



**Department of Community Development
Department Update – 10/30/15**

Public/Town Projects:

1. Loudoun Valley High School –Waiting on some minor submissions to issue a certificate of completion.
2. 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. Construction continues.
3. 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. 20th Street from IP to R-2 was received on September 28, 2015.

Business-Related Projects:

Approved and under construction:

1. Cole Farm/Purcellville Gateway: Water and sewer availabilities paid on 4/27/15. Zoning permit issued on 5/4/15 for construction of the Chick-Fil-A restaurant. Sign plan approved 6/26/15. Construction is almost complete on the restaurant.

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.
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. 3rd 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.**
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.
 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.
 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.**

Next Step --- Occupancy Permits:

1. Corcoran Spirits – Interior Fit-up for a spirits tasting room at 251 N. 21st Street, #120 was issued on January 15, 2015.
2. Valley Medical - Interior fit-up for new tenant in Suite 202 issued on 5/14/15. **Occupancy issued on 10/29/15.**
3. Durand Music, LLC – Interior Fit-up for a music recording studio to be located at 417 Browning Court.

4. 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.
5. 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.

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. Application appears to be on hold.
4. 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.
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 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

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2/24/14 and was sent out for review on 2/25/15. Applicant requested a 120 day site plan extension which was granted. No news. Will be put back in the active category after they resubmit.

6. 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. Applicant requested a 6 month extension which was granted.

October, 2015 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
Lowens & Associates – 205 Hirst Road, Suite 202	10/29/15	Office	20
Home-Based Businesses			
Marzeena Elia/Marzy's Face Painting, LLC – 329 Spring Branch Court	10/13/15	Office for face painting business	1
Jeff Scott/Global Identity Solutions, LLC – 730 W. Country Club Drive	10/16/15	Office for online bionetric device resolutions	1
		Total Employees	
		Total New Employees 2015 to date	163

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

Total Commercial/Industrial: 29 - includes permits issued to public facilities, but not temporary occupancies

Total New Home-Based businesses in 2015: 27

Permits Issued 2015 Year to Date

Zoning Permits	158
Occupancy Permits (not temporary)	74
Temporary Occupancy Permits	5
Sign Permits – Temporary	56
Sign Permits – Permanent	42
Sign Waivers	4
Zoning Determination Letters	2
Zoning Clearance Letters	26

Requests **2015 Year to Date**

Special Use Permits	
BAR – Certificates of Design	3
BAR – Pre-application discussions	3
Variances	
Annexations	3
Rezoning	1
Comprehensive Plan Amend.	
Boundary Line Adjustments	2
Lot Consolidations	
Site Plans	2
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	
Commission Permits	
Easement Plats	2
Record Plats	1
Grading Plans	

Complaints/Violations for the month of October, 2015

Lawn Complaints (Tall Grass)	0
Code Violation Warnings	7
Formal Notices of Violation issued	2
Illegal signs confiscated in the Town's right of way	39
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. ~~Project teams are being formed. Consultants are being interviewed.~~ Town Council approved the selection of McBride Dale Clarion to provide planning services for the 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

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agendas online (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 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, and the third is utilizing the Gazebo on 21st 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.

Dan Abramson is the new EDAC chairman.

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