



**Department of Community Development  
Department Update – 2020-03-01**

**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
Blue Ridge Estates	32 <sup>nd</sup> St. S / K St. W / Ball Crt	By-right Residential Subdivision for 20 Single Family Detached Houses	Lots 11,12, 20 & 2 under construction Lot 14, 16 & 18 has been issued occupancy.
Ranger Specialized Glass	275 Shephardstown Crt / Lot 8 Mayfair Industrial	Site Plan & CDA- Office & Light manufacturing facility	1 <sup>st</sup> Submission UR
4 X Concrete	265 Shephardstown Crt / Lot 7 Mayfair Industrial	Site plan-Contractors storage yard	1 <sup>st</sup> Submission UR
Freemont Industrial	Lot 2, Mayfair Industrial Park	Site Plan	UR- Third submittal sent out to reviewing agencies Deed of Easement/Plat Recorded.
LISD Brewster Lane Restaurant	200 & 230 Brewster Lane	Site Plan	UR- 3 <sup>rd</sup> Submittal on 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	WOA Amended CDA submitted for approval Site Plan under review. Grading permit issued. Deed of Easement/Plat under review.
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.

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Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR- Revised Sit Plan sent out to agencies for review
Vineyard Square	130-148 21 <sup>st</sup>	Site Plan New construction	Approved 3/1/16- Demolition beginning in November.
Village Case			UR Final Subdivision plan approved. Deed of Easement/Plat recorded
Loudoun County (DTCI) Dept Transportation & Capital Infrastructure	410 E St E	Site Plan Demolish & build new group home	1 <sup>st</sup> Submission UR
Loudoun County (DTCI) Dept Transportation & Capital Infrastructure	Mayfair Industrial & Residential	3 Easement Plats Fields Farm Park Road	1 <sup>st</sup> Submission 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
Artisan Aesthetics	150 Hatcher Ave N	Commercial fit up	Issued 2020-02-20
BIA gastropub/kitchen	108 21 <sup>st</sup> St N	Commercial fit up	Issued 2020-02-20
Loudoun County Schools	36803 Allder School Rd	Interior alterations	Issued 2020-02-26
Atlantic Contracting	609 Main St E Suites N-1 & N-2	Demising wall for future tenant	Issued 2020-02-28
Southern States	261 21 <sup>st</sup> St N	Construct greenhouse	Issued 2020-02-27

**Table C**

**Commercial/Industrial Occupancy Permits issued**

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Davis Guns & Gear	417 browning Crt Suites C & D	Occupancy only	2020-02-04	2
Dollar Tree	609 K2 Main St E	Fit up / Occupancy	2020-02-03	5

**Home Based Business – Permits Issued**

Turner / Turner Tree Works	311 Main St W	Home Office Contractor	2020-02-04	1
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Sullivan / Barn Wiz LLC	319 Addivon Terr	Home Office IT Consultant	2020-02-28	1
		<b>Year to Date</b>	<b>Month February</b>	<b>Total</b>
	<b>New Employees</b>	<b>6</b>	<b>7</b>	<b>13</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 of beefing up the foundation to handle additional weight.

#### **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 complete. Will contain two businesses.
- Manhattan Pizza received occupancy. Opened for business end of September 2019.

#### **2. 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.
- .

#### **5. Blue Ridge Estates Subdivision** – 32<sup>nd</sup> Street

- Zoning permits issued
- Lots 11, 12, 20 under construction
- Lots 14 16 & 18 have been issued occupancy
- **Lot 2 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.
  - Received Deed of Easement and Record plat recorded.
  
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
  - 2<sup>ND</sup> Submittal received and sent to reviewing agencies on 1/3/19
  - 3<sup>rd</sup> Submittal received and sent to reviewing agencies on 2/27/2019
  - Right of Way Permit submitted for review on 2/26/2019
  - Received Deed of Easement and Record plat recorded.
  - Final site plan approved.

**5. LISD Brewster Lane Restaurant-** 200 & 230 Brewster Lane

- Received construction plan on 12/28/18
- 1<sup>st</sup> submittal was sent to reviewing agencies on 1/4/19 for review
- Waiting for return comments from engineer
- 3<sup>rd</sup> Submittal received and sent out to reviewing agencies

**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 occupancy permits issued with all required availability fees 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**

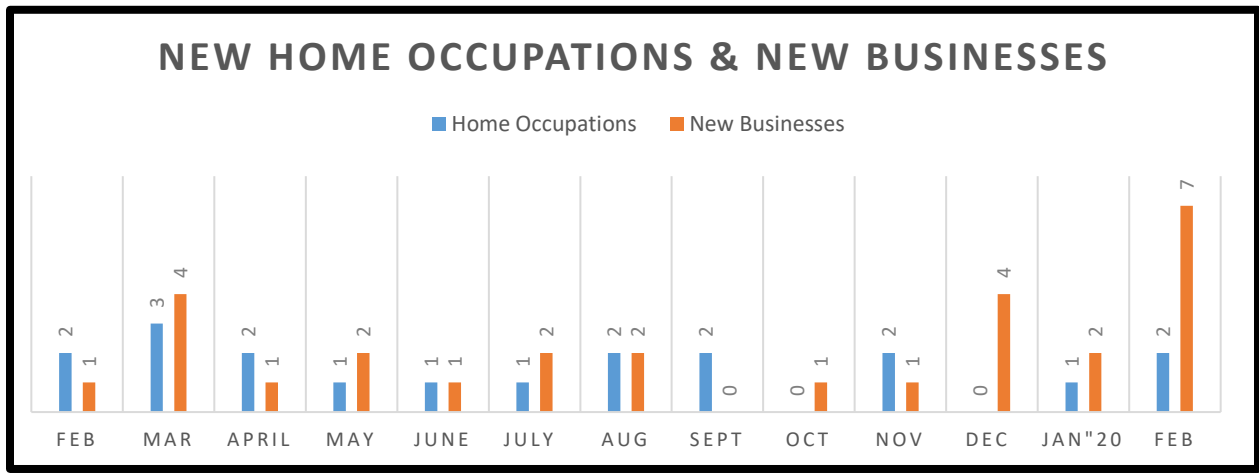
- Comprehensive Plan Amendment and Proffered Condition Amendment submitted on 8/2/16. The request is to amend the development of the “village center” undeveloped lot to construct 7 new single family residential units and to amend the development of an undeveloped church lot to construct 17 new single family residential units.
- Town Council approved.
- Received construction plans and sent out for review.
- Received Deed of Easement and Record plat for review.
- Final construction plans approved
- Deed of Easement and Record Plat recorded.
- Construction on infrastructure has started.

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:**

None



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

**2020 Year-to-Date and Current Month Permits Summary:**

	<u>2020 January</u> <u>Total</u>	<u>Month of February</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	2	2
Home-Based businesses	1	2

	<u>2020 January</u> <u>Total</u>	<u>Month of February</u> <u>Total</u>
<b><u>Permits Issued</u></b>		
Zoning Permits (general permits)	19	16
Occupancy Permits (not temporary)	2	2
Temporary Occupancy Permits	0	0
Sign Permits – Temporary	0	2
Sign Permits – Permanent	3	5
Sign Waivers	0	0
Zoning Determination Letters		
Zoning Clearance Letters	0	0

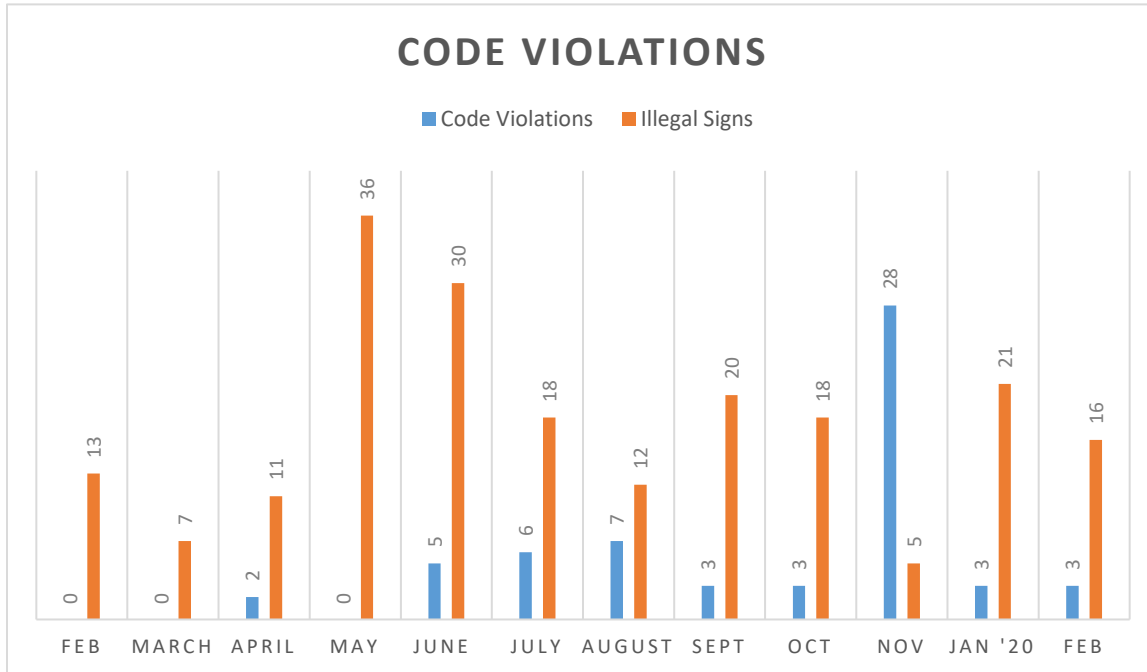
**Month of February**  
**Total**

**Requests**

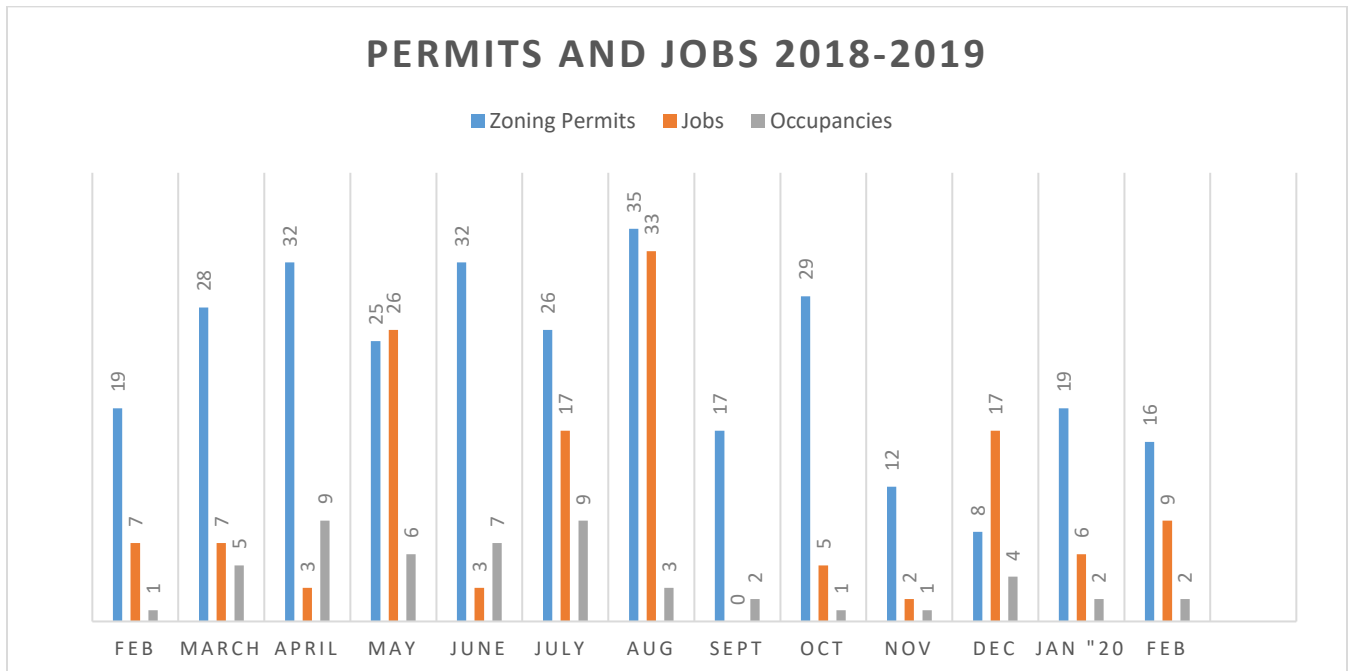
Special Use Permit	
BAR – Certificates of Design	3
BAR – Pre-application discussions	
Variances	
Annexations	
Rezoning	
Comprehensive Plan Amend.	
Proffered Condition Amendment	
Boundary Line Adjustments	
Lot Consolidations	
Site Plans	3
Site Plan Amendments/Revisions	
Minor Site Plans	
Special Exceptions	
Construction Plans	
Construction Plan Amendments	
Preliminary Subdivision Plats	
Minor Subdivision Plats	
Preliminary Subdivision Plat Revisions	
Commission Permits	
Easement Plats	3
Record Plats	
Grading Plans	
Zoning Ordinance Amend. Request	
County Referrals	

**Complaints/Violations for the month of February 2020**

Lawn Complaints (Tall Grass)	0
Code Violation Warnings	3
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town's right of way	16
Unresolved violations	1
Resident Complaints (not tall grass)	1



**Chart II: Code and Sign Violations**



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



**Departmental Initiatives.**

On December 5, 2019 Planning Commission voted on Plan Purcellville Version 6.0 to be forwarded to Town Council for review.

For further information on the Comp Plan “Plan Purcellville 2030” 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.