



**Department of Community Development  
Department Update – 7/31/13**

**Public/Town Projects:**

1. ~~Southern Collector Road Project~~ – Zoning permit issued 2/21/12. ~~Construction is ongoing. Ribbon Cutting Ceremony is June 28, 2013.~~ **Complete.**
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. Ticket booth and utility screening to commence construction soon. The storage buildings will wait until after the Babe Ruth Tournament. **Ticket booth and cover for electrical panels are almost complete.**
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. Ongoing.
4. Woodgrove Music & Arts Association – On 2/19/13, BAR approved the design of a storage shed to be located at Woodgrove High School. **Waiting for installation.**
5. Loudoun Valley High School – Site Plan has been submitted for auditorium and gymnasium additions; new sports fields; press boxes, restrooms; dugouts; and team rooms.

**Business-Related Projects:**

**Approved and under construction:**

1. Cole Farm/Purcellville Gateway: Interior fit-ups and occupancies are being issued to tenants. Fit-ups continue. The developer has submitted an application for three Special Use Permits: 1) a restaurant over 4000 square feet; 2) a drive through for a restaurant; and 3) a drive through for a restaurant. **Town Council/Planning Commission held a joint public hearing on July 9, 2013 and approved the applications with some conditions. Staff is reviewing site plan.**
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. No news on the bank.
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 open. **No new tenants to report.**
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. Project is nearing completion. Opening is expected on the 13<sup>th</sup> of May. Temporary occupancy issued 5/10/13. **Waiting for contractor to submit final occupancy permit application.**

**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. Hiring has begun. Occupancy issued on June 6, 2013. **Restaurant is now open.**
3. ~~Magie 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. Building has been demolished.~~
5. 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. Applicant has requested that the public hearing be delayed as they are not ready to move forward. **Expect additional submittals within the next two weeks.**
6. ~~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. Renovation is complete.~~
7. 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. Construction continues. **Occupancy permit issued 8/1/2013.**
8. 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. **Site plan approved and construction has started.**

9. 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. **Site plan approved 8/1/2013.**
10. 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. This project appears to be on hold.
11. Catoctin Creek Distilling Co. – Permit under review for interior and exterior renovations at 120 W. Main Street. Demolition, façade construction and interior fit up zoning permit issued on 3/26/13. Construction continues. **Occupancy expected within the next couple of weeks.**
12. Ball Property – The Board of Architectural Review (June 18, 2013) and the Planning Commission (July 18, 2013) held preliminary discussions on a proposed gated adult community to be located west side of 32<sup>nd</sup> Street in the Town.
13. Purcellville Crossroads – Application for an annexation of approximately 47 acres located at the NWC of the Route 7 Bypass and Route 287 for a mixed use development. Application was submitted on July 29, 2013.

**July, 2013 New Business Occupancies:**

<b>Applicant/Address</b>	<b>Permit Date</b>	<b>Description</b>	<b>No. of Employees</b>
MDR Performance Engines – 37251-H East Richardson Lane	6/27/13	Automotive	6
House Paws, Inc. – 120 N. Hatcher Avenue	7/12/13	Veterinary Hospital	5
Velocity Wings – 1020 E. Main Street Units E & F	7/18/13	Restaurant	25
Hypno Coffee became LoCo Joes – 550 E. Main Street (Change of Owership)	7/30/13	Coffee Shop	
Consulting Services Group, LLC – 125 E. Hirst Road, Suite 8-C	7/30/13	Office	5
<b>Home-Based Businesses</b>			
Joy Greenly/Joy’s Dream Bakery – 917 Wooden Bridge Drive	7/17/13	Home baking	1
Sherry Steen/Miss Sherry’s Sweets – 100 14 <sup>th</sup> Street	7/17/13	Home baking	1
		<b>Total Employees</b>	43
		<b>Total Employees 2013 to date</b>	186

**July, 2013 Year-to-Date New Business Occupancy Permits Summary:**

Total Commercial/Industrial: **25** includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2013: **8**

<b><u>Permits Issued</u></b>	<b><u>2013 Year to Date</u></b>
Zoning Permit:	79
Occupancy Permits	44
Temporary Occupancy Permits	5
Home Occupation Permits	8
Sign Permits – Temporary	60
Sign Permits – Permanent	32 (2 withdrawn)
Sign Waivers	4
Zoning Determination Letters	0
Zoning Clearance Letters	10

**Requests**

Special Use Permits	3
BAR – Cert of Design	7
BAR – Pre-application discussions	4
Variance	0
Annexation	1
Rezoning	0
Comprehensive Plan Amend.	0
Boundary Line Adjustments	0
Lot Consolidations	1
Site Plans	2
Minor Site Plans	4
Site Plan Revisions	0
Preliminary Subdivision Plats	0
Minor Subdivision Plats	0
Preliminary Subdivision Plat Revision	0
County Referrals	1
 Lawn Complaints (Tall Grass)	 36

**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 before the Planning Commission was held on June 6. **The Town Council has scheduled a public hearing and possible vote on amendments to the parking and landscape regulations of the Town’s Zoning Ordinance.**

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. Expect phase I, which will include most of the residential uses and the Institutional Public District to be ready for public hearing late summer. **The Planning Commission will hold a public hearing and possible vote on August 15, 2013 on proposed amendments to the zoning ordinance regarding uses by right and uses by special use permit for the R-2, R-T, R-8, R-15, and IP zoning districts and regarding changes to Article 6 which provides additional regulations for college and university uses.**

**The BAR.** The chairman Walt Voskian will be leaving the board in October. There is still one vacancy.

**17 Illegal signs in the Town’s right of way were confiscated.**