



**Department of Community Development
Economic Development Update – 12/31/12**

Public/Town Projects:

1. Southern Collector Road Project – Zoning permit issued 2/21/12. Construction is ongoing.

Business-Related Projects:

Approved and under construction:

1. Cole Farm/Purcellville Gateway: Interior fit-ups and occupancies are being issued to tenants.
2. SunTrust Bank - On 2/7/12 a zoning permit was issued for the construction of a 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. Walgreens is open. Vocelli's is preparing to reopen and Coney Island Diner has rented space.
4. 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. Occupancy issued for Jenny's Hair Salon on 10/31/12. Coffee shop and retail areas are now open.
5. 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.
6. 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.
7. Woodgrove High School – This is a site plan revision for a turn lane. Site plan has been approved. Construction is complete.

In Application Process:

1. Loudoun County School Board – Application for a special use permit was submitted on 10/17/12 for playing field lights and accessory buildings at Loudoun Valley High School.

Other Projects and their status:

2. 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.
3. King of Kings building approved to be painted. Waiting for work to begin.
4. 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. Sign is up. Work continues on interior. Occupancy issued 12/11/12. Open for business.
5. 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. Complete.
6. 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.
7. Cardinal/Virginia Concrete – Received approval for the demolition of the green house located at 226 N. 21st Street. Waiting for demolition to occur.
8. Woodgrove High School – Zoning permit was issued for an accessory structure that includes outdoor counters and grills to be located near the football field.
9. 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. Occupancy issued 12/20/12.
10. 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. Occupancy issued 12/19/12.
11. 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. Issues with grease trap not sure when construction will begin. Zoning permit for interior fit-up issued 11/30/12
12. 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. BAR did a preliminary review of the proposed building designs on November 20, 2012. No decisions were made. Applicant has submitted a traffic analysis and other required materials. Application should be deemed complete in the next couple of weeks and then it will be sent to the various agencies for review. The agencies will have 45 days to offer comments. Following review the application will go before the Planning Commission for a public hearing and action.
- 13.
14. Piper Dan's Keltic Shoppe – Relocating to 109 E. Main Street. Occupancy issued 12/4/12.
15. Atoka Properties – Obtained permits for interior and exterior renovations for their expansion into 111 N. 21st Street. They are currently located at 115 N. 21st Street. Received approval from BAR to repaint building. Exterior renovation request to

- eliminate front door setback was denied. Appeal of BAR decision to be heard by Town Council on 1/8/12.
16. The Hair Mill, Inc. – Interior fit-up issued 11/15/12 to relocate at 201 N. Maple Avenue, Unit G.
 17. The Wine Kitchen – Applied for an interior fit-up zoning permit for a restaurant at 130 Purcellville Gateway Drive in the Purcellville Gateway Shopping Center. Interior fit-up approved 1/3/12.
 18. Coney Island Diner – Applied for an interior fit-up zoning permit for a restaurant at 745 E. Main Street in The Shoppes at Main & Maple. Interior fit-up application approved 12/3/12.
 19. Dr. Irfan Idrees of Virginia Medical Center and Urgent Care – Interior fit-up for a medical office to be located at 200 N. Maple Avenue.
 20. Bethany United Methodist Church and Hall Funeral Home – Minor site plan application received for a shared parking lot to be located at 100 W. Main Street, 151 S. 20th Street and 140 S. Nursery Avenue

December, 2012 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
Piper Dan’s Keltic Shoppe – 109 E. Main Street	12/4/12	Retail	3
Everyday Elegance – 550 E. Main Street	12/4/12	Retail	4
Pet Valu, Inc. – 120 Purcellville Gateway Drive	12/19/12	Retail	5
Advanced Auto – 609 E. Main Street, Unit L	10/25/12	Retail	10
Solstas Lab Partners Group – 205 Hirst Road, Suite 205	12/20/12	Medical Laboratory	2
Home-Based Businesses			
David DiGirolano/UltraComm, Inc. – 413 Gatepost Court	12/3/12	IT Consulting	1
Chris Carter/CRYVEX Solutions, Inc. – 37823 Remington Drive	12/3/12	Real Estate Consultant	1
Daniel R. Shook/Pink Powder, LLC – 126 Ivy Hills Terrace	12/26/12	Gun Instruction	1
		Total Employees	27

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

Total Commercial/Industrial: 71 includes permits issued to public facilities, but not temporary occupancies. Also not included are 6 shell building occupancies issued in 2012.

Total New Home-Based businesses in 2012: 35

<u>Permits Issued</u>	<u>2012 Year to Date</u>
Zoning Permit:	206
Occupancy Permits	109
Temporary Occupancy Permits	3
Home Occupation Permits	35
Sign Permits – Temporary	89
Sign Permits – Permanent	69
Zoning Determination Letter	2
Zoning Clearance Letter	18

Requests

Special Use Permits	1
BAR – Cert of Design	39
Variance	0
Annexation	0
Rezoning	1
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 completed the review of staff’s draft of new parking regulations. A public hearing will be set for January or February.

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.

Economic Development Monthly Statistics 2012

	No of New businesses ¹	No of New Jobs Created	No of New Home Based Business Permits	Meals Tax Revenue ²	Meals Tax Receipts/sales	Percent Sales up or dn Month to Month	Zoning Fees	Zoning Permits	Average Zoning Permit Cost ³	Occupancy Permits
January	7	15	3	\$60,587	\$1,514,675		\$4,235	14	\$299	1
February	10	134	5	\$55,293	\$1,382,325	-8.7%	\$7,965	40	\$190	7
March	14	65	2	\$71,588	\$1,789,700	29.5%	\$8,360	18	\$428	13
April	3	15	2	\$65,119	\$1,627,975	-9.0%	\$2,995	24	\$106	9
May	3	11	9	\$78,144	\$1,953,600	20.0%	\$4,615	30	\$134	12
June	3	11	1	\$78,664	\$1,966,600	0.7%	\$3,290	14	\$217	5
July	9	16	4	\$92,675	\$1,853,500	-5.8%	\$3,925	24	\$124	19
August	2	8	0	\$111,060	\$2,221,200	19.8%	\$4,375	15	\$275	5
September	2	4	2	\$92,318	\$1,846,360	-16.9%	\$4,450	12	\$325	11
October	11	86	1	\$83,563	\$2,089,075	13.1%	\$13,750	12	\$1,092	13
November	8	17	2	\$122,123	\$3,053,075	46.1%	\$3,425	16	\$177	12
December	7	21	3				\$1,825	14	\$109	6
Totals	79	403	34	\$911,134	\$21,298,085		\$63,210	233	\$247	113

Report is based on calendar year.

¹ Number includes home based businesses.

² Meals Tax report is from the previous month it lags by 30/31 days. In July TC increased Meals Tax rate by 1%

³ Zoning fee revenue includes zoning permits and occupancy permits. The average zoning permit cost is for zoning fees only.