



**Department of Community Development
Economic Development Update – 1/24/13**

Public/Town Projects:

1. Southern Collector Road Project – Zoning permit issued 2/21/12. Construction is ongoing. Late spring completion date is anticipated.

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. Walgreens is open. Vocelli's has reopened under new management and Coney Island Diner is nearing completion.
4. 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. Occupancy permit issued 1/15/13.
5. 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.

In Application Process:

1. 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. BAR has approved new restrooms, storage buildings, press box and additions to the main building. Planning Commission to hold public hearing on 2/7/13

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. Work continues. Sign is up.
3. 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.
4. Cardinal/Virginia Concrete – Received approval for the demolition of the green house located at 226 N. 21st Street. Waiting for demolition to occur.
5. 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. Zoning permit for interior fit-up issued 11/30/12. Occupancy permit applied for expect they will be open by the first of February.
6. 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. Application has been deemed complete and is being reviewed by the appropriate agencies. Expect a PC public hearing sometime in March.
7. 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. Town Council remanded application to BAR for their 1/18/13 meeting. BAR upheld their decision to deny the proposed changes to the entrance.
8. The Hair Mill, Inc. – Interior fit-up issued 11/15/12 to relocate at 201 N. Maple Avenue, Unit G. Occupancy issued 1/24/13.
9. 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.
10. 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.
11. Dr. Irfan Idrees of Virginia Medical Center and Urgent Care – Interior fit-up issued for a medical office to be located at 200 N. Maple Avenue.
12. 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.
13. Catoctin Corner – Site plan submitted on 1/18/13 for a shopping center to be located at the northeast corner of E. Main Street and Rt. 287 N.
14. Dr. Nooshin Monagemy – Interior fit-up issued on 1/2/13 for a dental office to be located at 17333 Pickwick Drive, Units A&B. Space formerly occupied by Tari Orthodontics.
15. Sweet Frog – Application submitted for an interior fit-up for a self-serve frozen yogurt restaurant to be located at 100 Purcellville Gateway Drive, Unit E in the Purcellville Gateway Shopping Center.

January, 2013 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
Dragon Yong In Martial Arts – 310 N. 21 st Street	1/3/13	Indoor commercial recreation	5
TOL Ministries – 210 N. 21 st Street, Unit D	1/3/13	Philanthropic Institution	2
Vocelli Pizza – 721 E. Main Street	12/28/12	Restaurant – reopened under new management	3
Liberty Tax Service – 609 E. Main Street, Unit H	1/10/13	Office	5
Environmental Termite & Pest Control – 222 N. 21 st Street	1/14/13	Office	1
Debra Babarsky – 142 E. Main Street	1/15/13	Counseling office	1
Virginia Regional Transit – 109 Bailey Lane	1/15/13	Office	3
The Hair Mill – 201-G N. Maple Avenue	1/24/13	Hair Salon	5
Home-Based Businesses			
		Total Employees	20

January 1, 2013 Year-to-Date New Business Occupancy Permits Summary:

Total Commercial/Industrial: 6 includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2013: 0

Permits Issued **2013 Year to Date**

Zoning Permit:	7
Occupancy Permits	9
Temporary Occupancy Permits	0
Home Occupation Permits	0
Sign Permits – Temporary	1
Sign Permits – Permanent	1
Zoning Determination Letters	0
Zoning Clearance Letters	0

Requests

Special Use Permits	0
BAR – Cert of Design	2
Variance	0
Annexation	0
Rezoning	0
Comprehensive Plan Amend.	0
Boundary Line Adjustments	0
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 completed the review of staff’s draft of new parking regulations. A public hearing will be set for February or March.

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.

Interviews for senior planner position have begun.