



**Department of Community Development
Department Update – 3/31/16**

Public/Town Projects:

1. Loudoun Valley High School –Waiting on some minor submissions to issue a certificate of completion.
2. Mary House of Hope/Town of Purcellville Minor Subdivision – Subdivision Plat and deed were signed on 8/20/15 and were recorded. Application to rezone 781 S. 20th Street from IP to R-2 was received on September 28, 2015. Planning Commission will hold public hearing on February 4, 2016. **Planning Commission recommended approval and the Town Council held public hearings on March 8, 2016.**

Business-Related Projects:

Approved and under construction:

In Application Process:

1. Mayfair Industrial – Construction plans submitted on August 28, 2014 for the industrial use section of the Mayfair development. Plans are under review. Second submission with response to comments received from applicant on 12/29/14 and has been sent out for additional review. Additional review comments have been sent to applicant. Third submission of construction plans received on 3/6/15. Record Plat submitted on 2/25/15. Fourth submission of construction plans received on 4/15/15 and sent out for review on 4/16/15. Grading and land prep has begun. All remaining comments on construction plans sent to applicant 5/21/15. Construction plans approved 6/18/15. Revisions to construction plans submitted on 6/18/15 and have been sent out for review. Record plat resubmitted on 5/8/15. The revisions to construction plans were approved on 9/16/15. Record plat approved and recorded. Performance bond is being processed. Performance bond submitted. **There is considerable interest in the lots.**
2. Catoctin Corner – Site plan submitted on 1/18/13 for a shopping center to be located at the northeast corner of E. Main Street and Rt. 287 N. Applicant submitted Traffic Analysis on May 14, 2014. Grading Plan has been submitted and is being reviewed by the County and the Town. 3rd submission received on 2/17/15 and was sent out for review. Review comments sent to applicant on 3/5/15. Waiting for final approval from Loudoun County. Grading plan approved on 7/8/15. Clearing has begun and a construction entrance has been established. Staff has been discussing site plan process with the applicant. Construction plans received on 9/4/15 and site plan received on 9/25/15. Both applications are under review. Proposed gas station has been preliminarily reviewed by the BAR. Certificate of Design for the gas

- station/convenience store approved by BAR on 11/17/15. An application for another new building at the shopping center was submitted for BAR review on 1/11/16. The BAR approved the design of 2 of the buildings at their 2/16/16 meeting and will be reviewing 3 additional new buildings and a dumpster enclosure at their 3/15/16 meeting. **At the 3/15/16 BAR meeting, design approval was given to 3 buildings and the accessory dumpster enclosures.**
3. Purcellville Crossroads – Application for an annexation of approximately 47 acres located at the NWC of the Route 7 Bypass and Route 287 for a mixed use development. Application was submitted on July 29, 2013. Staff is reviewing the application. Applicant provided a presentation to Town Council on 9/9/14. A complete annexation application is expected the week of April 6, 2015. Concept plan submitted on 4/9/15. Developer held a public informational update at the Carver Center on May 27, 2015. Staff report was presented to Town Council on July 28, 2015. Applicant submitted a new annexation application on 9/22/15. The annexation request is being reviewed by Loudoun County. The applicant will conduct a charrette on March 3.
 4. Vineyard Square –Nine demolition permits were issued on November 5, 2014 and demolition has begun on some of the sheds and accessory buildings. Site Plan submitted on 12/30/14 and was sent out to review agencies on that day. Review comments distributed on 1/30, 2/11 and 2/12/15. Second submission received on 3/3/15. Zoning Determination provided on March 13, 2015. Appeal of Zoning Administrator’s determination to the BZA regarding BAR approval was received on April 10, 2015. Appeal to be heard by the BZA on July 1, 2015. Zoning Administrator’s determination that the CDAs remain valid was upheld by the BZA on July 24, 2015. Waiting on site plan resubmission from applicant. The BZA decision was appealed to the Circuit Court. Third submission of the site plan was submitted on 8/7/15 and is under review. Applicant submitted 2 Deeds of Easement and Vacation for the project on 8/26/15. Public Works and Community Devel. Departments met with the applicant on 8/31/15 to discuss the site plan. Site plan ready for approval after easements are finalized. Easements have been recorded, bonds have been approved and site plan has been signed.
 5. Dragon Yong-In Martial Arts – Amended site plan received on 5/8/15 and has been sent out for review. This site plan is for the addition of a soccer field, walking track, covered pavilion and playground. Comments sent to applicant on 6/19/15. Waiting on resubmission from applicant. No news. Will be put back in the active category when they resubmit. Site plan resubmitted on 9/23/15 and is under review. **Site Plan approved on March 25, 2016.**
 6. Warner Brook, LLC – Application submitted on October 20, 2015 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.
 7. Southern States – Site plan submitted on March 25, 2014 for redevelopment of 261 N. 21st Street. Plan is being reviewed for completeness. Site Plan has been sent out to review agencies. Applicant is working on comments. Interior fit-up was approved on January 13, 2015 and an application for Board of Architectural Review for exterior renovations to existing building was approved with conditions on February 17, 2015. This is being resurrected and I expect to see an updated application by the middle of

January. An application was submitted to the BAR on 2/1/16 for review of a new building to be constructed at the site. The existing building is to be demolished. The design of the new building has been approved by the BAR but the site plan is still under review.

8. McDonalds Restaurant – Certificate of Design approval was issued on August 19, 2014 for the construction of a new restaurant building at 121 N. Maple Avenue (the current site). McDonalds has also submitted special use applications for a restaurant over 4,000 square feet and for a drive through at the same location. Planning Commission held a public hearing and recommended approval to the Town Council on 11/6/14. Following a public hearing, Town Council approved the special use permit applications on 12/9/14. Site Plan received on 12/9/14 and is under review. All review comments were received by January 27, 2015. 2nd submission received on 2/24/14 and was sent out for review on 2/25/15. Applicant requested a 120 day site plan extension which was granted. No news. Application will be put back in the active category when resubmitted. Still expect this to go forward sometime this year. Submitted a new application to the BAR for construction of a new building at their current site. **BAR approval was issued on March 15, 2016.**

Next Step --- Occupancy Permits:

1. Corcoran Spirits – Interior Fit-up for a spirits tasting room at 251 N. 21st Street, #120 was issued on January 15, 2015.
2. Durand Music, LLC – Interior Fit-up for a music recording studio to be located at 417 Browning Court.
3. INOVA Medical Group and INOVA Urgent Care: Relocated to 740 E. Main Street. Occupancies have been submitted but an upgrade in the meter size may be required.
4. Monk's BBQ – An interior fit-up was issued to Monk's BBQ to expand into the adjoining unit at 251 N. 21st Street.
5. Jack's Run Brewery – Submitted zoning permit application for an interior fit-up at 108 N. 21st Street for a new brewery. Interior fit-up approved on 2/12/16.
6. Lowers & Associates – Issued an interior fit-up permit to expand into Suites A&B at 125 Hirst Road.
7. Purcellville Pharmacy/Syam Bandt – An interior fit-up permit was issued on 3/30/16 for a new pharmacy to be located at 609 E. Main Street, Suite Q in the Shoppes at Main & Maple.
8. Sara Parella, LPC, - An interior fit-up permit was issued on 3/30/16 for a counseling office at 17337-B Pickwick Drive.
9. Pottery By Hand – Hannah Janney has issued BAR approval for exterior modifications to 121 E. Main Street and will be relocating her studio to that location.
10. Shenandoah Furniture Gallery – A zoning clearance was issued to relocate to 121 E. Main Street.
11. Nextide Corporation - A zoning clearance was issued to open a learning center/school of special instruction at 221 N. 21st Street.
12. Purcellville Town Market – Application is being processed for the community market to move from 130 E. Main Street to the Shoppes at Main & Maple on East Main Street.

13. Allure, LLC – Occupancy is being processed to open a vapor shop at 221 E. Main Street, Suite 102.
13. Adroit Brewery – Preparing to expand their business located in Unit C of 404 Browning Court to include the adjoining Unit B.

Other Projects and their status:

1. Mayfair Residential – Record Plat submitted on October 21, 2014 for the residential dwelling units located on Brookfield property annexed north of Town. Construction plans are under review for the 254 residential planned development and the 8 lot residential subdivision. 3rd submission of construction plans was received on 2/4/15 and comments sent on 3/16/15. Record Plat comments sent to applicant on 3/26/15. Site plan for Route 611 road work was approved on 3/31/15. Fourth submission of construction plans was received on 4/21/15 and sent out for comments on 4/22/15. Grading and clearing has begun. Construction plans approved on 5/15/15. Amendment submitted on 5/20/15 and sent out for review. Third submission of record plat received on 5/6/15. Amendment approved on 9/11/15. Second amendment to the construction plans was submitted on 9/23/15 and is under review. Amendments to the plans have been approved. Record plat approved and recorded. Performance bond is being processed. Performance bond submitted and zoning permits were issued on 12/18/15 for 16 townhouse units. Zoning permits have been issued for the construction of 4 single family homes. **Brookfield is continuing to apply for residential zoning permits for this development.**

Projects on Hold:

1. SunTrust Bank - 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.
2. Morgan Meadows (formerly Beauma Meadows) – Record plat for a 5 lot subdivision located between Hall Avenue and 26th Street was received on 4/2/15. Applicant requested a 6 month extension which was granted. **Have submitted an updated preliminary plat for a 5 lot subdivision.**

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Requests 2016 Year to Date

Special Use Permits	
BAR – Certificates of Design	10
BAR – Pre-application discussions	3
Variances	
Annexations	
Rezoning	
Comprehensive Plan Amend.	
Boundary Line Adjustments	
Lot Consolidations	1
Site Plans	
Site Plan Amendments	
Minor Site Plans	
Site Plan Revisions	1
Construction Plans	
Construction Plan Amendments	
Preliminary Subdivision Plats	
Minor Subdivision Plats	
Preliminary Subdivision Plat Revisions	
County Referrals	
Commission Permits	
Easement Plats	
Record Plats	
Grading Plans	

Complaints/Violations for the month of March, 2016

Lawn Complaints (Tall Grass)	
Code Violation Warnings	5
Formal Notices of Violation issued	
Illegal signs confiscated in the Town's right of way	21
Unresolved violations	1
Resident Complaints (not tall grass)	

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. The Planning Commission will begin the process by holding two public meetings on Saturday, January 23, 2016 at 10:00 AM and 2:00 PM in the Carver Center located at 200 Willie Palmer Way, Purcellville, Virginia. The meetings will be led by town staff and are expected to last approximately two hours each. Both meetings will cover the same topics with a focus on discussing the opportunities and constraints the Town may face over the next 20 years. Because of the snow storm the public meetings were postponed until February 6, 2016. Staff manned an information booth at the Loudoun Home Grown Expo on February 27, 2016. The next input session will

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be held on March 19, 2016 at the Town Hall. For up to date information see www.planpurcellville.com. Due to inclement weather on March 19th, the Planning Commission has added an additional workshop for the Comprehensive Plan Update, to be held on April 7th at 7:00pm.

The Economic Development Advisory Committee continues to work on a variety of initiatives. The committee is reviewing potential zoning/annexation requests and marketing initiatives from an economic perspective, bulk water sales, Makers Movement industrial space, a skate board facility, wine barrel painting, shop local program, and an informational video to be used on the website to name a few. ~~has completed a strategic tourism plan. The committee has initiated three action items to begin implementing the plan. The first initiative is preparing an events calendar for the Town, the second is the placement of a mural on the side wall of the Purcellville Restaurant on Main Street, and the third is utilizing the Gazebo on 21st Street as an information kiosk. Work continues on the three initiatives. In addition the committee has been reviewing, at Council's request, The RSR Gateway Annexation request, the Shop Local Program, 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 7PM in Town Hall and welcomes public input and participation.