



**Department of Community Development  
Department Update – 3/31/15**

**Public/Town Projects:**

1. Fireman's Field –Waiting on some minor submissions to issue a certificate of completion.
2. Loudoun Valley High School –Waiting on some minor submissions to issue a certificate of completion.
3. Town of Purcellville – Zoning permit issued on February 18, 2014 for the streetscape improvements on North 21<sup>st</sup> Street between Main Street and North 21<sup>st</sup> Street.
4. Loudoun County Parks and Recreation – Site plan submitted for Upper Loudoun Youth Football League fields at Fields Farm. Working with the County. Active project.
5. Town of Purcellville – Zoning permit issued on April 25, 2014 for A Street sidewalk project. Bulk of work complete. Waiting on some minor submissions to issue a certificate of completion.

**Business-Related Projects:**

**Approved and under construction:**

1. Cole Farm/Purcellville Gateway: 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. Temporary occupancy issued on January 22, 2015 for Starbucks in Suite A. Interior fit-up issued for a UPS Store in Suite B. Applications submitted for a site plan amendment and a minor subdivision to create a separate building lot for a standalone restaurant. Preliminary plans for Chick-Fil-A have been submitted. Certificate of Design was approved with conditions at the 12/16/14 BAR meeting. **Site Plan approved on 3/31/15 for the Chick fil A. Provided preliminary review comments of digital subdivision plat on 3/5/15.**
2. Butterfly Gourmet – Interior Fit-up issued for building located at 221 E. Main Street. Site plan received. Comments sent to applicant, resubmission required. Working with applicant to get occupancy permit. A security bond was submitted for the construction of the parking lot. Temporary occupancy issued on 2/12/15.

**In Application Process:**

1. Southern States – Site plan submitted on March 25, 2014 for redevelopment of 261 N. 21<sup>st</sup> Street. Plan is being reviewed for completeness. Site Plan has been sent out to review agencies. Applicant is working on comments. Interior fit-up was approved on January 13, 2015 and an application for Board of Architectural Review for exterior renovations to existing building was approved with conditions on February 17, 2015.
2. Mayfair Industrial – Construction plans submitted on August 28, 2014 for the industrial use section of the Mayfair development. Plans are under review. Second

- submission with response to comments received from applicant on 12/29/14 and has been sent out for additional review. Additional review comments have been sent to applicant. **Third submission of construction plans received on 3/6/15. Record Plat submitted on 2/25/15.**
- 3.. 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. Applicant submitted Traffic Analysis on May 14, 2014. Grading Plan has been submitted and is being reviewed by the County and the Town. 3<sup>rd</sup> submission received on 2/17/15 and was sent out for review. **Review comments sent to applicant on 3/5/15.**
  4. 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. Applicant provided a presentation to Town Council on 9/9/14. **A complete annexation application is expected the week of April 6, 2015.**
  5. Vineyard Square –Nine demolition permits were issued on November 5, 2014 and demolition has begun on some of the sheds and accessory buildings. Site Plan submitted on 12/30/14 and was sent out to review agencies on that day. Review comments distributed on 1/30, 2/11 and 2/12/15. **Second submission received on 3/3/15. Zoning Determination provided on March 13, 2015.**
  6. McDonalds Restaurant – Certificate of Design approval was issued on August 19, 2014 for the construction of a new restaurant building at 121 N. Maple Avenue (the current site). McDonalds has also submitted special use applications for a restaurant over 4,000 square feet and for a drive through at the same location. Planning Commission held a public hearing and recommended approval to the Town Council on 11/6/14. Following a public hearing, Town Council approved the special use permit applications on 12/9/14. Site Plan received on 12/9/14 and is under review. All review comments were received by January 27, 2015. 2<sup>nd</sup> submission received on 2/24/14 and was sent out for review on 2/25/15.

**Next Step --- Occupancy Permits:**

1. Mattress Warehouse: Sign permit issued for 711-B East Main Street. Interior fit-up has been approved (Shoppes at Main and Maple). Has applied for occupancy.
2. Corcoran Spirits – Interior Fit-up for a spirits tasting room at 251 N. 21<sup>st</sup> Street, #120 was issued on January 15, 2015.
3. Shave and a Haircut – Interior fit-up issued on January 14, 2015 for the relocation of a salon to be located at 100 West O Street.
4. Purcellville Spa and Boutique – Interior fit-up approved for the relocation of a spa/boutique to 512 E. Main Street. Has applied for occupancy.
5. UPS Store – Submission of sign permits for the proposed location of a UPS Store at the Purcellville Gateway Shopping Center, 140-B Purcellville Gateway Drive (next to the Starbucks drive-thru). Interior fit-up was approved on 2/19/15.
6. ISM Weapon Systems – Relocating to 748 E. Main Street. **Has applied for occupancy.**
7. Casa Tequila Bar and Grill – Interior fit-up approved on 3/13/15 for renovations for a restaurant at 1020 E. Main Street, Suite N (Main Street Station Shopping Center).

7. Maple Avenue Shops – Interior fit-up approved on 3/25/15 for an ice cream shop to be located in Suite E, 101 S. Maple Avenue.

**Other Projects and their status:**

1. Mayfair Residential – Record Plat submitted on October 21, 2014 for the residential dwelling units located on Brookfield property annexed north of Town. Construction plans are under review for the 254 residential planned development and the 8 lot residential subdivision. 3rd submission of construction plans was received on 2/4/15 and comments sent on 3/16/15. Record Plat comments sent to applicant on 3/26/15. Site plan for Route 611 road work was approved on 3/31/15.
2. The Cottages @ 32<sup>nd</sup> Street (the Ball property) – Rezoning application received on October 28, 2014 to rezone 10 acres on the west side of 32<sup>nd</sup> Street from R-2 to PDH-5. The application is requesting 21 duplexes for a total of 42 single family attached dwellings. Concept plan was distributed for review on 11/3 and 11/5/2014. Applicant made a presentation at the January 8, 2015 Planning Commission meeting.

**Projects on Hold:**

1. 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. BAR approved the revised building design on March 18, 2014. Site plan is under review. Project has been pushed back to the fall. No resolve in sight.
2. Tilly’s Entertainment – Special Use Permit application submitted for outdoor recreation/entertainment complex.

**March, 2015 New Business Occupancies:**

Applicant/Address	Permit Date	Description	No. of Employees
Catoctin Valley Community Church – 101 E. Main Street	3/3/15	Office	6
Mr. Will’s Cheesecakes – 221 E. Main Street	3/31/15	Retail	1
Blue Ridge Psychological Services – 221 E. Main Street, Suite 101	3/9/15	Office	1
Casper Insurance Group – 102 N. 21 <sup>st</sup> Street, Suite A	2/12/15	Office	2
Olympus 24 Fitness, LLC – 201 N. Maple Avenue, Suite 204	3/12/15	New ownership	
Purcellville Sports – 737 E. Main Street	3/18/15	Relocation to larger space	
Fireworks Now, LLC – 711 E. Main Street	3/26/15	Sale of fireworks	2



**Requests**

Special Use Permits		
BAR – Certificates of Design	2	
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Boundary Line Adjustments	1	
Lot Consolidations		
Site Plans		
Minor Site Plans		
Site Plan Revisions		
Construction Plans		
Preliminary Subdivision Plats		
Minor Subdivision Plats		
Preliminary Subdivision Plat Revisions		
County Referrals		
Commission Permits		
Easement Plats		
Record Plats	1	
Grading Plans		
Lawn Complaints (Tall Grass)	0	
Code Violation Warnings	11	(8 resolved as of 3/31 without issuing a citation)
Formal Notice of violations issued	0	

12 illegal signs in the Town’s right of way were confiscated during the month of February.

**Departmental Initiatives.**

Comprehensive Plan Update

The Planning Commission is continuing with a comprehensive review of the zoning uses in the different zoning districts with particular emphasis on Special Use Permits. **Please contact the Community Development Department (540-338-23040 or check the Planning Commission’s agendas online ([www.purcellvilleva.gov](http://www.purcellvilleva.gov)) for updated information regarding this project.** ~~The goal is to update the use lists by removing those uses that are outdated or no longer relevant and to change uses requiring a Special Use Permit that no longer require extraordinary mitigation to uses by right. In addition, the definitions chapter will be updated and augmented. The final product will be a matrix or table of uses that will be combined into one section.~~

## Economic Development Summary- March 31, 2015

Page 6 of 6

~~The Commission is hoping to hold public hearings on the zoning changes early spring. The Commission continues to hold workshops on the zoning changes following their regular meetings on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month at 7 pm in Town Hall.~~

The Economic Development Advisory Committee **has completed** ~~is working on~~ a strategic tourism plan. The committee meets the first Tuesday of every month at 7PM in Town Hall and welcomes public input and participation. The plan was presented to Town Council December, 9 2014. EDAC will now work on finalizing the written document. **EDAC will be presenting the final printed version of the Tourism Plan to the Town Council for review and acceptance during the month of April.**