



**Department of Community Development  
Department Update – 5/29/15**

**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. **Issues to be corrected prior to occupancy were sent to contractor on 5/5/15.**
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. **Zoning permit issued on 5/4/15 for construction of the Chick-Fil-A restaurant. Reviewing a sign plan for the site.**
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. **Parking lot installed and permanent occupancies issued to all tenants on May 28, 2015.**

**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. 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. Record plat resubmitted on 5/8/15.**
  - 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. Concept plan submitted on 4/9/15. **Developer held a public informational update at the Carver Center on May 27, 2015. Staff is waiting for comments to be returned prior to providing Town Council with a report.**
  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. **Appeal to be heard by the BZA on July 1, 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.
  7. 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.**

**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. 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. **Occupancy issued on 5/21/15.**
3. Purcellville Spa and Boutique – Interior fit-up approved for the relocation of a spa/boutique to 512 E. Main Street. **Occupancy issued on 5/14/15.**
4. 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. **Occupancy issued on 5/6/15.**
5. 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.
6. 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. **Interior fit-up issued on 5/12/15.**
7. 160 W. Main Street – Interior fit-up for new tenant issued on 5/7/15.
8. Valley Medical - Interior fit-up for new tenant in Suite 202 issued on 5/14/15.

**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.**
2. Morgan Meadows (formerly Beauma Meadows) – Record plat for a 5 lot subdivision located between Hall Avenue and 26<sup>th</sup> 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 @ 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

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made a presentation at the January 8, 2015 Planning Commission meeting. Appears to be on hold.

**May, 2015 New Business Occupancies:**

<b>Applicant/Address</b>	<b>Permit Date</b>	<b>Description</b>	<b>No. of Employees</b>
The UPS Store – 140-B Purcellville Gateway Drive	5/6/15	Personal Service/Retail	5
The Purcellville Spa and Boutique – 512 E. Main Street	5/14/15	Relocation	
Shave and a Haircut – 100 West O Street	5/21/15	Relocation	
Two Rivers Yarn – 221 E. Main Street, #201	5/28/15	Retail	1
Butterfly Gourmet – 221 E. Main Street	5/28/15	Temporary to permanent occupancy	
Blue Ridge Psychological Services – 221 E. Main Street, Suite 101	5/28/15	Temporary to permanent occupancy	
Mr. Will’s Cheesecakes – 221 E. Main Street	5/28/15	Temporary to permanent occupancy	
<b>Home-Based Businesses</b>			
		<b>Total Employees</b>	6
		<b>Total New Employees 2015 to date</b>	88

**2015 Year-to-Date New Business Occupancy Permits Summary:**

Total Commercial/Industrial: 20 - includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2015: **15**

**Permits Issued**                      **2015 Year to Date**

Zoning Permits	80
Occupancy Permits (not temporary)	45
Temporary Occupancy Permits	5
Sign Permits – Temporary	29
Sign Permits – Permanent	20
Sign Waivers	1

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Zoning Determination Letters	1
Zoning Clearance Letters	16

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

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

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

Lawn Complaints (Tall Grass)	4
Code Violation Warnings	12 (Resolved prior to formal notice)
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town's right of way	40
Unresolved violations	1

### **Departmental Initiatives.**

Comprehensive Plan Update. Project management plan was approved by the Planning Commission on May 7, 2015. Project teams are being formed.

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 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 21<sup>st</sup> Street, the third is utilizing the Gazebo on 21<sup>st</sup> 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.