



**Department of Community Development  
Department Update – 12/31/15**

**Public/Town Projects:**

1. Loudoun Valley High School –Waiting on some minor submissions to issue a certificate of completion.
2. Mary House of Hope/Town of Purcellville Minor Subdivision – Subdivision Plat and deed were signed on 8/20/15 and were recorded. Application to rezone 781 S. 20<sup>th</sup> Street from IP to R-2 was received on September 28, 2015. **Planning Commission will hold public hearing on January 7, 2016.**

**Business-Related Projects:**

**Approved and under construction:**

**In Application Process:**

1. 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. All remaining comments on construction plans sent to applicant 5/21/15. Construction plans approved 6/18/15. Revisions to construction plans submitted on 6/18/15 and have been sent out for review. Record plat resubmitted on 5/8/15. The revisions to construction plans were approved on 9/16/15. Record plat approved and recorded. Performance bond is being processed. **Performance bond submitted.**
2. 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. Waiting for final approval from Loudoun County. Grading plan approved on 7/8/15. Clearing has begun and a construction entrance has been established. Staff has been discussing site plan process with the applicant. Construction plans received on 9/4/15 and site plan received on 9/25/15. Both applications are under review. Proposed gas station has been preliminarily reviewed by the BAR. Certificate of Design for the gas station/convenience store approved by BAR on 11/17/15.

3. 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. Developer held a public informational update at the Carver Center on May 27, 2015. Staff report was presented to Town Council on July 28, 2015; a Council & PC committee has been formed to discuss issues with the County. Applicant submitted a new annexation application on 9/22/15.
4. 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. Appeal to be heard by the BZA on July 1, 2015. Zoning Administrator’s determination that the CDAs remain valid was upheld by the BZA on July 24, 2015. Waiting on site plan resubmission from applicant. The BZA decision was appealed to the Circuit Court. Third submission of the site plan was submitted on 8/7/15 and is under review. Applicant submitted 2 Deeds of Easement and Vacation for the project on 8/26/15. Public Works and Community Devel. Departments met with the applicant on 8/31/15 to discuss the site plan. Site plan ready for approval after easements are finalized.
2. Valley Energy – Prel./Final Site Plan submitted 6/4/15 for installation of storage tanks at 108 Bailey Lane. The plan has been sent out for review agency comments. Staff is working with applicant on their site plan resubmittal. Second submission received on 9/29/15 and is being sent out to review agencies. Waiting for submission of easements. **Easement submitted and site plan approved on 12/21/15.**
3. Dragon Yong-In Martial Arts – Amended site plan received on 5/8/15 and has been sent out for review. This site plan is for the addition of a soccer field, walking track, covered pavilion and playground. Comments sent to applicant on 6/19/15. Waiting on resubmission from applicant. No news. Will be put back in the active category when they resubmit. Site plan resubmitted on 9/23/15 and is under review.
4. Warner Brook, LLC – Application submitted requesting annexation of two parcels (PIN#s 487-38-8931 and 487-28-1679) totaling 131.29 acres located at 17100 Purcellville Road just north of the Route 7 Bypass. Departments are reviewing the application.

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

1. 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.
2. Durand Music, LLC – Interior Fit-up for a music recording studio to be located at 417 Browning Court.
3. INOVA Medical Group and INOVA Urgent Care: Relocated to 740 E. Main Street. Occupancies have been submitted but an upgrade in the meter size may be required.

4. Rite Aid Corporation – Zoning permit application was submitted on 9/18/15 and approved on 10/7/15 for interior renovations to include a clinic at their current location.

**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. Construction plans approved on 5/15/15. Amendment submitted on 5/20/15 and sent out for review. Third submission of record plat received on 5/6/15. Amendment approved on 9/11/15. Second amendment to the construction plans was submitted on 9/23/15 and is under review. Amendments to the plans have been approved. Record plat approved and recorded. Performance bond is being processed. **Performance bond submitted and zoning permits were issued on 12/18/15 for 16 townhouse units.**

**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 @ 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. Application appears to be on hold.
4. 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. **This is being resurrected and I expect to see an updated application by the middle of January.**
5. 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



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Zoning Determination Letters	2
Zoning Clearance Letters	27

### **Requests** **2015 Year to Date**

Special Use Permits	2
BAR – Certificates of Design	6
BAR – Pre-application discussions	5
Variances	
Annexations	3
Rezoning	2
Comprehensive Plan Amend.	1
Boundary Line Adjustments	2
Lot Consolidations	
Site Plans	3
Site Plan Amendments	
Minor Site Plans	
Site Plan Revisions	1
Construction Plans	
Construction Plan Amendments	3
Preliminary Subdivision Plats	1
Minor Subdivision Plats	1
Preliminary Subdivision Plat Revisions	
County Referrals	2
Commission Permits	
Easement Plats	4
Record Plats	1
Grading Plans	

### **Complaints/Violations for the month of December, 2015**

Lawn Complaints (Tall Grass)	0
Code Violation Warnings	0
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town's right of way	8
Unresolved violations	2
Resident Complaints (not tall grass)	2

### **Departmental Initiatives.**

Comprehensive Plan Update. Project management plan was approved by the Planning Commission on May 7, 2015. Town Council approved the selection of McBride Dale Clarion to provide planning services for the Comprehensive Plan Update. The Planning Commission will begin the process by holding two public meetings on Saturday, January 23, 2016 at 10:00 AM and 2:00 PM in the Carver Center located at 200 Willie Palmer Way, Purcellville, Virginia. The meetings will be led by town staff and are expected to last approximately two hours each. Both meetings will cover

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the same topics with a focus on discussing the opportunities and constraints the Town may face over the next 20 years.

~~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 Planning Commission will hold a public hearing on the changes September 3, 2015. Because of technical difficulties the public hearing was continued to September 10, 2015. After making minor changes in response to the public hearing, the Planning Commission recommended adoption of the proposed zoning text changes to the Town Council. Town Council held a public hearing on the changes on October 27, 2015 and will discuss the proposed zoning text changes at their next meeting. The Town Council approved changes to the Zoning ordinance December 8, 2015.~~

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 the placement of a mural on the side wall of the Purcellville Restaurant on Main Street, and the third is utilizing the Gazebo on 21<sup>st</sup> Street as an information kiosk. Work continues on the three initiatives. In addition the committee has been reviewing, at Council's request, The RSR Gateway Annexation request, the Shop Local Program, and the Special Events Ordinance and other economic initiatives that the Town might consider.

The EDAC committee meets the first Tuesday of every month at 7PM in Town Hall and welcomes public input and participation.