville Gateway Dr.	10/3/12	Restaurant/Grill	35
Endless Summer Tan – relocated to Purcellville Theatre Building, 860 E. Main Street, Unit C	10/4/12	Personal Service – Tanning salon	4
Hypno Coffee – 550 E. Main Street	10/9/12	Coffee Shop	4
Tari Orthodontics – relocated to 1021-A E. Main Street	10/12/12	Medical Office – Orthodontist	6
Station Auto Wash – 128 N. Maple Avenue	10/12/12	Car Wash	10
Candyville Sweets, LLC – Blue Ridge Shopping Center, 101 S. Maple Avenue	10/12/12	Retail candy store	2
Re-Love It Furniture Cellar – 140 N. 21 st Street, Lower Level	10/23/12	Retail	
Home-Based Businesses			
Kelli Grim/Little Green Dress, LLC – Post Office Box 421	10/12/12	Online sales	1

Applicant/Address	Permit Date	Description	No. of Employees
Total Employees			86

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

Total Commercial/Industrial: **67** includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2012: **29**

Permits Issued **2012 Year to Date**

Zoning Permit:	176
Occupancy Permits	91
Temporary Occupancy Permits	4
Home Occupation Permits	30
Sign Permits – Temporary	79
Sign Permits – Permanent	55
Zoning Determination Letter	1
Zoning Clearance Letter	9

Requests

Special Use Permits	1
BAR – Cert of Design	35
Variance	0
Annexation	0
Rezoning	1

Requests, cont. **2012 Year to Date**

Comprehensive Plan Amend.	1
Boundary Line Adjustments	2
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 26 signs in the public right-of-way this month. A total of 448 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 have been distributed. The on-line version has been updated.

Staff attended Virginia Business Incubation Association (VBIA) workshop entitled "Economic Gardening Roundtable: An Entrepreneurial Approach to Economic Development". Presented by George Mason University.

Staff attended annual Rural Planning Caucus workshop.