



**Department of Community Development  
Department Update – 6/30/2018**

**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

<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
7-Eleven, Core States Group	700 E Main Street	Lot Consolidation	WOA- Back on the table. Expecting a new application soon.
7-Eleven, Core States Group		Special Use Permit for additional pumps & larger canopy	WOA- Back on the table. Expecting a new application soon.
Ball Property Development	32 <sup>nd</sup> Street	By-right Residential Subdivision for 20 Single Family Detached Houses	Signed and approved final Plat/Deed and construction plans. Received bonds for development and bond for pump station. Grading permit issued. Under construction
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. WOA for next submittal.
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	Grading Permit Issued Deed of Easement & Plat signed and approved. All permits in hand.
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 <sup>th</sup> Site Plan under review. Grading permit issued.

**Economic Development Summary-June 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 <sup>th</sup> Comments returned to applicant, awaiting resubmittal.
ECHO Purcellville	Purcellville Gateway	Rezoning Comp Plan Amend Special Use Permit	UR Received Signed Deed/Easement
Purcellville Children's Academy	120 Ken Culbert Lane	Site Plan	Under construction – <b>nearing completion</b>
Truck'n America	Lot 3, Mayfair Industrial Park	Site Plan – Retail	<b>Plans approved. Waiting to build in the spring.</b>
Truck'n America	Lot 3, Mayfair Industrial Park	Certificate of Design Approval	Approved Oct 17 <sup>th</sup> . Waiting to build in spring.
Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR
Vineyard Square	130-148 21 <sup>St</sup>	Site Plan New construction	Approved 3/1/16
Virginia Regional Transit	Browning Court	Special Use Permit	TC Approved
<b>Virginia Regional Transit</b>	<b>Browning Court</b>	<b>Site Plan</b>	<b>Approved and signed site plan</b>
Village Case		Comprehensive Plan Amendment	<b>Approved Waiting to receive subdivision &amp; construction plans</b>
Village Case		Proffered Condition Amendment	<b>Approved Waiting to receive subdivision &amp; construction plans</b>
Warner Brook	Purcellville Rd	Annexation	WOA

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

**Table B**

**Commercial/Industrial Zoning Permits Issued or Under Review**

<b>Applicant/Project Name</b>	<b>Location/address</b>	<b>Review Type</b>	<b>Status</b> See Legend at end of matrix
Maple Trading Company	609 E. Main Street	Interior Fit-up	Issued
McKim Construction	235 Shephardstown Court	New Construction	Issued
Virginia Regional Transit	408 & 412 Browning Court	Side Walks	Issued
Blue Ridge Middle	551 East A Street	Interior Fit-up	Issued

**Table C**

<b>Commercial/Industrial Occupancy Permits issued</b>				
<b>Applicant/Project Name</b>	<b>Location/address</b>	<b>Review Type</b>	<b>Date of Approval</b>	<b>Employees</b>
Fields Behavioral Health	17340 Pickwick Drive	Office	6/7/2018	4
Bank of Charles Town	1201 Wolf Rock Drive Ste. 125	Retail	6/29/18	5
<b>Home Based Business – Permits Issued</b>				
<b>New Employees</b>		<b>Year to Date</b>		<b>Month of May</b>
		<b>182</b>		<b>9</b>

**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-August 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 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.
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.
  - **Still waiting on final record plat.**

**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.
  - 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**
  - **Site Plan Approved**
  - **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
- Site Plan Approved
- Water/Sewer availability paid
- Zoning permit issued.

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 Approved. Construction to begin in spring. Waiting on applicant to pay availabilities and construction bonds.~~

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.
- Waiting on easement deed and plat.

9. **Blue Ridge Vets** – Lot 10 Mayfair Industrial Park

- SUP submitted 4/4/2017

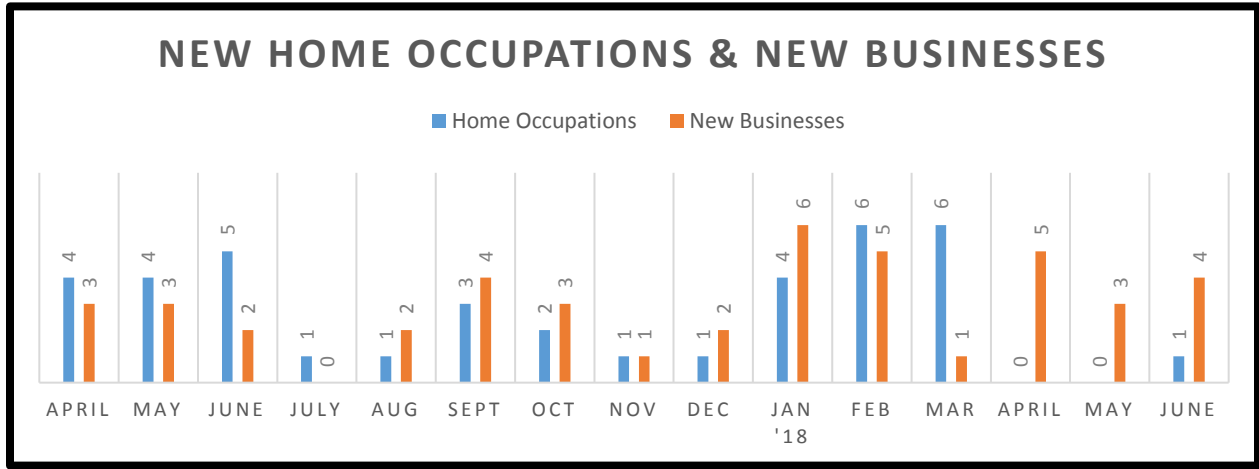
- PH on PC Agenda 9/21/17.
- PH on TC Agenda 10/24/17.
- Approved
- Next step – site plan received and distributed for review
- Waiting on next submittal.

**Other Projects and their status:**

1. **Mayfair Residential** – Purcellville Road/Route 611.
  - Brookfield has applied for 232 zoning permits and paid for 232 water and sewer availabilities as of 6/30/18.
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** – 32<sup>nd</sup> Street
  - Construction Plans & Profiles submitted on 3/21/17
  - Construction Plans Approved
  - Bonds for subdivision approved
  - Bond for sewer pump station approved
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.
  - 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.
  - Third submission 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 June</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	25	4
Home-Based businesses	22	1

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of June</u> <u>Total</u>
<b><u>Permits Issued</u></b>		
Zoning Permits (general permits)	195	42
Occupancy Permits (not temporary)	49	13
Temporary Occupancy Permits	3	0
Sign Permits – Temporary	27	2
Sign Permits – Permanent	28	2
Sign Waivers	4	0
Zoning Determination Letters		
Zoning Clearance Letters	1	2

**Economic Development Summary-June 30, 2018**

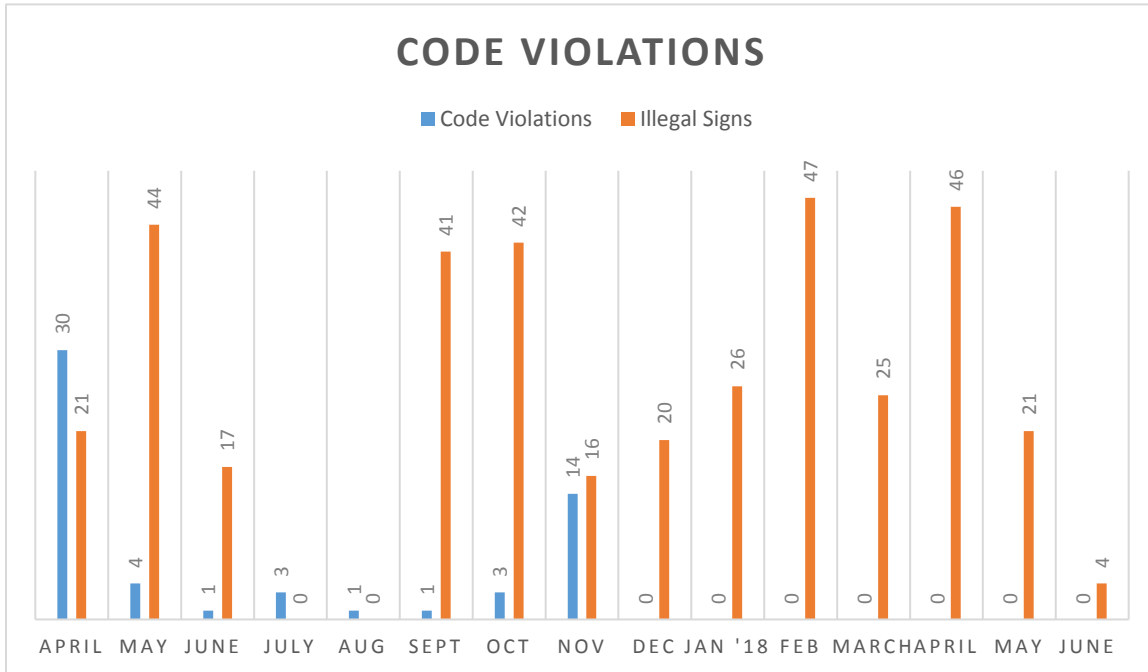
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	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of June</u> <u>Total</u>
<b>Requests</b>		
Special Use Permits		
BAR – Certificates of Design	7	
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered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

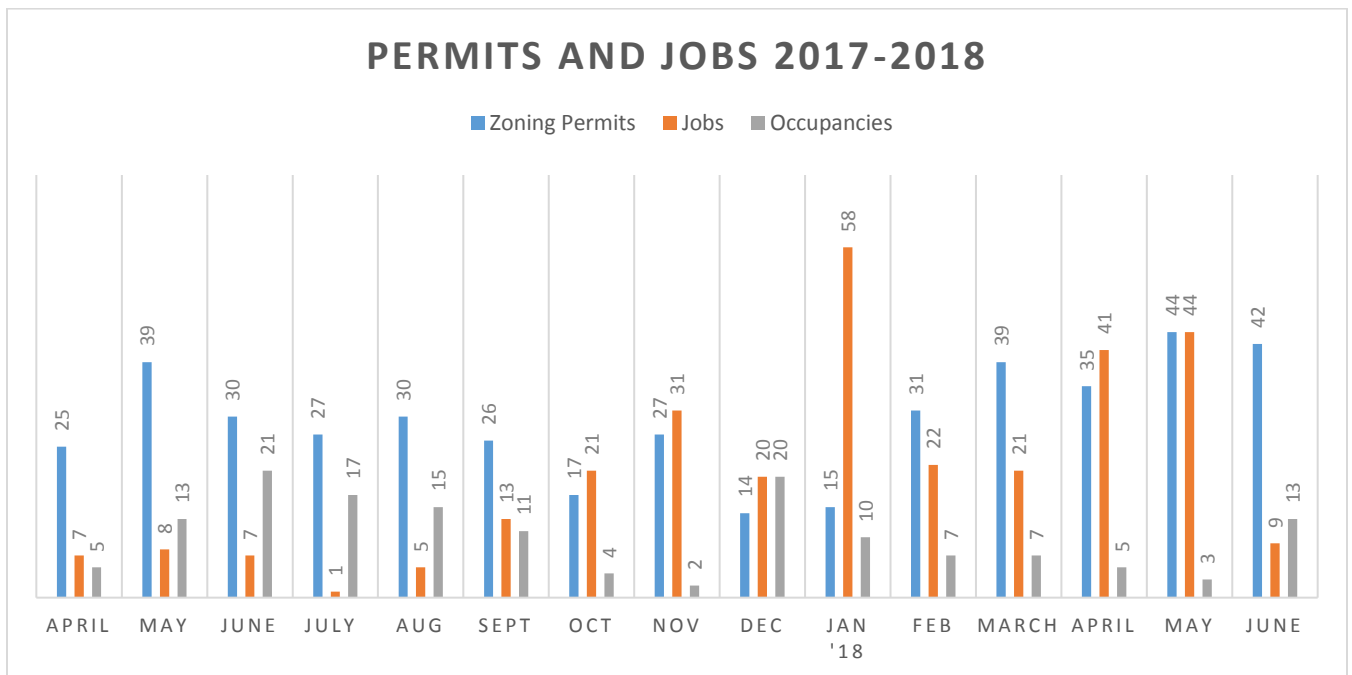
**Complaints/Violations for the month of June, 2018**

Lawn Complaints (Tall Grass)	5
Code Violation Warnings	0
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town’s right of way	4
Unresolved violations	0
Resident Complaints (not tall grass)	0





**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 4.1" of the Draft Document. Currently under Planning Commission review. Public Hearing before Planning Commission to be held July 19, 2018.

For further information 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.