



**Department of Community Development  
Department Update – 8/31/2019**

**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		Certificate of Design Approval	Applicant has decided not to upgrade pump area but instead will replace the existing canopy with an identical canopy. CDA approved.
Blue Ridge Estates	32 <sup>nd</sup> Street	By-right Residential Subdivision for 20 Single Family Detached Houses	Lots 18,16 & 14 under construction
Blue Ridge Veterinary Clinic	Lot 10, Mayfair Industrial Park	Special Use Permit for a kennel	Under construction.
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- Third submittal sent out to reviewing agencies <b>Deed of Easement/Plat Recorded.</b>
LISD Brewster Lane Restaurant	200 & 230 Brewster Lane	Site Plan	UR- 3 <sup>rd</sup> Submittal on 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
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 <sup>th</sup> Comments returned to applicant, awaiting resubmittal.
Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR- Revised Sit Plan sent out to agencies for review

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Vineyard Square	130-148 21 <sup>st</sup>	Site Plan New construction	Approved 3/1/16- Demolition beginning in November.
Village Case		New Construction	UR Final Subdivision plan received and distributed for review. . Deed of Easement/Plat out for review.

**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
Loudoun Valley Community Center	320 W. School Road	Alteration	Issued
Bank of America	1010 E. Main Street	Interior Fit-up	Issued
Hoof & Paw	211 20 <sup>th</sup> Street	Interior Fit-up	Issued
Lowers Risk Group	125 Hirst Road	Interior Fit-up	Issued
INOVA	711 E. Main Street	Interior Fit-up	Issued
Granit Custom Homes	465 East A. Street	SFDD-New	Issued

**Table C**

**Commercial/Industrial Occupancy Permits issued**

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Manhattan Pizza	1211 Wolf Rock Drive	Commercial	8/23/2019	30
Harmony Yoga	850 E. Main Street	Commercial	8/23/2019	1

**Home Based Business – Permits Issued**

Strought Investments Services	210 Upper Brook Terrace	Home Office	Issued	1
NJK9 Services LLC	333 Spring Branch Court	Home Office	Issued	1
		<b>Year to Date</b>	<b>Month August</b>	<b>Total</b>
<b>New Employees</b>		<b>78</b>	<b>33</b>	<b>33</b>

**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.
  - Construction on Building 5 is under construction. Will contain three businesses.
  - Manhattan Pizza doing interior fit-up. Has zoning permit.
2. **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.
3. **Truck'n America** – Lot 3, Mayfair Industrial Park
  - Under construction
4. **Blue Ridge Vets** – Lot 10 Mayfair Industrial Park
  - Under construction.
5. **Blue Ridge Estates Subdivision** – 32<sup>nd</sup> Street
  - Zoning permits issued
  - Lots 18, 16 & 14 under construction
  - **Lot 18 occupancy permit 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.
- Received revised site plans on 5/28/19 and was sent out to reviewing agencies.
- Received Deed of Easement and Record plat recorded.

**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.
- Deed of Easement and Plat recorded.

**4. Freemont Industrial – Lot 2 Mayfair Industrial Park**

- Site Plan submitted 9-25-2018 and under review
- 2<sup>ND</sup> Submittal received and sent to reviewing agencies on 1/3/19
- 3<sup>rd</sup> 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.**

**5. LISD Brewster Lane Restaurant- 200 & 230 Brewster Lane**

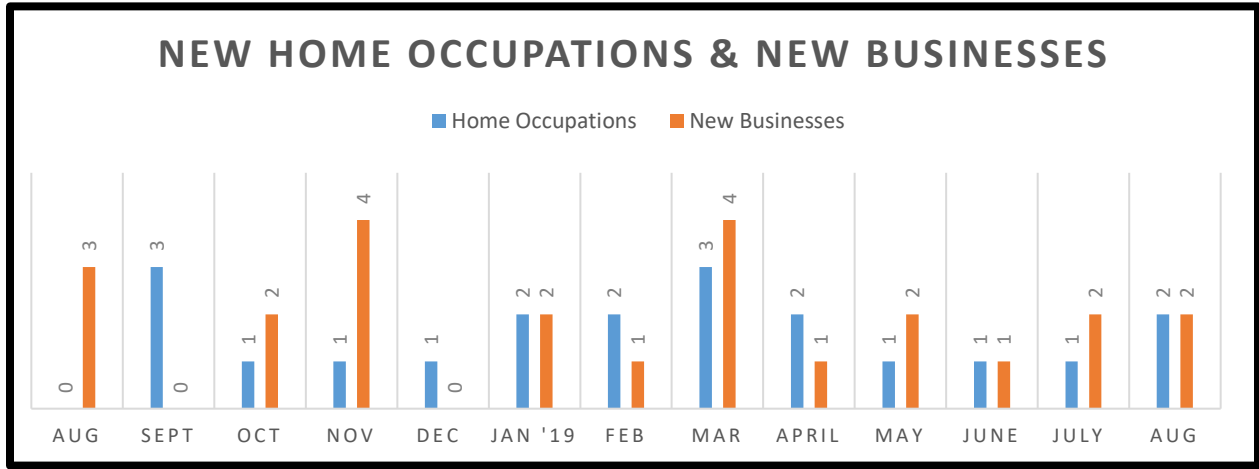
- Received construction plan on 12/28/18
- 1<sup>st</sup> submittal was sent to reviewing agencies on 1/4/19 for review
- Waiting for return comments from engineer
- **3<sup>rd</sup> Submittal received and sent out to reviewing agencies on 6/11/19**

**Other Projects and their status:**

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

- Brookfield has applied for 262 zoning permits and paid for 262 water and sewer availabilities as of 3/31/19.
  - All lots have been issued a zoning permit, in addition all availabilities have been paid.
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.
  - Received Deed of Easement and Record plat 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.
  - Purcellville Gateway has withdrawn their applications.

**PROJECTS ON HOLD:**



**Chart I: New Businesses and Home Occupations**

**2019 Year-to-Date and Current Month Permits Summary:**

	<u>2019 Jan to July</u> <u>Total</u>	<u>Month of August</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	14	2
Home-Based businesses	12	2

	<u>2019 Jan to July</u> <u>Total</u>	<u>Month of August</u> <u>Total</u>
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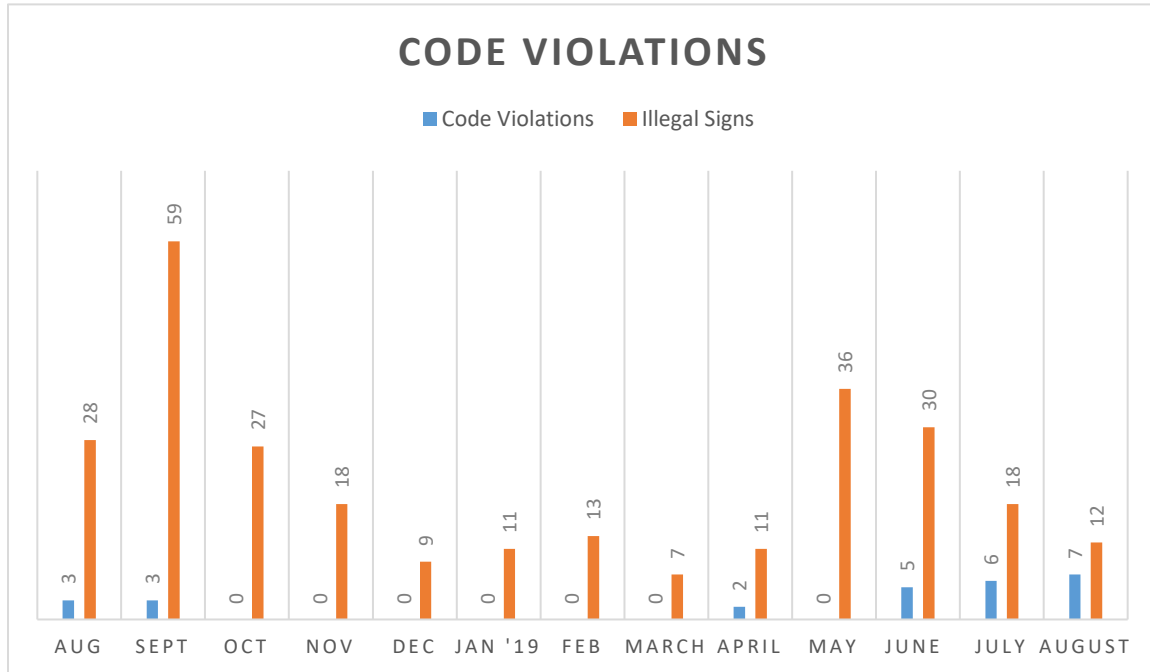
**Permits Issued**

Zoning Permits (general permits)	180	35
Occupancy Permits (not temporary)	42	3
Temporary Occupancy Permits	1	0
Sign Permits – Temporary	11	1
Sign Permits – Permanent	23	3
Sign Waivers	0	0
Zoning Determination Letters		
Zoning Clearance Letters	4	1

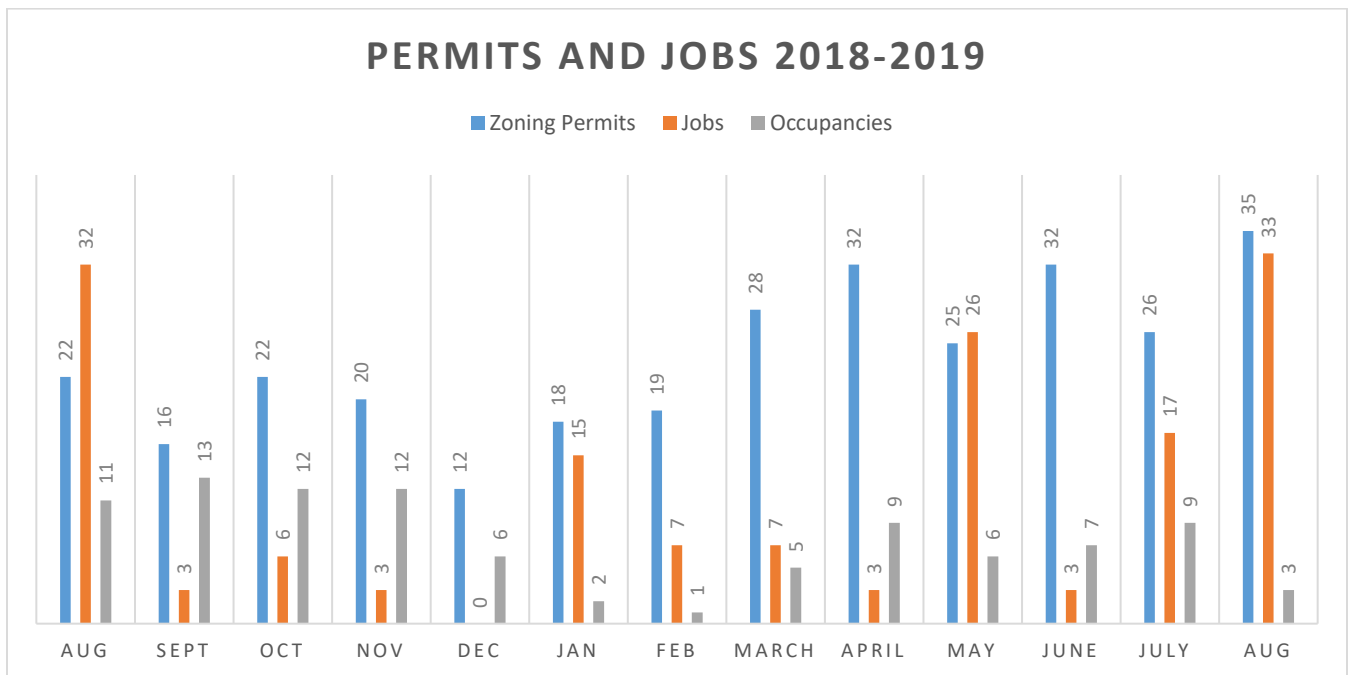
	<u>2019 Jan to July</u> <u>Total</u>	<u>Month of August</u> <u>Total</u>
<b>Requests</b>		
Special Use Permits		
BAR – Certificates of Design	6	1
BAR – Pre-application discussions		
Variances		
Annexations		
Rezoning		
Comprehensive Plan Amend.		
Proffered Condition Amendment		
Boundary Line Adjustments	1	
Lot Consolidations		
Site Plans	1	
Site Plan Amendments/Revisions		
Minor Site Plans		
Special Exceptions		
Construction Plans		
Construction Plan Amendments		
Preliminary Subdivision Plats		
Minor Subdivision Plats		
Preliminary Subdivision Plat Revisions		
Commission Permits		
Easement Plats	2	2
Record Plats		
Grading Plans		
Zoning Ordinance Amend. Request		
County Referrals		

**Complaints/Violations for the month of August, 2019**

Lawn Complaints (Tall Grass)	3
Code Violation Warnings	7
Formal Notices of Violation issued	1
Illegal signs confiscated in the Town’s right of way	12
Unresolved violations	2
Resident Complaints (not tall grass)	3



**Chart II: Code and Sign Violations**



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

**Departmental Initiatives.**



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The Comprehensive Plan version 5.0 Public Hearing before Planning Commission was held on June 6, 2019.

The Comprehensive Plan version 5.0 with errata resolution of support will be forwarded to Town Council on September 5, 2019, which will begin the 90-day timeline for Council review.

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.