



**Department of Community Development  
Department Update – 9/30/2018**

**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	WOA- Have been notified that they may no upgrade.
7-Eleven, Core States Group		Special Use Permit for additional pumps & larger canopy	WOA- Have been notified that they may not upgrade.
Ball Property Development	32 <sup>nd</sup> Street	By-right Residential Subdivision for 20 Single Family Detached Houses	Signed and approved final Plat/Deed and construction plans. Received bonds for development and bond for pump station. Grading permit issued Zoning permit issued for new construction Zoning permit issued for pump station
Bank of Charlestown	1205 Wolf Rock Court	Certificate of Design Approval	Approved
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Special Use Permit for a kennel	TC Approved CDA Approved Site plan received and distributed for review. Third submission has been sent out to reviewing agencies. Deed of Easement and Plat sent out for review.
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Certificate of Design Approval	BAR Approved with conditions.
Matuszko Farms LLC/McKim	Lot 4, Mayfair Industrial Park	Site Plan	Grading Permit Issued Deed of Easement & Plat signed and approved. All permits in hand.
Morgan Meadows	N Hall Ave	Prel. Plat of Subdivision – 5 residential lots	WOA Construction Plan comments went to developer for review

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Old Dominion Storage	Lot 5 and 6, Mayfair Industrial Park	Certificate of Design Approval and Site Plan	Amended CDA submitted for approval Site Plan under review. Grading permit issued.
O'Toole	37935 Colonial Hwy	Rezoning Comp Plan Amend Special Use Permit for Assisted Living Facility	WOA Materials submitted in August 30th; Distributed to agencies Sept 5 <sup>th</sup> Comments returned to applicant, awaiting resubmittal.
Purcellville Children's Academy	120 Ken Culbert Lane	Site Plan	Completed. Occupancy permit issued. Open for business
Truck'n America	Lot 3, Mayfair Industrial Park	Site Plan – Retail	Plans approved Bonds paid to Town. Water/Sewer availabilities paid to Town.
Truck'n America	Lot 3, Mayfair Industrial Park	Certificate of Design Approval	Approved Oct 17 <sup>th</sup> .
Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR
Vineyard Square	130-148 21 <sup>st</sup>	Site Plan New construction	Approved 3/1/16
Virginia Regional Transit	Browning Court	Site Plan	Approved and signed site plan
Village Case		Comprehensive Plan Amendment	Approved Waiting to receive subdivision & construction plans
Village Case		Proffered Condition Amendment	Approved Waiting to receive subdivision & construction plans
Warner Brook	Purcellville Rd	Annexation	Next step is review by TC

**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
Valley Industrial Park	200 & 230 Brewster Ln.	Commercial/ Demolition	Issued

**Table C**

**Commercial/Industrial Occupancy Permits issued**

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees

**Home Based Business – Permits Issued**

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Bedtime Baking	336 Locust Grove Dr.	Bakery	Issued	1
Unity Power Solutions, LLC	141 S. 29 <sup>th</sup> Street	Home Office	Issued	1
Brittany Furnari	101 Upper Heyford	Home Office	Issued	1
<b>New Employees</b>		<b>Year to Date</b>	<b>Month of September</b>	
		<b>216</b>	<b>3</b>	

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

**PUBLIC/TOWN PROJECTS:**

**3. Maple Avenue Water Tower:**

- In process of being repainted

**2. Hirst Pond Retro Fit:**

- Fixing sediment water pond

**BUSINESS RELATED PROJECTS:**

**Approved:**

**1. Catoctin Corner – E. Main Street and Rt. 287 N.**

- Boundary Line adjustment & easements recorded 11/17/16 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 1200, 1201 and 1230 issued on 12/21/16.
- BAR approved amendments on 3/21/17.
- Dunkin Donuts and Catoctin Corner Dental open for business.
- Supercuts and Wink Vision open for business.
- CDA18-02 approved administratively and issued in February to allowing for the modification of the northern façade of the Bank of Charlestown.
- Chipotle open for business.
- Bank of Charles Town open for business
- Shell Station under construction. Waiting on opening of Berlin Turnpike entrance.
- Building #5- water/sewer availabilities paid to Town.
- New traffic light on Berlin Turnpike approved and partially constructed. Completion targeted for October 2018.

**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.
  - Availabilities paid and zoning permit issued 5/17/17.
  - Under Construction. Nearing completion.
- 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,
  - Site Plan approved and zoning permit issued on 5/2/17.
  - Open for Business.
  - Final record plat recorded

**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.
  - Applicant requested postponement of report review by Council.
2. **Virginia Regional Transit**—SUP application for commuter parking lot.
  - ~~Text Amendment approved for commuter parking in the CM1 district.~~
  - ~~SUP Approved~~
  - ~~Site Plan Approved~~
  - ~~Site Completed~~
3. **O’Toole Property** - (37935 Colonial Highway)
  - Rezoning and Comprehensive Plan Amendment submitted.
  - 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.
  - CPA, RZ, and SUP resubmission received 7/30/2017 that included revised Statement of Justification, Response to review comments, Proffer Statement, Economic and Fiscal Impact of Commercial Use of the Property, Conceptual

Building Elevations and Materials, Water and Sanitary Demand Estimate, Crosswalk Evaluation Memo, and Site Plans.

- Next step – site plan received and distributed for review
- Waiting on next submittal.

**4. Purecellville Children's Academy – 120 Ken Culbert Lane**

- ~~Purecellville Children's Academy submitted a site plan on 1/11/17 for the construction of a new building.~~
- ~~Easements deed and plat re-submitted, approved and recorded.~~
- ~~Under Construction. Nearing completion.~~
- ~~Received commercial occupancy on 8/21/18.~~
- ~~Open for business.~~

**5. Valley Storage - Mini Warehouse Climate Controlled Storage Facility - Lot 6F, Valley Industrial Park, 37231 Richardson Lane**

- Site plan resubmitted and fees received on 4/10/17
- 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.
- Site Plan resubmitted on 3/30/17.
- Second submission has been sent out to reviewing agencies.
- **CDA submitted for approval.**

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

- ~~Site Plan submitted 3/3/17. New Construction. UR~~
- ~~Grading Permit Issued~~
- ~~Site Plan Approved~~
- ~~Water/Sewer availability paid~~
- ~~Zoning permit issued.~~

**7. Truck'n America – Lot 3, Mayfair Industrial Park**

- New Construction Site Plan submitted 9/5/17.
- Documents distributed for review 9/8/17.
- CDA approved 10/10/17.
- Bonds paid to Town.
- Water/Sewer Availability paid to Town.

**8. Old Dominion Self Storage – Lots 5 & 6, Mayfair Industrial Park**

- New Construction Pre-Submission Site Plan submitted 8/21/2017.
- Documents distributed for review 8/21/2017.
- CDA approved 10/10/17.
- Waiting on recordation of lot consolidation.
- Deed of Easement and Plat recorded.

9. **Blue Ridge Vets – Lot 10 Mayfair Industrial Park**

- SUP submitted 4/4/2017
- PH on PC Agenda 9/21/17.
- PH on TC Agenda 10/24/17.
- Approved
- Next step – site plan received and distributed for review
- Third submission has been sent out to reviewing agencies.
- **Deed of Easement and Plat out for review.**

**Other Projects and their status:**

1. **Mayfair Residential** – Purcellville Road/Route 611.

- Brookfield has applied for **238** zoning permits and paid for **238** water and sewer availabilities as of **9/30/18**.

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.
- Reviewing construction plans for final subdivision.

3. **Ball Property Development/Subdivision** – 32<sup>nd</sup> Street

- Construction Plans & Profiles submitted on 3/21/17
- Construction Plans Approved
- Bonds for subdivision approved
- Bond for sewer pump station approved
- Zoning permits issued

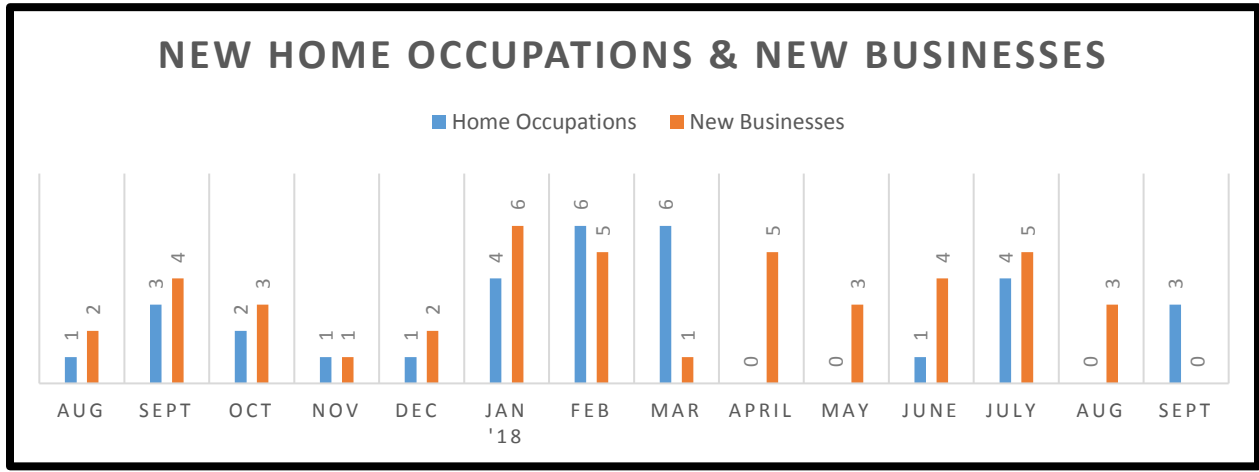
4. **Village Case**

- 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.
- Town Council approved. Waiting on subdivision and construction plans

5. **Purcellville Gateway**

- Special Use Permit, Proffered Condition Amendment and Rezoning submitted on 11/01/18.
- Third submission has been sent out to reviewing agencies.
- **Planning Commission Public hearing set for October 18, 2018.**

**PROJECTS ON HOLD:**



**Chart I: New Businesses and Home Occupations**

**2018 Year-to-Date and Current Month Permits Summary:**

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of September</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	37	2
Home-Based businesses	27	3

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of September</u> <u>Total</u>
<b><u>Permits Issued</u></b>		
Zoning Permits (general permits)	282	16
Occupancy Permits (not temporary)	87	13
Temporary Occupancy Permits	3	0
Sign Permits – Temporary	36	2
Sign Permits – Permanent	33	4
Sign Waivers	4	0
Zoning Determination Letters		

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Zoning Clearance Letters 4 0

**2018 Year to Date**  
**Total**

**Month of September**  
**Total**

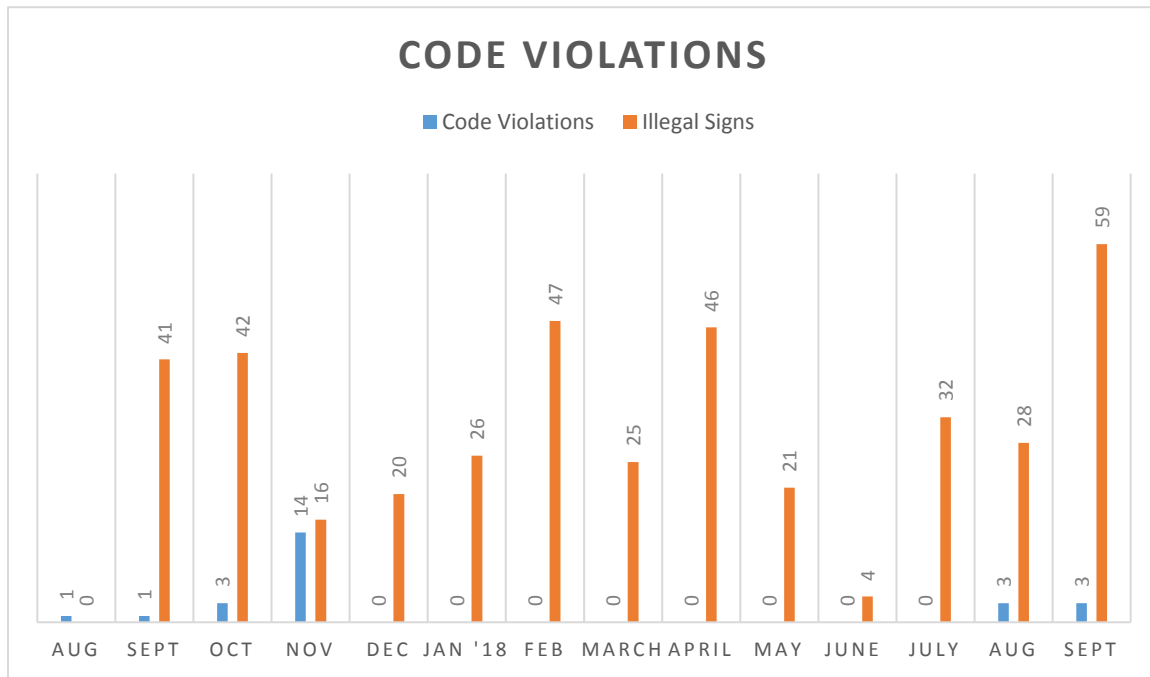
**Requests**

Special Use Permits		
BAR – Certificates of Design	8	
BAR – Pre-application discussions		1
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments		
Lot Consolidations		
Site Plans		
Site Plan Amendments/Revisions		
Minor Site Plans	4	
Special Exceptions		
Construction Plans		
Construction Plan Amendments		
Preliminary Subdivision Plats		
Minor Subdivision Plats		
Preliminary Subdivision Plat Revisions		
Commission Permits		
Easement Plats		2
Record Plats		
Grading Plans		
Zoning Ordinance Amend. Request		
County Referrals		

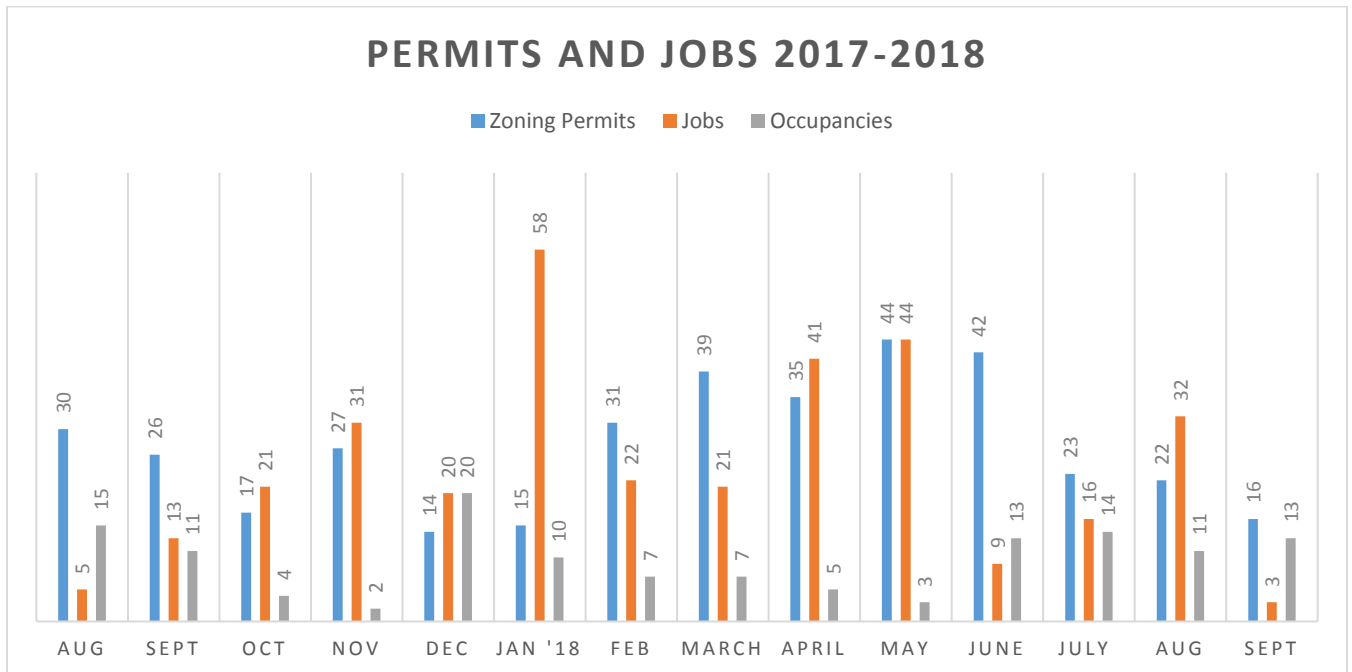
**Complaints/Violations for the month of September, 2018**

Lawn Complaints (Tall Grass)	3
Code Violation Warnings	0
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town’s right of way	59
Unresolved violations	3
Resident Complaints (not tall grass)	1





**Chart II: Code and Sign Violations**



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

**Departmental Initiatives.**

Working on completing the Comprehensive Plan Update version 5.0 to be delivered to Town Council for review in September.

For further information see [www.planpurcellville.com](http://www.planpurcellville.com) .

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