



**Department of Community Development
Department Update – 12/31/2018**

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	WOA- Have been notified that they may not upgrade.
7-Eleven, Core States Group		Special Use Permit for additional pumps & larger canopy	WOA- Have been notified that they may not upgrade. Applicant has decided not to upgrade pump area but instead will replace the existing canopy with an identical canopy.
Blue Ridge Estates	32 nd 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 Zoning permit issued for new construction Zoning permit issued for pump station
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. Third submission has been sent out to reviewing agencies. Deed of Easement and Plat sent out for review. Received bonds & availabilities. Zoning permit issued
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Certificate of Design Approval	BAR Approved with conditions.
Freemont Industrial	Lot 2, Mayfair Industrial Park	Site Plan	UR- First submittal sent out to reviewing agencies
LISD Brewster Lane Restaurant	200 & 230 Brewster Lane	Site Plan	UR- 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

Economic Development Summary-December 31, 2018

Old Dominion Storage	Lot 5 and 6, Mayfair Industrial Park	Certificate of Design Approval and Site Plan	Amended CDA submitted for approval Site Plan under review. Grading permit issued. WOA.
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.
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- Demolition beginning in November.
Village Case		New Construction	UR Subdivision plan received and distributed for review.
Warner Brook	Purcellville Rd	Annexation	Next step is review by TC TC Denied Application.

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
BRVA	260 Shephardstown Ct	New Construction	Issued

Table C

Commercial/Industrial Occupancy Permits issued

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Home Based Business – Permits Issued				
Sincerely Organized	852 Devonshire Circle	Home Office	Issued	1
New Employees		Year to Date	Month of December	
		258	1	1

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

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 open for business.
- Bank of Charles Town open for business
- Shell Station under construction. Waiting on opening of Berlin Turnpike entrance.
- Building #5- water/sewer availabilities paid to Town.
- New traffic light on Berlin Turnpike approved and partially constructed. Completion targeted for October 2018.
- Traffic light is functional
- Construction on Building 7 is under construction. Will contain three businesses.

2. 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.

3. 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.
- Construction completed
- Open for business

3. **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.
 - Bonds paid to Town.
 - Water/Sewer Availability paid to Town.
 - Zoning permit issued.
 - **Under construction**

4. **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
 - Third submission has been sent out to reviewing agencies.
 - Deed of Easement and Plat out for review.
 - Bonds have been placed.
 - Zoning permit issued.
 - **Under construction.**

5. **Blue Ridge Estates Subdivision** – 32nd Street
 - Construction Plans & Profiles submitted on 3/21/17
 - Construction Plans Approved
 - Bonds for subdivision approved
 - Bond for sewer pump station approved
 - **Zoning permits issued**

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.**

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.
 - Waiting on recordation of lot consolidation.
 - Deed of Easement and Plat recorded.

4. **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 1/3/19**

5. **LISD 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**

Other Projects and their status:

1. **Mayfair Residential** – Purcellville Road/Route 611.
 - Brookfield has applied for **249** zoning permits and paid for **249** water and sewer availabilities as of **12/31/18**.

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. **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.

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.

PROJECTS ON HOLD:

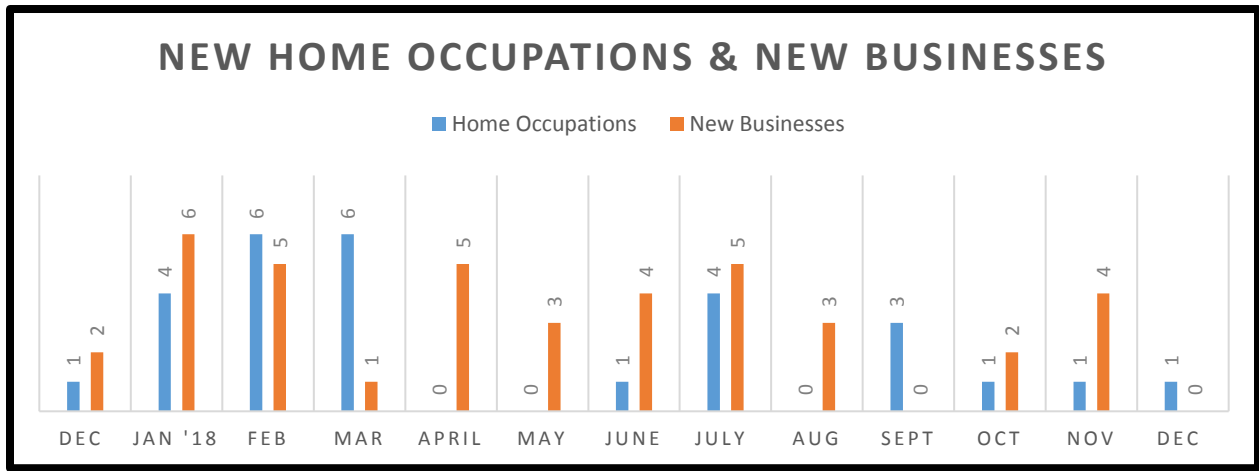


Chart I: New Businesses and Home Occupations

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

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of December</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	44	0
Home-Based businesses	32	1

Economic Development Summary-December 31, 2018

Page 7 of 9

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of December</u> <u>Total</u>
<u>Permits Issued</u>		
Zoning Permits (general permits)	340	12
Occupancy Permits (not temporary)	124	6
Temporary Occupancy Permits	3	0
Sign Permits – Temporary	52	1
Sign Permits – Permanent	41	2
Sign Waivers	4	0
Zoning Determination Letters		
Zoning Clearance Letters	8	0

	<u>2018 Year to Date</u> <u>Total</u>	<u>Month of December</u> <u>Total</u>
Requests		
Special Use Permits		
BAR – Certificates of Design	9	0
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments		
Lot Consolidations		
Site Plans	4	1
Site Plan Amendments/Revisions		
Minor Site Plans	4	
Special Exceptions		
Construction Plans		1
Construction Plan Amendments		
Preliminary Subdivision Plats		
Minor Subdivision Plats		
Preliminary Subdivision Plat Revisions		
Commission Permits		
Easement Plats	2	
Record Plats		

Grading Plans
 Zoning Ordinance Amend. Request
 County Referrals

Complaints/Violations for the month of December, 2018

Lawn Complaints (Tall Grass)	0
Code Violation Warnings	
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town’s right of way	9
Unresolved violations	2
Resident Complaints (not tall grass)	2

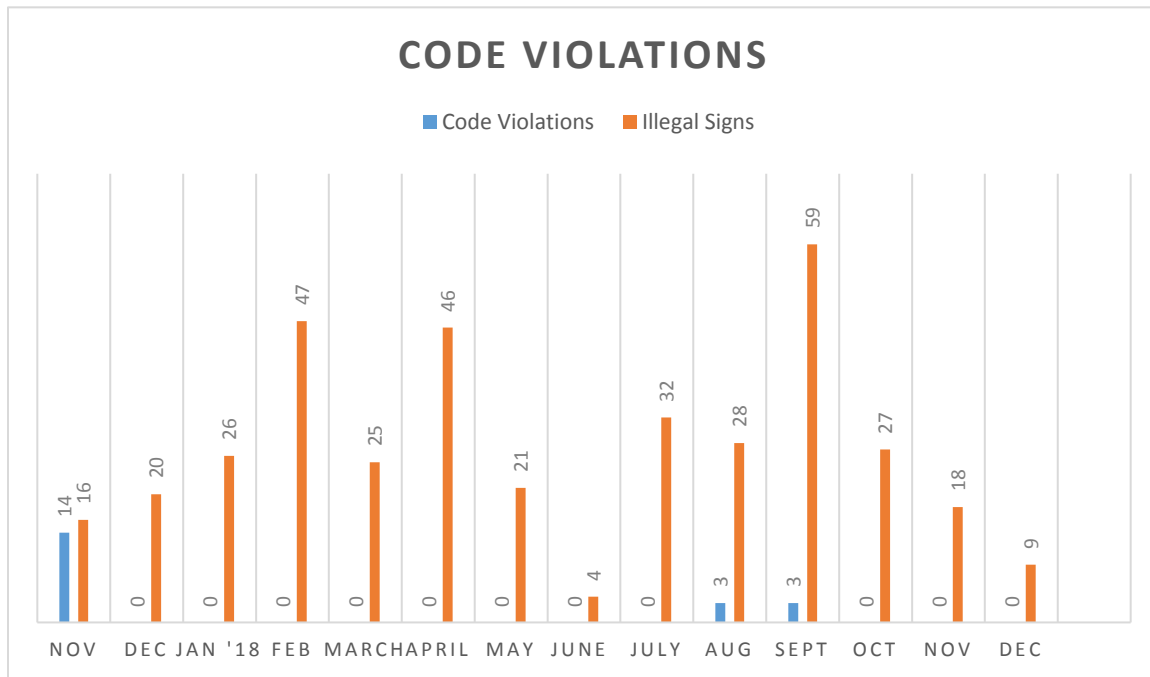


Chart II: Code and Sign Violations

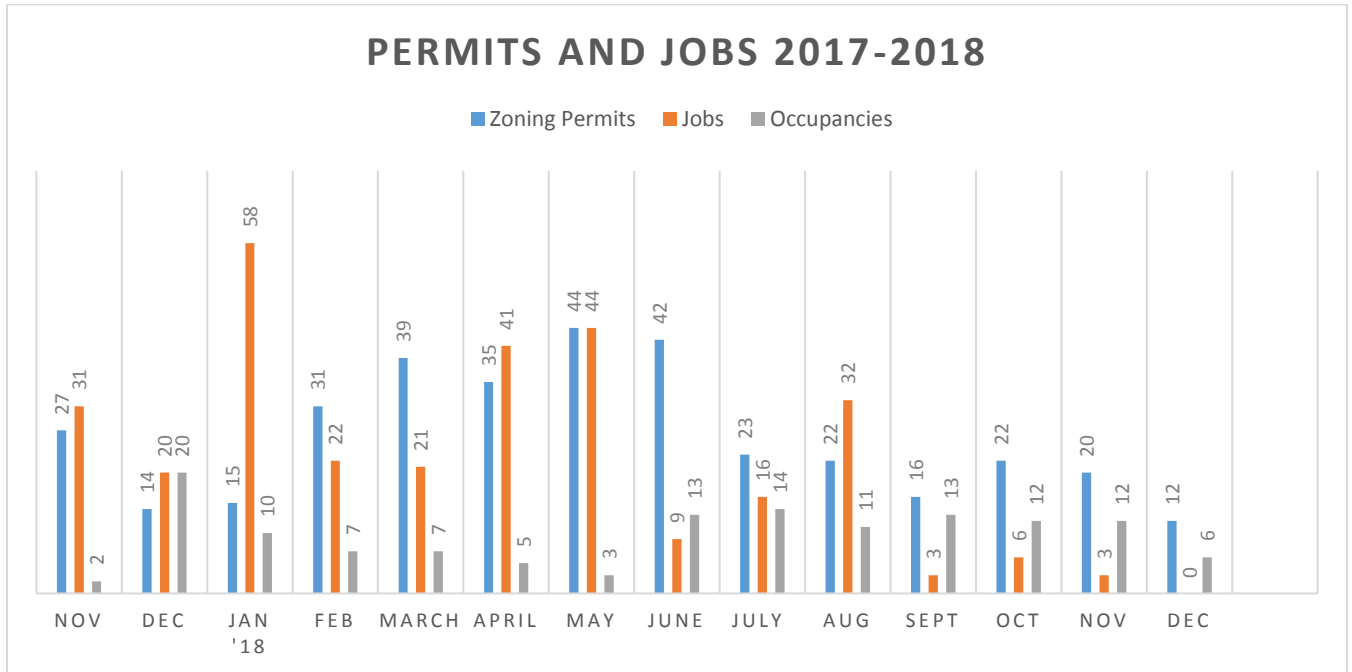


Chart III: Trends for Zoning Permits, Occupancy Permits and Jobs

Departmental Initiatives.

The Comprehensive Plan Update version 5.1 was delivered to Town Council on December 11, 2018.

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.

Commercial Vacancies 2019

Type of Unit	Area Location	Specific Location	Units vacant				Comments	Owner	Leasing Agent
			1/1/19	4/1/19	7/7/19	10/1/19			
	Main Street East of Maple								
C		Purcellville Gateway 105 Purcellville Gateway	1				Wine Kitchen space is vacant	Echo Development Drew Gorman 240-497-0523	Echo Development Jessica office invoices@echorealty.com 240-497-0526
O		Pickwick Drive Office Area Western side 17341 Pickwick Drive	1				Office Space. These are town house style condos that are for sale or lease. Probably most attractive as health care rental offices. Not particularly suited for retail.	12 Condominiums individually owned	Jacque Hansbrough 703-861-1451
O		Pickwick Drive Office Area eastern side 17336 Pickwick Drive	1				This is all medical office space	ELKINS PICKWICK DRIVE LLC William J Reap Company PO Box 2503 Springfield VA	Bill Reap 703-892-4966 williamjreap@verizon.net
O-C		1021 East Main Street Dr. Tari Office	0				This is second floor office space vacated by real estate company.	Dr Kianoush Tari 1021 East main St Purcellville VA	Dr Kianoush Tari- Cindy Office Manager 1021 East main St Purcellville VA
C		Main Street Village 100 East Main Street	2				Giant Shopping Center. Includes Capital One vacant bank building. Bldg is owned by shopping center. Still paying rent so technically not vacant. There has been some interest in the Blockbuster units.	Main Street Station LLC care of/ ATAPCO Property 410-347- 7122 or 410-347-7150	Mark Fontaine 571-765-4412 540-338-5333 mfontaine@renaudconsulting.net

Commercial Vacancies 2019

C		Red Oak Plaza Good Year Tire and commercial. Bldg in rear. 850 E Main Street	1				Space in back of the Tire dealership. The building in back of the tire company does not have good visibility and is best suited for service type business.	Red Oak Place LLC PO Box 22 Lincoln, VA	Baller Real Estate 703-771-1162
C & O		Old Theater Bldg 860 Main St	3				Second Floor space	Tasos Vatikiotis 202-297-6424	Same
	Maple and Main Area East of 16th Street								
C		Shoppes at Main and Maple 711 E Main Street	5					Reuben Bajaj 240-223-4814 White Star Investments 6701 Democracy blvd #24 Bethesda, MD	Kelly Pedrosa 240-223-4840 kpedrosa@whitestarinvestments.com
C		Maple Avenue Shoppes 101 S Maple Ave	1				Subway Center A difficult space. Visibility problems are probably keeping it from being rented.	LP Title LLC MGP Properties LLC 1112 16th Street NW Suite 900 Washington, DC	George Calomiris 202-457-1200 George@colomiris.com Vaaler Real Estate 703-771-1162
C		Purcellville Shopping Center 609 E Main Street	3				Shop & Save Plaza	Purcellville Shopping Center LLC 6031 Leesburg Pike Baileys Xrds, VA	Bob Brunner 703-578-4000 jbcrc578@gmail.com Renaud Consulting 571-765-4412
C&O		Purcellville Plaza Maple Ave	3				3 office and 3 commercial	Purcellville Plaza 6031 Leesburg Pike Baileys Xrds, VA	Bob Brunner 703-578-4000 jbcrc578@gmail.com Renaud Consulting 571-765-4412

Commercial Vacancies 2019

O		Dr Idres Bldg 200 N Maple Ave	1				There have been some inquiries about this space. Lends it self to a health care use since it is next to a doctor's office.	Country Group LLC 20153 Black Dianmond Pl Ashburn VA	Irfan Idrees 540-338-0032 571-426-3913 iidress@yahoo.com
C		Everyday Elegance bldgs 600 E Main Street	0				4 units in two buildings. Eastern building will soon be vacant	Mike Dowling PO Box 2458 Purcellville VA 20134	Same as owner
	Main St Area 16th to 21st Street								
O		Office bldg Next to Library 300 E Main Street	0				No Vacancies	Thelma Altizer PO Box 901 Purcellville VA	Ann Ray 540-338-7744
O		Office bldg next to antique shops 200 E Main Street	0				Currently building is just for sale not lease. Has 6 office spaces in building.	PM Moonshine LLC PO Box 1092 Great Falls VA	Paul McMahon 540-687-5588
O & C		Antiques bldg 142 E Main Street	1				These units can be broken into more or fewer units will have to wait and see.	Judith Lohmann Trustee 330 Pitman Ave Pitman NJ	David Lohmann 540-338-9118 info@abernethyspencer.com
C		Old Town Hall (Marketplace) 130 E Main Street	0				New Tenant. New home of Dragonhop Brewery.	M&T Property Holdings LLC PO Box1210 Purcellville VA	Emily Coryall emily.dragonhops.com 443-928-1500
O		109 E Main Street	1				2nd floor office space Above Celtic Shop. Not being actively marketed.	Jane Trenary Trenary Investments 43201 Whisperwood Ter Ashburn, VA	
	Downtown 21st St and 23rd St								

Commercial Vacancies 2019

C		146 21st Street	1					Chapman Group LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
O&C		198 21st Street	0				Space underneath Magnolia's accessed from O Street.	Western Loudoun Development LLC 36286 Osburn Rd Purcellville VA	Vaaler Real Estate 703-771-1162
C		Bike Shop Bldg 201 N 23rd Street	0				Bakery occupies the space where the bike shop was located.	Brook Middleton 540-364-8062 dbmcpa@aol.com	Same
C&O		Dental Arts Bldg 101 E Main Street	0				These are second floor offices	Judith Lohmann 3897 Tusico Pl Fairfax VA	Siles Redd 540-550-2010
O + I		JB Properties 210 N 21st Street	1				Large industrial building in back of train station. C-4 Zoning.	JB Properties Inc 210 N 21st Street Purcellville VA	Jacque Hansbrough 703-861-1451 Jacque@landmarkgroup va.com
	Hatcher and South 20th St								
O		140 Hatcher	0				There is a mix of residential and office on this street. Because of this the vacancies could change.	Mitch Pilchuk 102 Evergreen Street Sterling VA	Vaaler Real Estate 703-771-1162
C&O		128-130 S 20th Steet	1				This is the old fire house bldg that is under renovation. Potentially 3 uses on 3 floors. Building is for sale.	Select Property Mgmt LLC 36255 Snickersville Tpk Purcellville VA	Will Durhing 540-687-7019
	Main Street from 21st to Orchard								
O		Wasserman Bldg 170 W Main Street	2				Office Space	Earl and Linda Cline 788 E Boiling Spring Road Southport NC	Dorothy Hall Sherry Wilson RE 540-338-6300

Commercial Vacancies 2019

	Main St west to Country Club								
C		Rust Property	1				Previous temporary site for So States. Now vacant.		Tom Rust 703-554-5349
C		Main St Corridor West Schonder Bldg 701 W Main Street	0					Robert Schonder PO Box 69 Purcellville VA	Robert Schonder 703-209-7828
	Richardson Lane Area Industrial Park								
I		Richardson Lane	0						
I		Mayfair Industrial Sheperdstown Court	5				These are the new Mayfair industrial sites 7 out of 12 sold to date.	Brookfield	Clint Chapman 571-246-2105 Clint.chapman@nndevelopment.com
	Hirst Road Corridor								
O		Inova Bldg 205 Hirst Road	1				Lowers Risk Group has taken most of the spaces.	Valley Medical Ctr LLC 151 Hatcher Ave Purcellville VA	John Chapman 540-338-1319
I&O		117 Bailey Lane	3				1000 Sq feet available. Office only.	Bailey Lane LLC 34890 Benjamin Ct Round Hill VA	Lyn 703-929-7752
I&O		417 Browning Court	0				No Vacancies		
I&O		Hirst Road	0				No Vacancies		
		Hirst Road VL	1				4-5 acres of vacant developable land Zoned C1	Chapman Brothers LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
		Hirst Road & Maple Ave VL	1				20 acres of vacant developable land Zoned CM1	Marlys Rixey 6401 Little Leigh CT	Linda Erbs

Commercial Vacancies 2019

	Total Vacancies		41						
	Commercial Vacancies		26						
	Industrial Vacancies		5						
	Office Vacancies		10						

Business units		475		
Vacancies		41		
Percent Vacant		8.6%		

Business units do not include out of Town contractors or home occupations.

Commercial Vacancies 2019

Commercial, Industrial and Office Vacancies

The above counts are based on units available, not square footage. The CD department does not have the capability or the manpower to provide numbers for leasable square feet, nor are we able to track all businesses. Rather than speculate on how many units can fit in a building this survey counted units as they are being utilized today and not based on how many units could be rented if the units were subdivided. As an example, the old Capital One building could be split into a number of smaller units. These business unit numbers can be expected to change even on a daily basis as this is only a snapshot of vacancies as of the date of the survey. The research was informal and was conducted by Community Development utilizing a windshield survey and information from real estate brokers. The survey provides what appear to be vacancies in the various commercial/industrial districts. Please keep in mind that a survey of this type can often miss a few units resulting in some units that will go uncounted, this is especially true for second floor office space that is not advertised. Despite the potential for missing units I believe it is still valid as a barometer of the health of the business community in Purcellville. The purpose is to provide trends. This type of survey can be an invaluable tool that highlights growth or decline on a quarterly basis. By keying in on vacancies as opposed to occupancies it is easier to maintain a record of growth and decline rather than trying to keep track of every single business.

The Town has approximately 800-900 business units with 250- 300 or so being out of town contractors that do business in town and 100 to 120 being home occupations (we don't have the capability to track home businesses with our present financial software system, therefore this is a guesstimate.) *Source: Purcellville Finance Department*

This table is updated every three months.

Patrick Sullivan, AICP CED, Director
Community Development Department

Commercial Vacancies 2019

Commercial Vacancies 2019

Commercial Vacancies 2019

5/25/18 Mark Burgess CPA received Occupancy