



**Department of Community Development
Department Update – 4/30/2018**

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

Table A			
Current Projects			
Applicant/Project Name	Location/address	Review Type	Status See Legend at end of matrix
7-Eleven, Core States Group	700 E Main Street	Lot Consolidation	UR- Project on hold.
7-Eleven, Core States Group		Special Use Permit for additional pumps & larger canopy	WOA- Project on hold.
Ball Property Development	32 nd Street	By-right Residential Subdivision for 20 Single Family Detached Houses	UR Received final Plat/Deed and construction plans. Distributed for review. Waiting on pump station agreement.
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
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	UR Grading Permit Issued Deed of Easement & Plat received and final reviewed. Revised plan received and final review
Morgan Meadows	N Hall Ave	Prel. Plat of Subdivision – 5 residential lots	UR 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	CDA Approved Oct 17 th Site Plan under review. Grading permit issued.

Economic Development Summary-April 30, 2018

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.
ECHO Purcellville	Purcellville Gateway	Rezoning Comp Plan Amend Special Use Permit	UR Materials submitted November 1 st Distributed to agencies November 29 th
Purcellville Children's Academy	120 Ken Culbert Lane	Site Plan	Under construction – nearing completion
Truck'n America	Lot 3, Mayfiar Industrial Park	Site Plan – Retail	Plans approved. Waiting to build in the spring.
Truck'n America	Lot 3, Mayfiar Industrial Park	Certificate of Design Approval	Approved Oct 17 th . Waiting to build in spring.
Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR
Vineyard Square	130-148 21 st	Site Plan New construction	Approved 3/1/16
Virginia Regional Transit	Browning Court	Special Use Permit	TC Approved
Virginia Regional Transit	Browning Court	Site Plan	UR Received materials and was distributed to agencies for review.
Village Case		Comprehensive Plan Amendment	UR Approved Waiting to receive subdivision & construction plans
Village Case		Proffered Condition Amendment	UR Approved Waiting to receive subdivision & construction plans
Warner Brook	Purcellville Rd	Annexation	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
Bank of Charles Town	1201 Wolf Rock Drive	Interior Fit-Up	Issued
Shenandoah Furniture Gallery	201 N. Maple Ave	Interior Fit-Up	Issued
Town of Purcellville	837 Devonshire Circle	Sediment Pond/Hirst Farm	Issued

Table C

Commercial/Industrial Occupancy Permits issued

Economic Development Summary-April 30, 2018

Page 3 of 10

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Valley Medical Center	205 E. Hirst Road	Commercial	4/6/2018	6
MODS Pizza	150 A. Purcellville Gateway Drive	Restaurant	4/6/2018	30
West Trail Wellness & Massage LLC	194 N. 21 st Street	Retail	4/17/2018	1
Wildwood Landscape LLC	200 E. Main Street	Commercial	4/6/2018	3
Therapeutic Life Style Massage	17337 Pickwick Drive Ste. A	Retail	4/19/2018	1
Home Based Business – Permits Issued				
New Employees		Year to Date	Month of February	
		97	41	

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

PUBLIC/TOWN PROJECTS:

1. **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 grand opening 3-17-18

- **Shell Station under construction. Waiting on opening of Berlin Turnpike entrance.**
 - **New traffic light on Berlin Turnpike approved and partially constructed. Completion targeted for April 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 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.
 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.
 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.

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.
 - Departments are reviewing the application.
 - Waiting on applicant to provide a fiscal impact analysis.
 - 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**
 - **Reviewing site plan submittal**
 - **Lot expected to open in early July, 2018.**
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.
 - Presented to PC on 10/19/17 and TC on 01/09/18.
 - Currently waiting on application to resubmit.
4. **Purcellville Children’s Academy** – 120 Ken Culbert Lane
- Purcellville 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.
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.
 - Under Review - WOA
6. **Matuszko Farms, LLC/McKim** – Lot 4, Mayfair Industrial Park
- Site Plan submitted 3/3/17. New Construction. UR
 - Grading Permit Issued
 - Received final record plat- under review
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.
 - Site plan and Lot Consolidation under review.
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.

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**

Other Projects and their status:

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

- Brookfield has applied for **204** zoning permits and paid for **204** water and sewer availabilities as of **4/1/18**.

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** – 32nd Street

- Construction Plans & Profiles submitted on 3/21/17
- Additional fees submitted on 4/10/17
- Completeness review completed.
- Construction Plans are currently UR
- **Received final record plat- under review**

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.
- Applications have been sent out to review agencies.
- Waiting on applicant to resubmit.
- CPA and PCA resubmitted 8/24/17.
- Documents distributed for review 8/24/17.
- **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.
- Application has been sent out to reviewing agencies.

PROJECTS ON HOLD:

7-Eleven, Core States Group- 700 E. Main Street

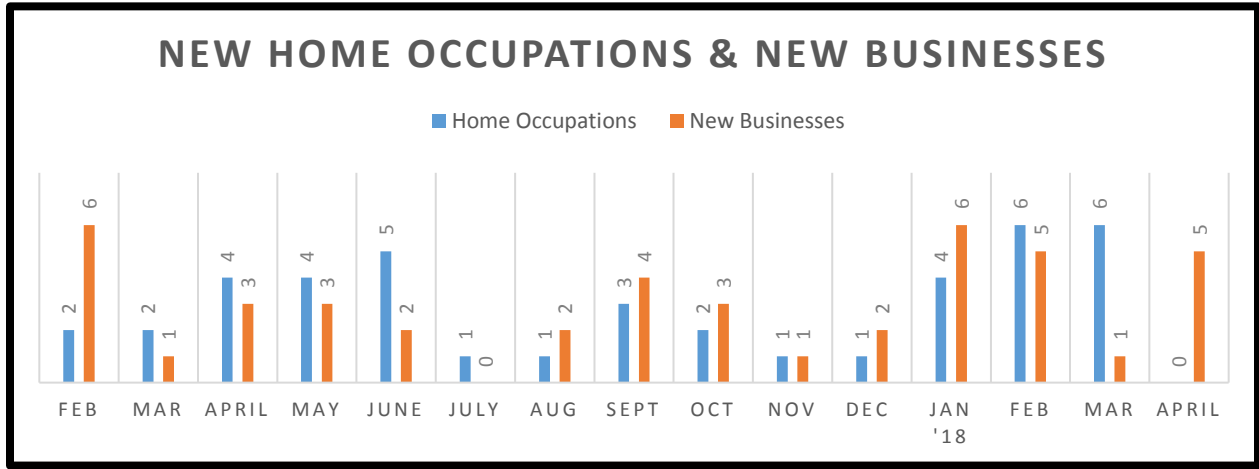


Chart I: New Businesses and Home Occupations

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

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of April</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	17	5
Home-Based businesses	22	0

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of April</u> <u>Total</u>
<u>Permits Issued</u>		
Zoning Permits (general permits)	116	35
Occupancy Permits (not temporary)	33	5
Temporary Occupancy Permits	0	2
Sign Permits – Temporary	21	5
Sign Permits – Permanent	23	3
Sign Waivers	4	0
Zoning Determination Letters		
Zoning Clearance Letters	1	1

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of April</u> <u>Total</u>
Requests		
Special Use Permits		
BAR – Certificates of Design	7	0
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments		
Lot Consolidations		
Site Plans		
Site Plan Amendments/Revisions		
Minor Site Plans	4	0
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		

Complaints/Violations for the month of April, 2018

Lawn Complaints (Tall Grass)	1
Code Violation Warnings	0
Formal Notices of Violation issued	1
Illegal signs confiscated in the Town’s right of way	46
Unresolved violations	1
Resident Complaints (not tall grass)	1

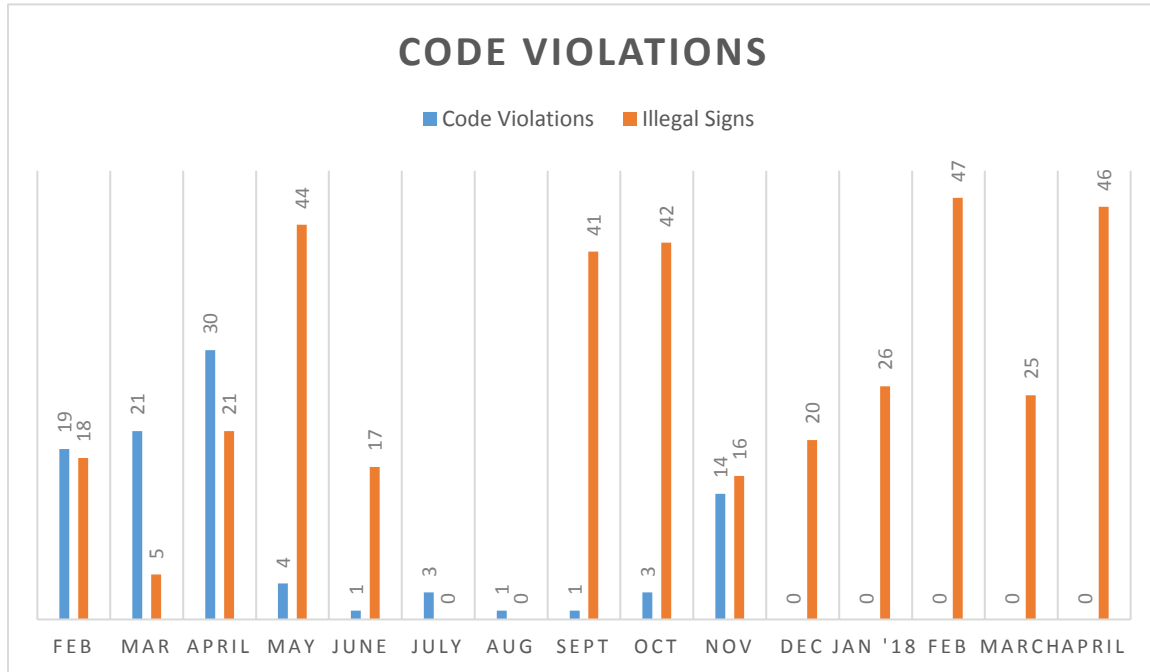


Chart II: Code and Sign Violations

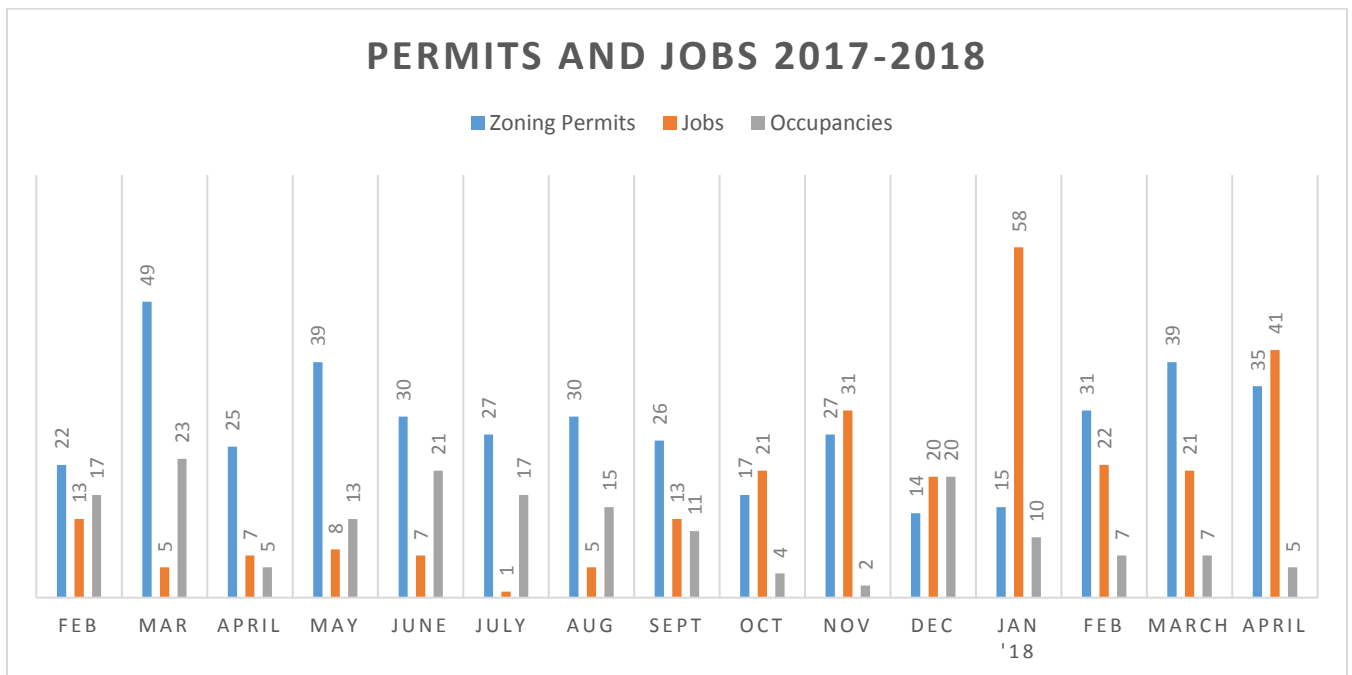


Chart III: Trends for Zoning Permits, Occupancy Permits and Jobs

Departmental Initiatives.

Working on completing the Comprehensive Plan Update. Consultant delivered "Version 3" of the Draft Document. Currently under Planning Commission review.

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.