



**Department of Community Development
Department Update – 8/27/13**

Public/Town Projects:

1. 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 complete.
2. Town of Purcellville – Zoning permit issued on 2/13/13 for roadway improvements and watermain replacement on N. 33rd Street and W. Country Club Drive. Ongoing.
3. 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/Shoppes at Main and Maple – 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. **Purcellville Sports previously located at 101 E. Main Street applied for occupancy to reopen in this shopping center.**
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 13th of May. Temporary occupancy issued 5/10/13. Final occupancy issued 8/8/13.

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. 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.**
4. 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. **Restaurant is now open.**
5. 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. **Most improvements have been completed - expect occupancy in September.**
6. 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. In the comment stage of review. Site plan approved 8/1/2013. **Waiting for construction to begin.**
7. 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.
- ~~8. 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. **Final occupancy issued 8/13/13.**~~
9. 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 32nd Street in the Town. **Awaiting the next move from the developer.**

10. **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. **Staff is reviewing the application.**

July, 2013 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
The Wine Kitchen – 130 Purcellville Gateway Drive	8/1/13	Restaurant	25
Joyful Child Atrium – 151 N. Hatcher Avenue	8/8/13	Special school of instruction	Volunteers
Catoctin Creek Distilling Co. – 120 W. Main Street (Relocated)	8/13/13	Distillery and Tasting Room	11 Additional
Around the Block Books – 201 N. 23 rd Street (Relocated)	8/23/13	Retail	
Joy’s Dream Bakery – 201 N. 23 rd Street	8/20/13	Retail baked goods prepared in her home	
Yoga for Life became Loudoun Valley Yoga – 850-B E. Main Street	8/22/13	Personal Service – Yoga Studio	
Home-Based Businesses			
Karla Tanner/KT Photography – 102 Kirkbridge Court	8/23/13	Photographer	1
		Total Employees	37
		Total Employees 2013 to date	223

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

Total Commercial/Industrial: **32** includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2013: **12**

<u>Permits Issued</u>	<u>2013 Year to Date</u>
Zoning Permit:	95
Occupancy Permits (not temporary)	45
Temporary Occupancy Permits	7
Home Occupation Permits	12
Sign Permits – Temporary	65
Sign Permits – Permanent	39 (1 withdrawn)
Sign Waivers	4
Zoning Determination Letters	1
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)	41

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. **On August 13, 2012, the Town Council held a public hearing on amendments to the parking and landscape regulations of the Town’s Zoning Ordinance. On August 27 the Town Council took action and approved the new amendments to the parking 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 continued a public hearing from their August 15, 2013 meeting to a joint public hearing with the Town Council on September 10, 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 since he is moving to Maine. There is still one other vacancy on the Board. **I have just been notified that the September meeting will be Walt’s last meeting.**

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