



**Department of Community Development
Department Update – 4/30/15**

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 21st Street between Main Street and North 21st 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. **Subdivision Plat approved on 4/24/15 and recorded by applicant. Water and sewer availabilities paid on 4/27/15.**
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. 21st 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. **Fourth submission of construction plans received on 4/15/15 and sent out for review on 4/16/15. Grading and land prep has begun.**
- 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. 3rd submission received on 2/17/15 and was sent out for review. Review comments sent to applicant on 3/5/15. **Expect clearing and grading to begin within the next few weeks.**
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. **Concept plan submitted on 4/9/15.**
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. **Appeal of Zoning Administrator’s determination to the BZA regarding BAR approval was received on April 10, 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. 2nd 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. **Occupancy issued 4/23/15.**
2. Corcoran Spirits – Interior Fit-up for a spirits tasting room at 251 N. 21st 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. 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). **Occupancy issued 4/28/15.**
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.
8. **Finn Thai Restaurant – Interior fit-up zoning application was submitted for review on 4/30/15 for a restaurant to be located at 126 N. Maple Avenue in the Shoppes at Main & Maple Shopping Center.**

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. **Fourth submission of construction plans was received on 4/21/15 and sent out for comments on 4/22/15. Grading and clearing has begun.**
2. Morgan Meadows (formerly Beauma Meadows) – Record plat for a 5 lot subdivision located between Hall Avenue and 26th Street was received on 4/2/15.

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.
3. The Cottages @ 32nd Street (the Ball property) – Rezoning application received on October 28, 2014 to rezone 10 acres on the west side of 32nd 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. **Appears to be on hold.**

April, 2015 New Business Occupancies:

| Applicant/Address | Permit Date | Description | No. of Employees |
|----------------------------------|-------------|-------------|------------------|
| ISM Weapon Systems – 748 E. Main | 4/7/15 | Relocation | |

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|------------------------------|----|
| Zoning Determination Letters | 1 |
| Zoning Clearance Letters | 11 |

Requests

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| Special Use Permits | |
| BAR – Certificates of Design | 2 |
| BAR – Pre-application discussions | |
| Variances | |
| Annexations | 1 |
| 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 citation) | 15 (12 resolved as of 4/30 without issuing a |
| Formal Notices of Violation issued | 1 |

39 illegal signs in the Town's right of way were confiscated during the month of April.

Departmental Initiatives.

Comprehensive Plan Update. [Project management plan is being reviewed.](#)

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) for updated information regarding this project.

The Economic Development Advisory Committee has completed a strategic tourism plan [The committee has initiated three action items to begin implementing the plan. The first initiative is preparing an events calendar for the Town, the second is painting a mural on the Its Bizarre building on 21st Street, the third is utilizing the Gazebo on 21st Street as an information kiosk.](#)

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.~~