



**Department of Community Development  
Department Update – 12/27/13**

**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. Loudoun Valley High School – Site Plan has been submitted for auditorium and gymnasium additions; new sports fields; press boxes, restrooms; dugouts; and team rooms. Site Plan approved and zoning permit issued on 9/16/13. Construction is ongoing.

**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. Waiting to hear from the applicant.
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.

**In Application Process:**

1. Loudoun Valley Restaurants – Special Use Permit request to change morning operating hours to begin at 5 a.m. instead of the previously approved 10 a.m. The Kentucky Fried Chicken/Taco Bell restaurant is located at 201 N. Hirst Road. **Following a public hearing on December 19, 2013, the Planning Commission recommended approval to the Town Council the applicant's request to change the operating hours. The Town Council will hold a public hearing on January 28, 2014.**

**Other Projects and their status:**

2. 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

3. 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. Resubmitted as part of Catoctin Creek Town Center. **Presentation before Planning Commission is expected on to occur on the 16<sup>th</sup> of January.**
4. Catoctin Creek Town Center – Amended rezoning and Comprehensive Plan Amendment application that includes the previously submitted Catoctin Creek Apartment submission and an application for an outdoor recreation/entertainment complex on an adjoining 6.7 acres plus 12 acres owned by Brent Mercke. The application has been sent out for review. Comments are due December 6<sup>th</sup>. Application is still under review. **Presentation before Planning Commission is expected on to occur on the 16<sup>th</sup> of January.**
5. Tilly's Entertainment – Special Use Permit application for outdoor recreation/entertainment complex proposed as a part of the Catoctin Creek Town Center. The complex proposes to include 8 acres of open space for local events, concerts, etc. and 7 acres of food, fun and games with proposed bumper boats, adventure golf, ice cream parlor, food court, batting cages, and go cart track. The proposed 35000 square foot main building is to include a full service restaurant, sports bar, bowling, laser tag course, and arcade. **Presentation before Planning Commission is expected on to occur on the 16<sup>th</sup> of January.**
6. 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. Temporary occupancies issued to Dr. Idrees on 8/30/13 for a medical office/urgent care and to Dr. Pierce on 9/3/13 for an orthodontist office. Sidewalk/trail was not installed properly and is pooling water. It must be redone before a permanent occupancy permit can be issued.
7. 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. Construction **is nearly complete.**
8. 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.
9. 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. **No movement.**
- ~~10. Appalachian Outdoor Readiness & Essentials – Interior fit up issued for retail at 198 N. 21<sup>st</sup> Street. Open for business.~~
11. Adroit Theory Brewing Company – Interior fit-up issued for a nano brewery and pub/tasting room at 404 Browning Court. Interior construction continues. **Expect opening to occur towards the end of January.**

11. Corcoran Brewery – Interior fit-up issued on 9/10/13 for a brewery/restaurant to be located in Suite 8-C of the INOVA Medical Building at 205 E. Hirst Road. Interior construction continues. **Expect opening to occur towards end of February.**
12. Vineyard Square – Application to the Board of Architectural Review for the demolition of 12 buildings and accessory sheds located at 130 N. 21<sup>st</sup> Street, 130 East O Street, 138 N. 21<sup>st</sup> Street, 140-142 N. 21<sup>st</sup> Street, 144-148 N. 21<sup>st</sup> Street, 146 N. 21<sup>st</sup> Street and 151 East O Street. The applicant is requesting architectural approval to replace these buildings with a 5-6 story, mixed-use building containing residences and retail. The BAR met on November 19, 2013 and approved the demolition of all of the buildings with the exception that the applicant is required to preserve and maintain the brick facades fronting on 21<sup>st</sup> Street, consisting of the brick portion and all architectural features of the buildings located at 130 N. 21<sup>st</sup> Street and 138 N. 21<sup>st</sup> Street and incorporating these facades into the design of the new construction and that the demolition of the main buildings at 140-142 N. 21<sup>st</sup> Street and 144-148 N. 21<sup>st</sup> Street is contingent on design approval of CDA13-11 Vineyard Square which is still under review. **On December 17, 2013, Town Council overturned the BAR’s requirement to incorporate the façade of 130-138 No. 21<sup>st</sup> Street in the proposed new construction. On December 18, 2013, the BAR approved the design of the new development with conditions restricting height and changing certain proposed architectural features. The applicant has appealed to the Town Council the conditions of the BAR. The Town Council will hear the appeal on January 14, 2014.**
13. Pizza Hut – Interior fit-up approved for a pizza restaurant to be located at 101 S. Maple Avenue.
14. Designing Flowers – Interior fit-up approved for a retail flower shop to be located at 151 S. 20<sup>th</sup> Street.

**December, 2013 New Business Occupancies:**

<b>Applicant/Address</b>	<b>Permit Date</b>	<b>Description</b>	<b>No. of Employees</b>
Tropq Creamery – 721 E. Main Street (in Vocelli’s)	12/13/13	Ice Cream Sales	1
Winter Bazaar Indoor Market – 143 N. 21 <sup>st</sup> Street	12/6/13	Indoor Market each Saturday	0
Pro Nail II – 609 E. Main Street, Unit R	12/12/13	Change of ownership and name of existing business	0
<b>Home-Based Businesses</b>			
Beverly’s Miniatures/Beverly Robillard – 408 Rockburn Court	12/4/13	Home Office – online sales	1
PSI-ware, LLC/Harry Kidder – 318 Burnleigh Court	12/12/13	Home Office	1
Envisionapps/Jesse Forbes – 233 E. King James Street	12/19/13	Home Office – Information technology consulting	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.

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 ordinance containing these amendments was adopted by Council on September 10, 2013. The Planning Commission is continuing to review the uses in other zoning districts.

The Planning Commission will hold a public hearing on proposed amendments to Purcellville's Land Development and Subdivision Control Ordinance on November 7, 2013. These changes propose to make the document internally consistent, reflect current law, and promote the efficient processing of plans. Staff requested that the Town Council refer these amendments to the Planning Commission for its recommendation, and Council passed a motion to do so at their October 22, 2013 meeting. The Planning Commission recommended approval of the amendments to the LDSCO at their November 7, 2013 meeting. A public hearing has been scheduled for the December 10, 2013 Town Council meeting. **The Town Council approved the proposed changes to the LDSCO at the December 10, 2013 meeting.**

A Town Council/Planning Commission joint public hearing is scheduled for December 10, 2013 on a proposed Zoning Ordinance amendment to include health club/fitness center as a permitted use instead of a special use in the mixed commercial zoning district. **Following the public hearing and affirmative recommendation by the Planning Commission, Town Council adopted the ordinance amending the zoning ordinance as proposed.**

~~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. Walter's last meeting was in September. Currently the BAR members are Pat Giglio, Dan Piper and Jim Gloeckner. Pat Giglio is the new chairman. Council will be interviewing prospective applicants for possible appointment to the BAR at the November 26, 2013 Town Council meeting. On December 10, 2013, the Town Council appointed Greg Wagner and Mark Ippoliti to the BAR bringing the total members to five. These new members join Chairman Pat Giglio and members Dan Piper and Jim Gloeckner.~~

The Town's EDAC committee has initiated a process that will help create a Tourism Plan for the Town. The committee meets on the first Tuesday of every month in the Heritage Conference Room in Town Hall and will be discussing the Tourism Plan at those meetings. The committee encourages comments and participation from the public. At the December meeting EDAC discussed the strengths, weaknesses, opportunities and threats (SWOT) that Purcellville faces in creating such a plan. Once the SWOT analysis has been completed the committee will tackle a vision and then move on to objectives and implementation strategies. Progress will be reported on the Town's website.

33 Illegal signs in the Town's right of way were confiscated during the month of November.