



**Department of Community Development  
Department Update – 5/31/17**

**Zoning Activity Summary.** Current zoning and planning activity within the Department of Community Development. Table A below provides a summary of the ongoing applications. More detailed information follows the table in narrative form.

**Legend:** UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval

<b>Table A</b>			
<b>Current Projects</b>			
<b>Applicant/Project Name</b>	<b>Location/address</b>	<b>Review Type</b>	<b>Status</b> See Legend at end of matrix
7-Eleven, Core States Group	700 E Main Street	Lot Consolidation	UR
7-Eleven, Core States Group		Special Use Permit for additional of pumps & larger canopy	WOA
Ball Property Development	32 <sup>nd</sup> Street	By-right Residential Subdivision for 19 Single Family Detached Houses	UR
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Special Use Permit for a kennel	UR
Matuszko Farms LLC/McKim	Lot 4, Mayfair Industrial Park	Site Plan	UR
Morgan Meadows	N Hall Ave	Prel. Plat of Subdivision – 5 residential lots	Approved 8/24/16 Boundary Line Adjustment Approved
Old Purcellville Firehouse	130 S 20 <sup>th</sup> Street	Minor Site Plan – Parking lot installation	Site Plan approved on 4/7/17. Zoning permit for parking lot issued on 4/11/17.
O’Toole	37935 Colonial Hwy	Rezoning Comp Plan Amend Special Use Permit for Assisted Living Facility	WOA WOA UR
Purcellville Children’s Academy	120 Ken Culbert Lane	Site Plan	UR
Purcellville Motorsports	405 Browning Court	Site Plan	Approved 4/7/08 Zoning permit issued 5/17/17
SunTrust Bank	165 Purcellville Gateway Drive	Site Plan	Zoning Permit for new construction issued on 5/2/17
Truck’n America	Lot 3, Mayfair Industrial Park	Site Plan – Retail	UR
Valley Storage – Mini-warehouse climate controlled facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR

**Economic Development Summary- May 31, 2017**

Vineyard Square	130-148 21 <sup>st</sup>	Site Plan New construction	Approved 3/1/16
Virginia Regional Transit	Browning Court	Special Use Permit	Concept Plan resubmitted by applicant for review by Planning Commission.
Village Case		Comprehensive Plan Amendment	UR
Village Case		Proffered Condition Amendment	UR
Warner Brook	Purcellville Rd	Annexation	UR

**Legend:** UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval

**Table B**

**Commercial/Industrial Zoning Permits Issued or Under Review**

Applicant/Project Name	Location/address	Review Type	Status See Legend at end of matrix
INOVA	740 S Main Street	Occupancy Permit	UR – Public Works
Tasos Vatikiotis – Purcellville Theater	860 E Main Street	Interior fit-up, Suite I, 2 <sup>nd</sup> Floor	Approved 4/26/16
Select Property Management/ Purcellville Firehouse	130 S 20 <sup>th</sup> Street	Interior Future Tenant Fit-up	Approved 5/9/16 Parking lot zoning permit issued 4/11/17
Smokin Willy	201 N. Maple Avenue	Interior Fit-up for expansion and renovations	Approved 4/21/17
Supercuts	1201 Wolf Rock Drive, #155, Catoctin Corner	Interior Fit-up for hair salon	Approved 4/26/17
Lin Sutphin	117 N. Bailey Lane	Interior Fit-up for a medical office	Approved 4/27/14
Dunkin’ Donuts	1200 Wolf Rock Drive, Catoctin Corner	Interior fit-up for restaurant with drive-thru	UR
Beckstrom Electric	Lot 1, Mayfair Industrial Park	Fenced storage lot	Approved site plan
Dragon Hops Brewing	130 E. Main Street	Demo interior Outside seating area	Approved 2/8/17 Approved 5/18/17

**Table C**

**Commercial/Industrial Occupancy Permits issued**

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
McDonalds Restaurant	121 N. Maple Avenue	New building at existing location	5/9/17	
Raven Reiki Wellness	102 N 21 <sup>st</sup> Street, 2 <sup>nd</sup> Floor	Personal Service	5/5/17	1
Capital Hospice/ Capital Caring	102 N 21 <sup>st</sup> Street, Suite 200	Office	5/22/17	3

Home Based Business – Permits Issued				
HitNRun Cards – Eric Basile	526 Gentlewood Square	Office	5/8/17	1
AMDG Communications LLC – Christopher Briggs	408 Pasture Gate Court	Consulting	5/15/17	1
Spence Media – Christopher Briggs	408 Pasture Gate Court	Consulting	5/15/17	1
J. Hedrick Consulting – Juli Hedrick	330 S. Orchard Drive	Consulting	5/16/17	1
<b>New Employees</b>		<b>Year to Date</b>	<b>Month of May</b>	
		<b>58</b>	<b>8</b>	

**Legend:** UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval

**PUBLIC/TOWN PROJECTS:**

1. **Maple Avenue Water Line Replacement**
  - Zoning permit issued 5/17/17
2. **Pavilion Rebuild at Fireman’s Field**
  - BAR Minor Project Exemption issued on 5/8/17
  - Zoning permit issued 5/18/17

**BUSINESS RELATED PROJECTS:**

**Approved:**

1. **Catoctin Corner** – E. Main Street and Rt. 287 N.
  - Construction Plans bonded 7/14/16 and approved 9/20/16.
  - Site Plan bonded 7/2/16 and approved 10/6/16.
  - Boundary Line adjustment recorded 11/17/16
  - Easements recorded 11/18/16.
  - Water and sewer availabilities paid on 12/12/16 for 1200 Wolf Rock Drive (Bldg. 3 & 4); 1201 Wolf Rock Drive, (Bldg. 1A, 1B, & 2); and 1230 Wolf Rock Drive (Bldg. 9). Zoning permits for these buildings are under review.
  - Zoning permits for 1200, 1201 and 1230 issued on 12/21/16.
  - Building 3&4; Building 1A, 1B & 2; Building 6A & 6B; and Building 7 are on the 3/21/17 BAR agenda for amendments.
  - BAR approved amendments on 3/21/17.
  - Building #7 site plan revision nearing approval.
2. **Mayfair Industrial** – East Nichols Lane.
  - Site Plan revision approved on 7/13/16.
  - Subdivision complete and lots are being sold and developed.

3. **Vineyard Square** – 130-148 21<sup>st</sup> Street.
  - Easements have been recorded, bonds have been approved and site plan has been signed 3-1-16.
  - Court case complete. ZA prevailed. 4-25-16.
  
4. **Purcellville Motorsports** – 405 Browning Court
  - Site Plan approved 4/7/08.
  - BAR approval 7/19/16.
  - Public Improvement and landscape bond are to be submitted. Business utility form under review.
  - Bonds submitted and under review.
  - Bonds approved. Zoning permit may be issued upon receipt of water and sewer availabilities.
  - Availabilities paid and zoning permit issued 5/17/17.
  
5. **SunTrust Bank** – 165 Purcellville Gateway Drive.
  - 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. Still hoping for a change in status.
  - Have received word that Sun Trust is expected to activate their application in the near future.
  - Applicant has requested that the application become active.
  - Building design will be reviewed by BAR at their 8/16/16 meeting.
  - BAR issued a certificate of design approval for the bank building at their 8/16/16 meeting.
  - Site Plan Revision submitted on 10/4/16. Submission sent out to review agencies on 10/18/16.
  - Site Plan resubmitted on 12/12/16 and went out to review agencies on 12/28/16.
  - Comments have been addressed and applicant is to submit signature sets.
  - Waiting on bond approval.
  - Site Plan approved and zoning permit issued on 5/2/17.

**IN APPLICATION PROCESS:**

1. **Warner Brook, LLC** – Purcellville Road.
  - 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.
  - Waiting on applicant to provide a fiscal impact analysis.

2. **Virginia Regional Transit** – SUP application for commuter parking lot.
  - Text Amendment approved for commuter parking in the CM1 district.
  - Waiting on applicant to apply for SUP.
  - Special Use Permit application submitted on 8/12/16. Under review.
  - Planning Commission public hearing on this application is scheduled for 2/16/17.
  - Public hearing was held by Planning Commission. Application will be on the 3/16/17 PC agenda for further review.
  - On 3/16/17, Planning Commission recommended to Town Council approval with conditions.
  - Town Council returned application to Planning Commission for further review following public hearing.
  - Applicant resubmitted plan on 5/12/17. UR
  
3. **O'Toole Property** - (37935 Colonial Highway)
  - Rezoning and Comprehensive Plan Amendment submitted.
  - Comments sent to applicant – waiting for resubmission
  - Resubmission received 7/5/16 that included revised Statement of Justification, Response to review comments, Proffer Statement, Economic and Fiscal Impact of Commercial Use of the Property, Proposed Design Guidelines, and Traffic Impact Analysis.
  - Documents distributed for review.
  - Review comments sent to applicant. WOA to resubmit.
  
4. **Purcellville Children's Academy** – 120 Ken Culbert Lane
  - BAR will review on 8/16/16 the design of a new commercial building proposed on the east side of Ken Culbert Lane.
  - Applicant is to resubmit for further review.
  - Pre-application meeting held on 10/3/16 to discuss a proposed child daycare facility.
  - Purcellville Children's Academy submitted a site plan on 1/11/17 for the construction of a new building.
  - Site Plan was sent out for review on 1/19/17.
  - Site Plan resubmitted on 4/10/17. UR
  - Right of Way Dedication submitted on 4/10/17. UR
  - Easements deed and plat re-submitted. UR
  
5. **Valley Storage - Mini Warehouse Climate Controlled Storage Facility** - Lot 6F, Valley Industrial Park, 37231 Richardson Lane
  - Submitted incomplete plans on 11/5/15 so plans were not accepted. Applicant was notified of deficiencies
  - Site plan resubmitted and fees received on 8/24/16.
  - Plans sent to review agencies on 8/25/16.
  - Comments have been sent to applicant.

- On 12/13/2016, Town Council voted that an assumption of 90% impervious coverage on the lots draining to this lot is an unacceptable risk to the Town and 100% impervious coverage should be assumed.
- Waiting on applicant to resubmit.
- Building will be on the 3/21/17 BAR agenda.
- Pre-application discussion at 3/21/17 BAR meeting. Applicant will resubmit.
- Site Plan resubmitted on 3/30/17. UR

**6. Village Case**

- Comprehensive Plan Amendment and Proffered Condition Amendment submitted on 8/2/16. The request is to amend the development of the “village center” undeveloped lot to construct 7 new single family residential units and to amend the development of an undeveloped church lot to construct 17 new single family residential units.
- Applications have been sent out to review agencies.
- Waiting on applicant to resubmit.
- Application has been resubmitted and is under review.

**7. Matuszko Farms, LLC/McKim – Lot 4, Mayfair Industrial Park**

- Site Plan submitted 3/3/17. UR

**8. Truck’n America – Lot 3, Mayfair Industrial Park**

- Site Plan submitted for new construction. UR

9.

**Other Projects and their status:**

1. **Mayfair Residential** – Purcellville Road/Route 611.
  - Brookfield has applied for 127 zoning permits and paid for 127 water and sewer availabilities as of 5/31/17.
2. **Morgan Meadows (formerly Beauma Meadows)** – N Hall Avenue.
  - Preliminary Subdivision Plat approved on 8/24/16.
  - Boundary Line Adjustment submitted. Waiting on fee.
  - Boundary Line Adjustment approved.
3. **Ball Property Development/Subdivision** – 32<sup>nd</sup> Street
  - Construction Plans & Profiles submitted on 3/21/17
  - Additional fees submitted on 4/10/17
  - Completeness review completed.
  - Construction Plans are currently UR

**PROJECTS ON HOLD:**

None

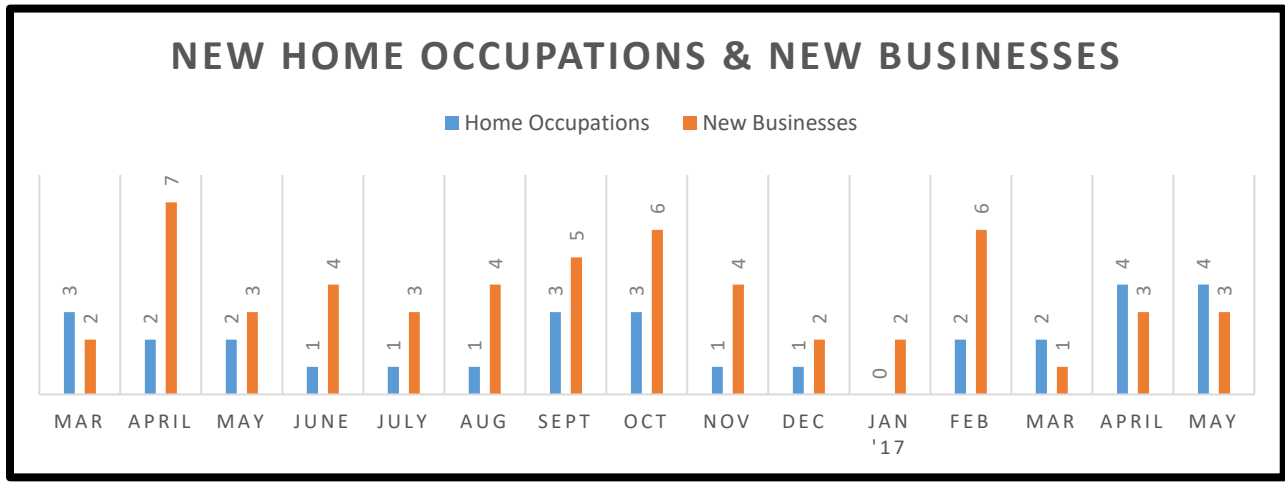


Chart I: New Businesses and Home Occupations

**2017 Year-to-Date and Current Month Permits Summary:**

	<u>2017 Year to Date</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	15	3
Home-Based businesses	12	4

	<u>2017 Year to Date</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
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**Permits Issued**

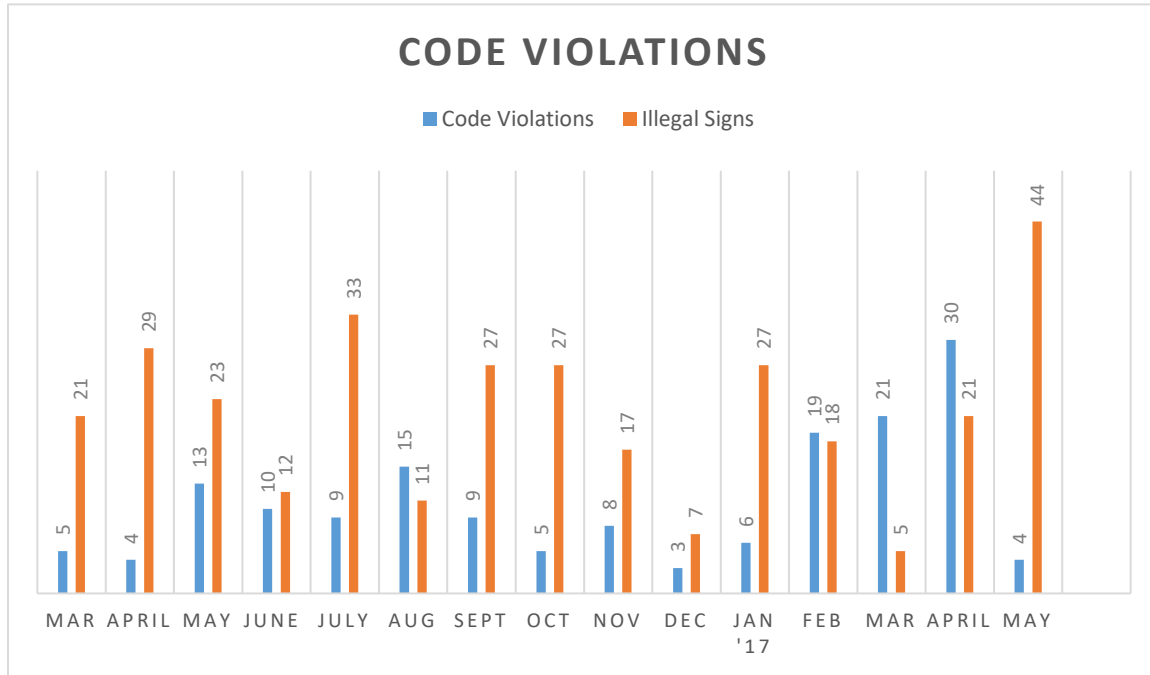
	<u>2017 Year to Date</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
Zoning Permits (general permits)	153	39
Occupancy Permits (not temporary)	44	13
Temporary Occupancy Permits	5	1
Sign Permits – Temporary	22	7
Sign Permits – Permanent	18	1
Sign Waivers		
Zoning Determination Letters	1	
Zoning Clearance Letters	6	2

	<u>2017 Year to Date</u>	<u>Month of May</u>
	<u>Total</u>	<u>Total</u>
<b>Requests</b>		
Special Use Permits	2	
BAR – Certificates of Design	10	
BAR – Pre-application discussions	2	
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments	1	
Lot Consolidations		
Site Plans	4	1
Site Plan Amendments/Revisions	1	
Minor Site Plans		
Special Exceptions		
Construction Plans	1	
Construction Plan Amendments		
Preliminary Subdivision Plats		
Minor Subdivision Plats		
Preliminary Subdivision Plat Revisions		
Commission Permits		
Easement Plats	3	1
Record Plats		
Grading Plans		
Zoning Ordinance Amend. Request		
County Referrals		

**Complaints/Violations for the month of May, 2017**

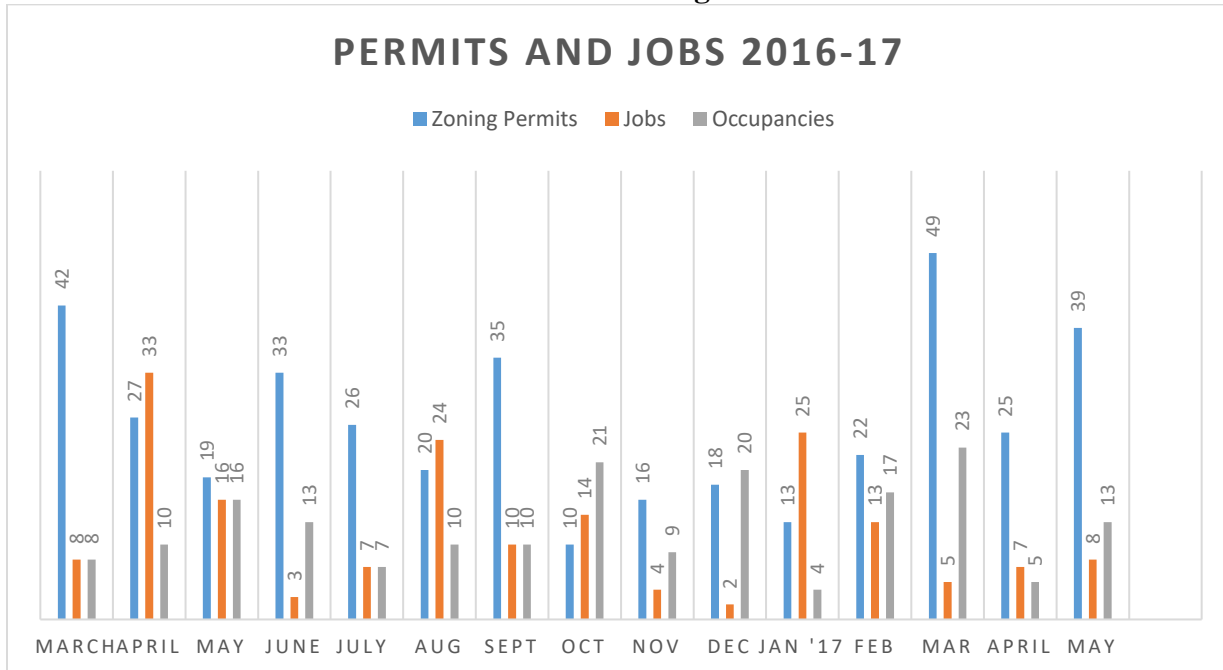
Lawn Complaints (Tall Grass)	0
Code Violation Warnings	4
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town’s right of way	44
Unresolved violations	1
Resident Complaints (not tall grass)	1





Violations increased due to the fact that we are now monitoring overgrown lawns.

**Chart II: Code and Sign Violations**



**Chart III: Trends for Zoning Permits, Occupancy Permits and Jobs**

**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. For up to date information see [www.planpurcellville.com](http://www.planpurcellville.com) .

The Economic Development Advisory Committee has completed a strategic tourism plan. The committee has initiated action items to begin implementing the plan. The initiatives are: preparing an events calendar for the Town, utilizing the Gazebo on 21<sup>st</sup> Street as an information kiosk, and helping with the production of a marketing video for the Town website. Work continues on these initiatives. EDAC is helped with a very successful painted wine barrel initiative. In addition the committee has reviewed, at Council's request, The RSR Gateway Annexation request, the Shop Local Program, business surveys, business vacancies 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 7 p.m. in Town Hall and welcomes public input and participation.