



**Department of Community Development  
Economic Development Update – 3/26/13**

**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. Waiting on final occupancy permit.
4. 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. Planning Commission on 2/7/13 approved with conditions the special use permit. **Town Council has approved.**

**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 **early May. Comments have been received; in the process of preparing staff report for Planning Commission Public Hearing.**
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. **In the process of renovating the façade.**
8. 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.
9. 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. **Should be open within the next few weeks.**
10. 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. Applicant received BAR approval on 2/19/13 for exterior modifications to the existing building. **Preparing a site plan for approval.**
11. 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. 20<sup>th</sup> Street and 140 S. Nursery Avenue. **In the comment stage of review.**
12. 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. **In the comment stage of review.**
13. 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. **Occupancy issued 2/22/13.**



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
County Referrals	1

**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.

Daniel Galindo, Senior Planner, has joined the Community Development Department staff.

Purcellville Sports has vacated their space on Main Street.