



October 01, 2021
Engineering, Planning & Development Quarterly Update
For the period July 1, 2021 through October 1, 2021

Table A			
Applications Currently Being Processed			
Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
ZCA21-01 Town of Purcellville	Historic Preservation Overlay Zone and Demolition Ordinance	Zoning Ordinance Text Amendment	UR by the Planning Commission.
SUP21-01 Loudoun Classical School	310 21 st St N	Special Use Permit	WOA. Completeness Review
RZ20-01 Western Loudoun Projects	North of Rt 7, west of Mayfair developments	Zoning Map Amendment	WOA. Second submission incompleteness letter issued 9/29/2021.
SUP20-01 Park & Ride Commuter Parking Facility	North of Rt 7, west of Mayfair development	Special Use Permit	WOA. Second submission incompleteness letter issued 9/29/2021.
SUP20-02 Field Farm Park Development	North of Rt 7, west of Mayfair development	Special Use Permit	WOA. Second submission incompleteness letter issued 9/29/2021.
CP20-01 Park & Ride Commuter Parking Facility	North of Rt 7, west of Mayfair development	Commission Permit	WOA. Second submission incompleteness letter issued 9/29/2021.
CP20-02 Field Farm Park Development	North of Rt 7, west of Mayfair development	Commission Permit	WOA. Second submission incompleteness letter issued 9/29/2021.
Subdivision Easement Plats (3) Fields Farm Park Road	Fields Farm Park Road	Subdivision Easement Plats (3)	UR. Fourth submission received 9/30/2021.
BZA21-01 Drohan	200 Maple Avenue S	Variance for fence height	UR. Initial processing.

TP21-04 Comcast	311 Maple Avenue N	Site Plan for building addition	UR. Initial processing.
TP21-03 Barrett; BLA21-01 Barrett; ESMT21-01 Barrett; MSP21-01 Barrett	311 32 nd Street S	Subdivision on private access easement	WOA. Response to staff's 8/2/21 first submission comments.
TP21-01 Crisak Inc.	210 Shephardstown Court	Site Plan	WOA. Response to staff's 4/23/21 first submission comments.
TP20-02 4 X Concrete	265 Shephardstown Court	Site Plan – contractor's storage yard	UR. 2 nd submission received 7/30/21. Outside agency comments pending.
TP19-01 Bia/Brewster Lane Restaurant	200 & 230 Brewster Lane	Site Plan	WOA: 3 rd submission review on hold at applicant's request.
TP17-07 Morgan Meadow	N Hall Ave	Subdivision Construction Plan & Profile, on private access easement	UR. 2 nd submission review and comments provided to applicant.

Table B			
Recently Approved Applications			
Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
TP21-05 Another Turn Tack Shop	221 21 st Street N	Site Plan, Minor for relocating equestrian store	Site Plan approved 7/18/21. Fit up Zoning Permit issued 7/15/21.
TP21-02 ESA Warehouse	250 Shephardstown Court	Site Plan for commercial kitchen and	Site Plan approved, Zoning Permit issued 8/30/21.
TP18-03 Freemont Industrial	215 Shephardstown Court	Site Plan	UR: Site plan approved. Waiting on Zoning Permit and performance bond.

TP17-06 Old Dominion Storage & Potomac Custom Builders	245 Shephardstown Court	Site Plan Amendment and CDA	WOA: Site Plan and CDA approved. Awaiting Zoning Permit and bond.
TP17-04 Blue Ridge Estates	32 nd & K Streets	Subdivision, Amendment to Approved Plan	Approved.
LC20-02 Billigmeir	32 Street S	Subdivision Plat of Consolidation	Approved 8/5/21.
Vineyard Square	130-148 21 st Street N	Site Plan	Approved 3/1/16.

Table C			
Projects Under Construction			
Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
TP20-01 Ranger Glass	275 Shephardstown Court	Site Plan	CDA20-04 approved, Site Plan approved.
Loudoun County Dept of Transportation & Capital Infrastructure (DTCI)	410 E St E	Site Plan demolish & build new group home	Under construction.
Valley Storage self- storage warehouse facility	37231 Richardson Lane	Site Plan	Under construction.

Table D			
Recently Completed Projects			
Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
ZCA21-02 Town of Purcellville	Height Limits in the C- 4 Central Commercial Zoning District	Zoning Ordinance Text Amendment	Approved.
Village Case	South-east quadrant of Town	Subdivision Record Plat	Built out; bonds released.

Legend: UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval; ZCA – Zoning Code Amendment; SUP – Special Use Permit; RZ – Rezoning; CP – Commission Permit; BZA – Board of Zoning Appeals; TP – Town Plan; LC – Lot Consolidation

EXPANDED ACTIVITY DETAILS

RZ20-01 Western Loudoun Projects:

- Rezoning and Special Use Permits submitted 9/29/2020.
- Comment letter issued 3/17/2021.
- Applicant response received 6/30/2021.
- Commission Permit submitted 6/30/2021.
- **Comment letter issued 9/28/2021.**

BZA21-01 Drohan:

- **Variance for fence height submitted 9/2021.**

TP21-04 Comcast – 311 Maple Avenue N

- **Site Plan for building addition submitted and under review.**

TP21-03 Barrett – 311 32nd Street S

- **Subdivision on private access easement submitted and under review.**
- **First submission comments issued 8/2/2021.**

TP21-02 ESA Warehouse – Mayfair Industrial Park Lot 11, 250 Shephardstown Ct

- Site Plan submitted 2/10/2021 and under review.
- 2nd Submittal received and sent to reviewing agencies on 7/2/2021.
- CDA conditionally approved on 7/20/2021.
- **Site Plan approved.**
- **Z-21-157 issued 8/30/21.**

TP21-01 Crisak – Mayfair Industrial Park Lot 12, 210 Shephardstown Ct

- **Site Plan submitted 1/25/2021 and under review.**
- **Comment letter issued 4/23/2021.**

TP19-01 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
- 3rd Submittal received and sent out to reviewing agencies
- **On hold pursuant to applicant's request.**

TP18-03 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 7/2/19.
- 3rd 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.
- **Awaiting zoning permit and performance bond.**

TP17-07 Morgan Meadow (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.
- Subdivision Construction Plans & Profile under 2nd submission review.
- **Comments delivered to applicant 7/23/2021**

TP17-06 Old Dominion Self Storage – Lots 5A 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.
- **Awaiting zoning permit and performance bond.**

TP 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.
- Built-out; bond reductions and releases in process.
- **Bonds released, reduced maintenance bonds in place for one year.**

Quarterly Permits Summary:

	<u>July 1, through October 1, 2021</u>
Commercial/Industrial (does not include temporary)	1
Home-Based Business	6

Permits Issued:

	<u>July 1 through October 1, 2021</u>
Zoning Permits (general permits)	46
Occupancy Permits (not temporary)	Residential-0; Commercial-6
Temporary Occupancy Permits	0
Sign Permits – Temporary	4
Sign Permits – Permanent	16
Sign Waivers	0
Zoning Determination Letters	0
Zoning Clearance Letters	2

Land Development Applications:

	<u>July 1 through October 1, 2021</u>
Annexations/Corporate Boundary Line Adjustments	0
Comprehensive Plan Amendment	0
Zoning Code Text Amendment	1
Proffer Condition Amendment	0
Zoning Map Amendment	0
Commission Permit	0
Special Use Permit	0
BZA Appeal of an Administrative Decision	0
BZA Variance	1
BZA Special Exception	0
BAR Pre-Application Discussion	0
BAR Certificates of Design Approval	0
BAR Demolition Review	0

Appeal of CDA to Town Council	0
Subdivision Pre-Application Discussion	0
Plat & Deed of Lot Consolidation	2
Plat & Deed of Boundary Line Adjustment	1
Plat & Deed of Easement	4
Minor Plan & Deed of Subdivision	1
Preliminary/Final Plat & Deed of Subdivision	0
Preliminary Plat & Deed of Subdivision	1
Extension of Preliminary Plat	0
Revision of Preliminary Plat	1
Engineering Construction Plan & Profile	0
Revision of Construction Plan & Profile	0
Record Plat & Deed of Subdivision	0
Land Development & Subdivision Control Ordinance Exception	0
Site Plan Pre-Application Discussion	0
Preliminary/Final Site Plan	4
Preliminary Site Plan	0
Site Plan Amendment	1
Final Site Plan	0
Minor Site Plan	0
Grading Plan	0
As-Built Plan	0
Bond Approval	0
Bond Extension	0
Bond Reduction	0
County Referral	0

Complaints/Violations for July 1 through October 1, 2021:

Code Violation Warnings	6
Formal Notices of Violation Issued	3
Illegal Signs Confiscated in the Town's Right of Way	16
Unsolved Violations	7
Resident Complaints	5

CIP Status Report

See attachment.

Departmental Initiatives and Activities.

1. Staff continues to coordinate with the Planning Commission on their initiative to amend the Town's zoning map to recognize the designated historic resources outside of the existing Historic Corridor Overlay District (HCOD). This would occur through a new zoning overlay (and ordinance) that is currently referred to as the proposed "Historic Preservation Overlay Zone" (HPOZ). As part of this initiative, the Commission is seeking to update and create uniform provisions for definitions, demolition review criteria, and demolition protocol requirements for both the existing HCOD and the new HPOZ by developing a separate zoning ordinance that only concerns demolition to historic resources. The Commission will be further discussing the project at their upcoming meeting on October 7, 2021.
2. The responses to the Town's RFP for a consultant to assist with the comprehensive zoning code update closed on July 6, 2021. Two responses were received. RFP respondents were interviewed on September 21-22, 2021, by a Town subcommittee consisting of representatives from the Council, Planning Commission and Town staff. The Town subcommittee is currently reviewing the information obtained during the interviews.
3. Staff is currently collaborating with EDAC to develop an implementation plan to the Council's Grand Strategy for Economic Development. Once completed, the draft implementation plan will be forwarded to the Council for consideration.
4. The Virginia Municipal League published an article on what gives the town of Purcellville its unique sense of place and character in their July/August edition of Virginia Town & City Magazine. It was also an opportunity to promote economic development for the Town. The article was a collaborative effort between members of EDAC, council, volunteers, and staff.

-End-

STATUS REPORT
FISCAL YEAR 2021-2026 CAPITAL IMPROVEMENT PROGRAM
28-Sep-21

PROJECT	CURRENT PHASE	APPROVED CIP BUDGET	% of full project complete	CURRENT STATUS
General Fund				
Path from LVHS to Sutton Drive	Construction	\$ 114,885.00	100%	Project is complete. Final completion date September 18, 2020.
Main Street & Maple Avenue Intersection Ph. 2	Land Acquisition	\$ 1,210,372.00	40%	90% design complete. ROW negotiations underway.
Nursery Avenue Improvements	Construction	\$ 2,471,143.00	99%	Construction began August 3, 2020 and is 99% complete. Material supply delays for handrail has caused delays for final completion.
12th Street Improvements	Land Acquisition	\$ 2,448,694.00	35%	90% design complete. ROW negotiations underway.
32nd & Main Street Intersection Improvements, Phase 1. Pole Mounted Speed Display Signs on Main Street	Design	\$ 1,631,580.00	70%	Design services awarded in March 2019. Current plan is to break project into multiple phases with Phase 1 being the installation of speed signs, speed study and possible relocation of speed limit signs so that 25 mph begins/ends on Main Street at a location further west. Feb. 2021 speed study submitted to VDOT and approved May 2021. Resolution and PMSD plan set approved Aug. 2021. "Finding of Cost Effectiveness" for using Local Forces (Town Maint. Dept.) accepted by VDOT Sept. 2021. Town has applied for VDOT Land Use Permit. Once Finance issues check for the permit fee, Town can begin installation of speed signs.
32nd & Main Street Intersection Improvements, Phase 2.	Future	\$ 1,631,580.00	0%	Concept plans submitted, along with Signal Justification Report. Town has determined to move forward with Phase 1 and then re-look at other intersection improvements.
Hatcher Avenue Sidewalk Improvements	Construction	\$ 620,000.00	85%	Project is currently under construction, with an expected completion before the end of 2021.
Hirst Road Improvements	Complete	\$ 628,207.00	100%	Project is complete. Final completion date February 24, 2020.
Hirst Farm Pond Conversion	Design	\$ 600,000.00	45%	95% design complete, pending resolution of comments from Loudoun County B&D (VSMP) and additional funding source.
Street Lighting, N Maple Avenue	Pre-design: Request for Proposal (RFP) or Task Order	\$ 200,000.00	1%	Sent request to Dominion Power for design & construction.
ERP Software Phase 2	Design	\$ 70,200.00	1%	Project plan meeting held for Asset Management Software
Berlin Turnpike, Eastgate Dr. PHC circle Intersection	Future	\$ 700,000.00	0%	FY25 Loudoun County CIP funding
S 20th Street Sidewalk, A Street to Public Works	Future	\$ 1,201,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding.
S 32nd Street Sidewalk, J Street to Nursery Avenue	Future	\$ 1,292,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding and VDOT RS funding.
Sue Kane Nature Park Multiuse trail	Study	\$ 270,000.00	5%	Grant application submitted through RTP, project awarded funding and authorized 9/20/21.
Outdoor Stage - Dillon's woods	Future	\$ 170,000.00	0%	FY23 & 24
Bush Tabernacle floor & bathrooms	Design	\$ 300,000.00	10%	working with DHR for floor
SR 690 N 21st Street Multiuse Trail Ph 1	Future	\$ 1,855,000.00	0%	Future with Loudoun County CIP funding FY24-25 and possible VDOT RS funding FY27-28.
S 20th Street Mid-block crosswalk	Future	\$ 152,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding.
Water Fund				
Nature Park Wells	Construction	\$ 551,065.00	100%	Project is complete. Final completion date December 4, 2020.
S Nursery Avenue Watermain Replacement	Construction	\$ 128,800.00	100%	Completed with Nursery Avenue Improvements.
12th Street Watermain Replacement	Design	\$ 354,182.00	50%	Will be designed with 12th Street Improvements. 90% design complete.

Intake Structure for Hirst Reservoir, including dredging	Design	\$ 1,625,000.00	25%	Under design. Split into 2 phases, dredging and intake/valve repair. Dredging work is scheduled for Fall 2021, completion in Spring 2022. Intake is scheduled for final design Spring 2022, construction 2022 - 2023.
WTP to Town finished Watermain replacement Phase 1	Pre-design: Request for Proposal (RFP) or Task Order		0%	task order requested
Reservoir to WTP, raw watermain replacement	Pre-design: Request for Proposal (RFP) or Task Order		0%	task order requested
Water Storage Tank, Fields Farm property	Pre-design: Request for Proposal (RFP) or Task Order		0%	RFP for design is being worked on
Hall Avenue/O Street watermain replacement	Design	\$ 294,400.00	50%	100% design plans submitted from consultant. Before construction can start, a VDH permit is needed for which an updated water model is required.
F Street watermain replacement	Design	\$ 374,400.00	25%	100% design plans submitted from consultant. Under Town review. Additional funding needed.
Wastewater Fund				
East End Pump Station generator	Design	\$ 277,000.00	45%	PO issued for design, design is at 95%.
Membrane Replacement	Construction	\$ 695,120.00	0%	installation fall 2021
West End Pump Station (Abandonment)	Design, Land Acquisition & Utilities	\$ 561,300.00	45%	100% design plans completed. ROW negotiation is underway, 2 of 4 easements have been obtained.
12th Street Sanitary Sewer rehabilitation	Bid Phase	\$ 150,000.00	0%	Riding existing contract, expect construction to begin October 2021.
LEAP Aeration Upgrade	Future	\$ 160,000.00	0%	final \$\$ approved; staff working with contractor for timing for delivery and installation. Work to be done in conjunction with membrane replacement