



**Department of Community Development
Department Update – 5/31/2019**

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

Table A			
Current Projects			
Applicant/Project Name	Location/address	Review Type	Status See Legend at end of matrix
7-Eleven, Core States Group		Certificate of Design Approval	Applicant has decided not to upgrade pump area but instead will replace the existing canopy with an identical canopy. CDA approved.
Blue Ridge Estates	32 nd Street	By-right Residential Subdivision for 20 Single Family Detached Houses	Lots 18,16 & 14 under construction
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Special Use Permit for a kennel	Under construction.
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Certificate of Design Approval	BAR Approved with conditions.
Freemont Industrial	Lot 2, Mayfair Industrial Park	Site Plan	UR- Third submittal sent out to reviewing agencies
LISD Brewster Lane Restaurant	200 & 230 Brewster Lane	Site Plan	UR- Site plan received and distributed for review.
Morgan Meadows	N Hall Ave	Prel. Plat of Subdivision – 5 residential lots	WOA Construction Plan comments went to developer for review
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. WOA.
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 th Comments returned to applicant, awaiting resubmittal.
Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR

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Vineyard Square	130-148 21 st	Site Plan New construction	Approved 3/1/16- Demolition beginning in November.
Village Case		New Construction	UR Subdivision plan received and distributed for review. Received Deed of Dedication and Deed of Boundary Line Adjustment for review.

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
Town of Purcellville	Blue Ridge Estates/32 nd Street	Alteration	Issued
Nichols Hardware	131 N. 21 st Street	Interior Fit-up for coffee shop	Issued

Table C

Commercial/Industrial Occupancy Permits issued

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Patama LLC- Restaurant	101 S. Maple Ave	Commercial	5/3/2019	5
Purcellville Pub	745 E. Main Street	Commercial	5/31/2019	20
Home Based Business – Permits Issued				
Danis Martinez	216 Apsley Terrace	Home Office	Issued	1
		Year to Date	Month May	Total
New Employees		32	26	58

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.
 - Construction on Building 5 is under construction. Will contain three businesses.
 - Manhattan Pizza doing interior fit-up. Has zoning permit.
2. **Vineyard Square** – 130-148 21st 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.
3. **Truck'n America** – Lot 3, Mayfair Industrial Park
 - Under construction
4. **Blue Ridge Vets** – Lot 10 Mayfair Industrial Park
 - Under construction.
5. **Blue Ridge Estates Subdivision** – 32nd Street
 - Zoning permits issued
 - **Lots 18, 16 & 14 under construction**

IN APPLICATION PROCESS:

1. **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.

2. **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.
 - Received revised site plans on 5/28/19 and was sent out to reviewing agencies.

3. **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.
 - Deed of Easement and Plat recorded.

4. **Freemont Industrial** – Lot 2 Mayfair Industrial Park
 - Site Plan submitted 9-25-2018 and under review
 - 2ND Submittal received and sent to reviewing agencies on 1/3/19
 - 3rd Submittal received and sent to reviewing agencies on 2/27/2019
 - Right of Way Permit submitted for review on 2/26/2019

5. **LISD Brewster Lane Restaurant**- 200 & 230 Brewster Lane
 - Received construction plan on 12/28/18
 - 1st submittal was sent to reviewing agencies on 1/4/19 for review
 - Waiting for return comments from engineer

Other Projects and their status:

1. **Mayfair Residential** – Purcellville Road/Route 611.
 - Brookfield has applied for 262 zoning permits and paid for 262 water and sewer availabilities as of 3/31/19.
 - All lots have been issued a zoning permit, in addition all availabilities have been paid.

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. 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.
- Received construction plans and sent out for review.

4. 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.
- **Purcellville Gateway has withdrawn their applications.**

PROJECTS ON HOLD:

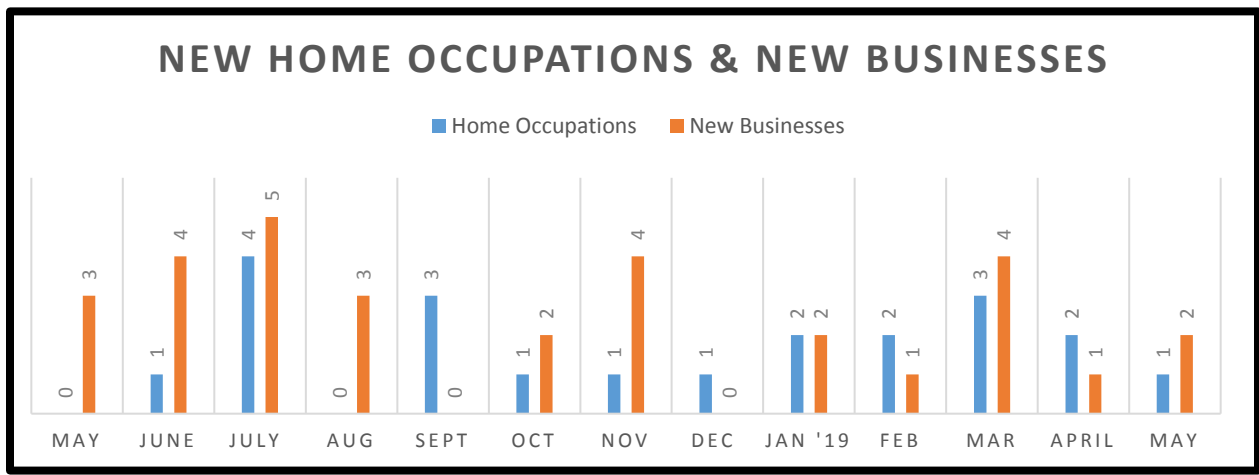


Chart I: New Businesses and Home Occupations

2019 Year-to-Date and Current Month Permits Summary:

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	<u>2019 Jan to March</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	9	2
Home-Based businesses	9	1

	<u>2019 Jan to April</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
<u>Permits Issued</u>		
Zoning Permits (general permits)	97	25
Occupancy Permits (not temporary)	18	8
Temporary Occupancy Permits	1	0
Sign Permits – Temporary	4	3
Sign Permits – Permanent	13	5
Sign Waivers	0	0
Zoning Determination Letters		
Zoning Clearance Letters	2	2

	<u>2019 Jan to April</u> <u>Total</u>	<u>Month of May</u> <u>Total</u>
Requests		
Special Use Permits		
BAR – Certificates of Design	2	3
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments		1
Lot Consolidations		
Site Plans	1	
Site Plan Amendments/Revisions		
Minor Site Plans		
Special Exceptions		

Construction Plans
 Construction Plan Amendments
 Preliminary Subdivision Plats
 Minor Subdivision Plats
 Preliminary Subdivision Plat Revisions
 Commission Permits
 Easement Plats
 Record Plats
 Grading Plans
 Zoning Ordinance Amend. Request
 County Referrals

2

2

Complaints/Violations for the month of May, 2019

Lawn Complaints (Tall Grass) 2
 Code Violation Warnings 0
 Formal Notices of Violation issued 0
 Illegal signs confiscated in the Town’s right of way 36
 Unresolved violations 2
 Resident Complaints (not tall grass) 3

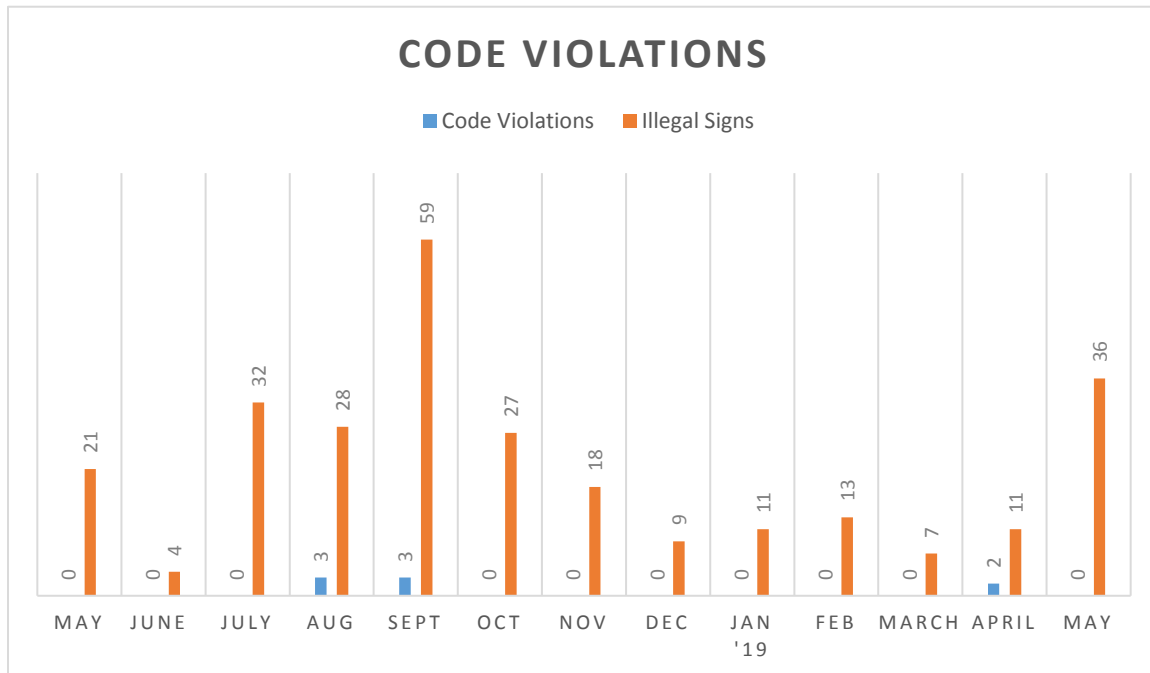


Chart II: Code and Sign Violations

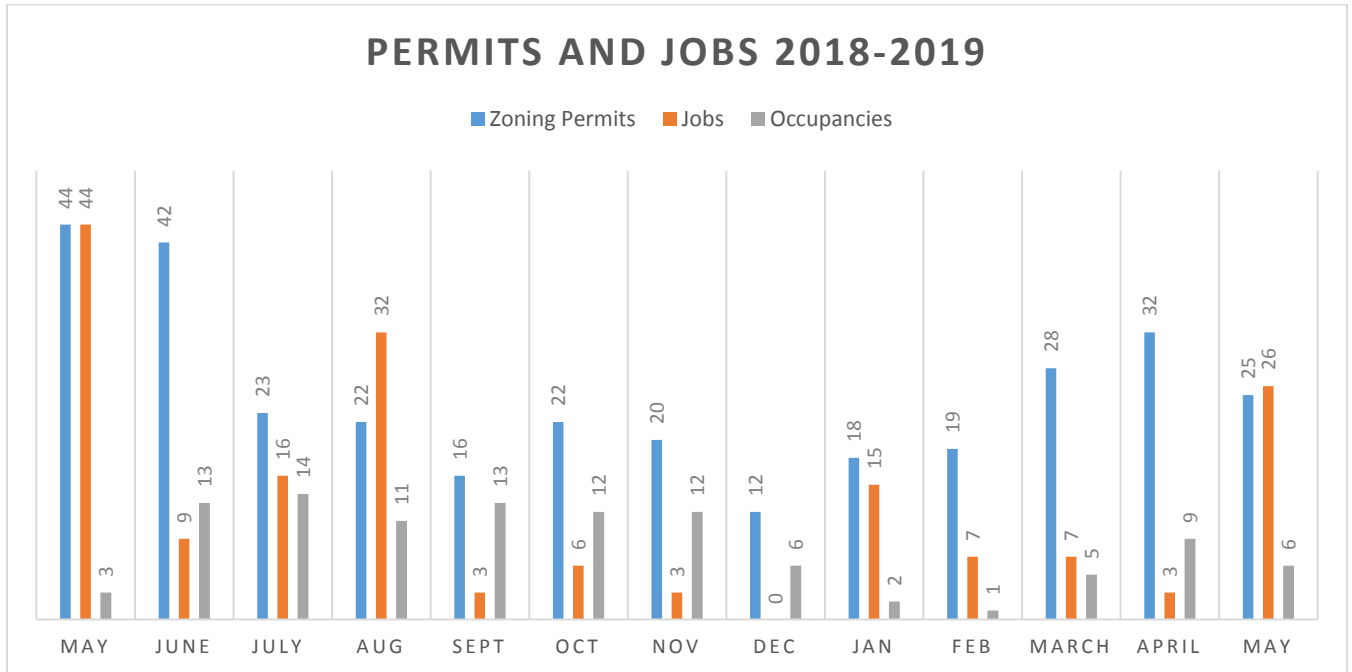


Chart III: Trends for Zoning Permits, Occupancy Permits and Jobs

Departmental Initiatives.

The Comprehensive Plan version 5.0 Public Hearing before Planning Commission is to be held on June 6, 2019.

For further information see 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.