



**Department of Community Development  
Economic Development Update – 2/27/13**

**Public/Town Projects:**

1. Southern Collector Road Project – Zoning permit issued 2/21/12. Construction is ongoing. Late spring completion date is anticipated.
2. Fireman's Field – On 1/15/13 BAR approved design of a ticket booth and storage buildings to be located at Fireman's Field.
3. Town of Purcellville – Zoning permit issued on 2/13/13 for roadway improvements and watermain replacement on N. 33<sup>rd</sup> Street and W. Country Club Drive.
4. Woodgrove Music & Arts Association – On 2/19/13, BAR approved the design of a storage shed to be located at Woodgrove High School.

**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. **Still waiting on final occupancy permit.**
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 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. 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 held public hearing on 2/7/13. **Planning Commission on 2/7/13 approved with conditions the special use permit. Next step is public hearing and action by Town Council on the 12<sup>th</sup> of March.**

**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. 21<sup>st</sup> Street. Waiting for demolition to occur. **Demolition permit issued on 2/21/13.**
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. **Occupancy permit issued 1/29/13.**
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 **or April. Most agency comments have been received. Still waiting on VDOT and the County.**
7. Atoka Properties – **Obtained permits for interior and** exterior renovations for their expansion into 111 N. 21<sup>st</sup> Street. They are currently located at 115 N. 21<sup>st</sup> 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.



Total Commercial/Industrial: **10** includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2013: **1**

**Permits Issued** **2013 Year to Date**

Zoning Permit:	17
Occupancy Permits	12
Temporary Occupancy Permits	0
Home Occupation Permits	1
Sign Permits – Temporary	14
Sign Permits – Permanent	9
Zoning Determination Letters	0
Zoning Clearance Letters	1

**Requests**

Special Use Permits	0
BAR – Cert of Design	4
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.

New planner started February 28, 2012. His name is Daniel Galindo.

**Legend.**

Red font indicates new language this month.

~~Strike through~~ font indicates work completed and language will be removed next month.

Regular black font indicates ongoing projects.