



**Department of Community Development  
Department Update –03-31-2020**

**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
Blue Ridge Estates	32 <sup>nd</sup> St. S / K St. W / Ball Crt	By-right Residential Subdivision for 20 Single Family Detached Houses	Lots 2, 9, 10, 11,13, 20 & 2 under construction Lot 12, 14, 16 & 18 have been issued occupancy.
Ranger Specialized Glass	275 Shephardstown Crt / Lot 8 Mayfair Industrial	Site Plan & CDA- Office & Light manufacturing facility	1 <sup>st</sup> Submission UR
4 X Concrete	265 Shephardstown Crt / Lot 7 Mayfair Industrial	Site plan-Contractors storage yard	1 <sup>st</sup> Submission UR
Freemont Industrial	Lot 2, Mayfair Industrial Park	Site Plan	UR- Third submittal sent out to reviewing agencies Deed of Easement/Plat Recorded. <b>Site plan approved</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. <b>Holding off to fall.</b>
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	WOA Amended CDA submitted for approval Site Plan under review. Grading permit issued. Deed of Easement/Plat under review.
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.

**Economic Development Summary March 2020**

Valley Storage – Mini-warehouse Storage Facility	Lot 6F - 37231 Richardson Ln	Site Plan	UR- Revised Sit Plan sent out to agencies for review
Vineyard Square	130-148 21 <sup>st</sup>	Site Plan New construction	Approved 3/1/16- Demolition beginning in November.
Village Case			UR Final Subdivision plan approved. Deed of Easement/Plat recorded
Loudoun County (DTCI) Dept Transportation & Capital Infrastructure	410 E St E	Site Plan Demolish & build new group home	1 <sup>st</sup> Submission UR
Loudoun County (DTCI) Dept Transportation & Capital Infrastructure	Mayfair Industrial & Residential	3 Easement Plats Fields Farm Park Road	1 <sup>st</sup> Submission 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

**Table C**

**Commercial/Industrial Occupancy Permits issued**

Applicant/Project Name	Location/address	Review Type	Date of Approval	Employees
Top Coat Nails and Spa	170 W Main Street	Occupancy only	3/03/20	2
Inova	711 Main St E	Fit up / Occupancy	3/19/20	8

**Home Based Business – Permits Issued**


	Year to Date	Month March	Total
New Employees	23	10	33

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

**PUBLIC/TOWN PROJECTS:**

**3. Maple Avenue Water Tower:**

- In process of beefing up the foundation to handle additional weight.

**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 complete. Will contain two businesses.
- Manhattan Pizza received occupancy. Opened for business end of September 2019.

**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.
- .

**5. Blue Ridge Estates Subdivision – 32<sup>nd</sup> Street**

- Zoning permits issued
- Lots 2, 9, 10, 11, 13, 20 under construction
- Lots 12, 14 16 & 18 have been issued occupancy

**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.
- Final site plan approved.

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

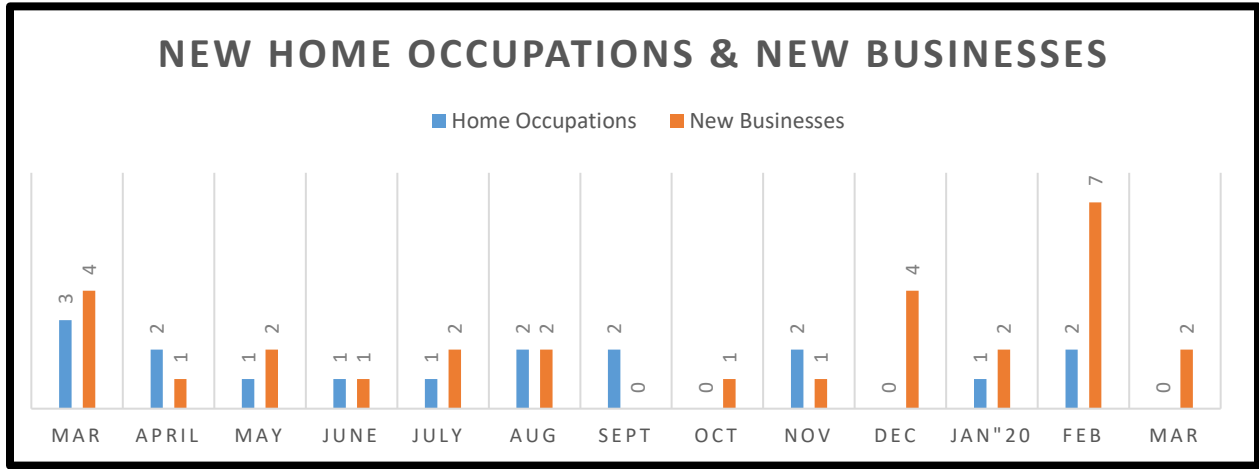
- Received construction plan on 12/28/18
- 1<sup>st</sup> submittal was sent to reviewing agencies on 1/4/19 for review
- Waiting for return comments from engineer
- 3<sup>rd</sup> Submittal received and sent out to reviewing agencies
- **On hold until fall**

**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 occupancy permits issued with all required availability fees 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.
  - Final construction plans approved
  - Deed of Easement and Record Plat recorded.
  - Construction on infrastructure has started.
  
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:**

None



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

**2020 Year-to-Date and Current Month Permits Summary:**

	<u>2020 January</u> <u>Total</u>	<u>Month of February</u> <u>Total</u>
Commercial/Industrial (does not include temporary)	2	2
Home-Based businesses	1	2
	<u>2020 Yearly Total</u> To date	<u>Month of March</u> <u>Total</u>

**Permits Issued**

Zoning Permits (general permits)	35	22
Occupancy Permits (not temporary)	4	4
Temporary Occupancy Permits	0	0
Sign Permits – Temporary	2	5
Sign Permits – Permanent	8	0
Sign Waivers	0	0
Zoning Determination Letters	0	0
Zoning Clearance Letters	0	0

## Economic Development Summary March 2020

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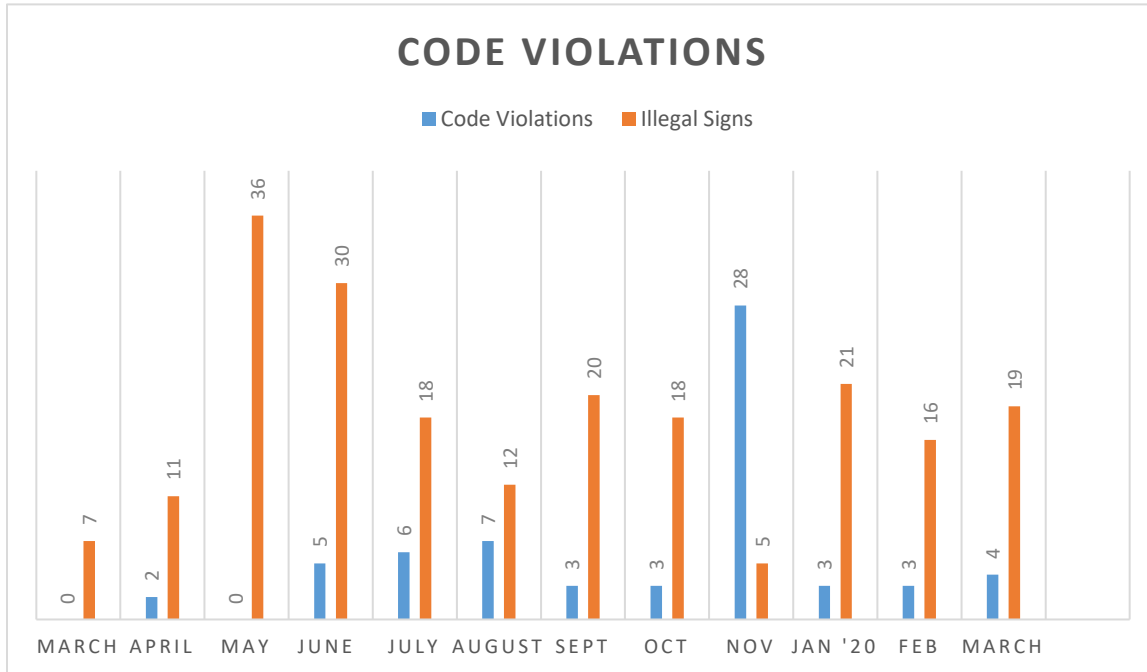
### Month of March Total

#### **Requests**

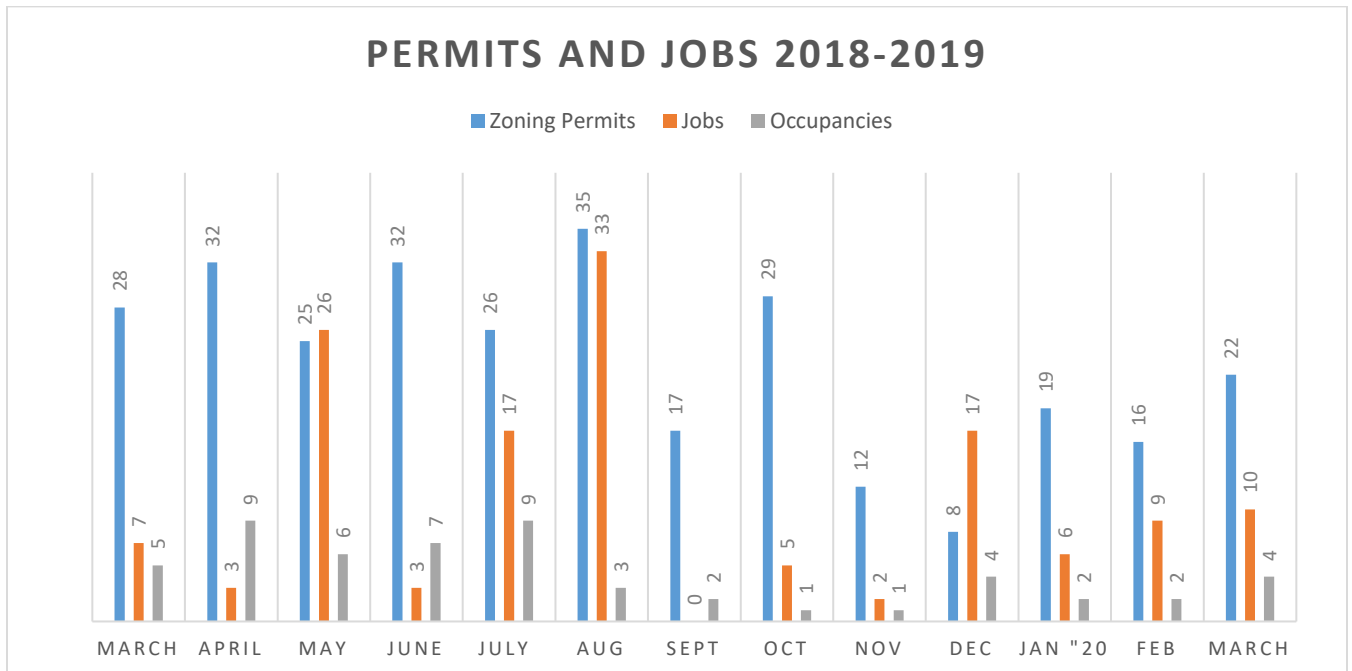
Special Use Permit	
BAR – Certificates of Design	2
BAR – Pre-application discussions	
Variances	
Annexations	
Rezoning	
Comprehensive Plan Amend.	
Proffered Condition Amendment	
Boundary Line Adjustments	
Lot Consolidations	1
Site Plans	3
Site Plan Amendments/Revisions	
Minor Site Plans	
Special Exceptions	
Construction Plans	
Construction Plan Amendments	
Preliminary Subdivision Plats	
Minor Subdivision Plats	
Preliminary Subdivision Plat Revisions	
Commission Permits	
Easement Plats	3
Record Plats	
Grading Plans	
Zoning Ordinance Amend. Request	
County Referrals	

#### **Complaints/Violations for the month of March 2020**

Lawn Complaints (Tall Grass)	0
Code Violation Warnings	4
Formal Notices of Violation issued	0
Illegal signs confiscated in the Town's right of way	19
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 Planning Commission voted on Plan Purcellville Version 6.0 to be forwarded to Town Council for review. The plan is presently under review by the Town Council.

For further information on the Comp Plan “Plan Purcellville 2030” 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.

## Commercial Vacancies 2020

Type of Unit	Area Location	Specific Location	Units vacant				Comments	Owner	Leasing Agent
			1/1/20	4/1/20	7/7/20	10/1/20			
	Main Street East of Maple								
C&O		Catoctin Corner	0	0			There are 2 pads left and no vacancies	Purcellville Development William B Holtzman PO BOX 8 Mount Jackson VA	Same as owner
C		Purcellville Gateway 105 Purcellville Gateway	0	0			Mediter-Rustic Cuisine. Taking Wine Kitchen site. <b>Waiting on occupancy permit application, inspection request &amp; fee</b>	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	3	3			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	Leslie Webb-540-303-3176
O		Pickwick Drive Office Area Eastern side 17336 Pickwick Drive	1	1			This is all medical office space. The northern most building is vacant. Right now it is set up as one unit even though the building is 10,000sf	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	0			This is second floor office space vacated by real estate company.	Dr Kianoush Tari 1021 East main St Purcellville VA	Dr Kianoush Tari- <b>Cindy Office Manager</b> 1021 East main St Purcellville VA

## Commercial Vacancies 2020

C		Main Street Village 100 East Main Street	0	1			Giant Shopping Center. Bank of America and the ABC Store has signed their lease agreement. Dulles Eye Center is closed.	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
C		Red Oak Plaza Good Year Tire and commercial. Bldg in rear. 850 E Main Street	1	0			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	Valler Real Estate 703-771-1162-NOTE: NO LONGER THE LEASING AGENT
C & O		Old Theater Bldg 860 Main St	3	3			Second Floor space	Tasos Vatikiotis 202-297-6424	Valler Real Estate NOTE: NO LONGER THE LEASING AGENT
	<b>Maple and Main Area East of 16th Street</b>								
C		Shoppes at Main and Maple 711 E Main Street	1	1				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	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	202-457-1200 George@colomiris.com Vaaler Real Estate 703-771-1162 NOTE: NO LONGER THE LEASING AGENT

## Commercial Vacancies 2020

C		Domino's Plaza	0	1			Gun shop moved from this plaza to an empty space off Browning Court	748EMST LLC 44626 Granite Run Terr Ashurn, VA 20147	Haeson Lee / 703 967 8896 / haeson3g@gmail.com
C&O		Old INOVA building	0	1			Inova moved across the street to the Purcellville Shopping Center		
C		Purcellville Shopping Center 609 E Main Street	0	1			Blue Ridge Hospice has signed a lease for 15,000 sq feet of space. Dollar Tree has signed a lease for 12,000 sq feet of space. Anytime Fitness will occupy the rest of the space.	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	1	1			1 commercial	Purcellville Plaza 6031 Leesburg Pike Baileys Xrds, VA	Bob Brunner 703-578-4000 jbcrc578@gmail.com Renaud Consulting 571-765-4412
O		Dr Idres Bldg 200 N Maple Ave	1	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 Diamond PI Ashburn VA	Irfan Idres 540-338-0032 571-426-3913 iidress@yahoo.com
C		Vintage Magnolia bldgs 600 E Main Street	0	0			No Vacancies	Mike Dowling PO Box 2458 Purcellville VA 20134	Same as owner
	<b>Main St Area 16th to 21st Street</b>								

## Commercial Vacancies 2020

O		Office bldg Next to Library 300 E Main Street	0	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	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	0	0			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	1	1			Dragonhop Brewery-Out of business.	M&T Property Holdings LLC PO Box1210 Purcellville VA	
O		109 E Main Street	0	0			2nd floor office space Above Celtic Shop. Not being actively marketed.	Jane Trenary Trenary Investments 43201 Whisperwood Ter Ashburn, VA	
	<b>Downtown 21st St and 23rd St</b>								
C		146 21st Street	1	1				Chapman Group LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
C		Old Chinese Resraurant	0	1			They are preparing this for retail use	Pancoast LLC PO Box 560 Middleburg	

## Commercial Vacancies 2020

O&C		198 21st Street	1	1			Space underneath Magnolia's accessed from O Street.	Western Loudoun Development LLC 36286 Osburn Rd Purcellville VA	Vaaler Real Estate 703-771-1162 NOTE: NO LONGER THE LEASING AGENT
C		Bike Shop Bldg 201 N 23rd Street	0	0			Bakery occupies the space where the bike shop was located.	Brook Middleton 540-364-8062 dbmcpa@aol.com	Vaaler Real Estate 703-771-1162 NOTE: NO LONGER THE LEASING AGENT
C		White Palace	0	1				NK Properties PO Box 326 Purcellville, VA 101 N 21st Street	
C&O		Dental Arts Bldg 101 E Main Street	0	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	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
	<b>Hatcher and South 20th St</b>								
O		140 Hatcher	0	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 NOTE: NO LONGER THE LEASING AGENT
C&O		128-130 S 20th Steet	1	1			This is the old fire house bldg Potentially 3 uses on 3 floors. Building is for sale.	Select Property Mgmt LLC 36255 Snickersville Tpk Purcellville VA	Will Durhing 540-687-7019
	<b>Main Street from 21st to Orchard</b>								

## Commercial Vacancies 2020

O		Wasserman Bldg 170 W Main Street	4	3			Office Space	Earl and Linda Cline 788 E Boiling Spring Road Southport NC	Dorothy Hall 703-727- 7016
	<b>Main St west to Country Club</b>								
C		Rust Property	1	1			611 W. Main is now available for rent.		Tom Rust 703-554-5349
C		Main St Corridor West Schonder Bldg 701 W Main Street	0	0				Robert Schonder PO Box 69 Purcellville VA	Robert Schonder 703-209-7828
	<b>Richardson Lane Area Industrial Park</b>								
I		Richardson Lane	0	0					
I		Mayfair Industrial Sheperdstown Court	0	0			These are the new Mayfair industrial sites 7 out of 12 sold to date.	Brookfield	Clint Chapman 571- 246-2105 Clint.chapman@nndevel opment.com
	<b>Hirst Road Corridor</b>								
O		Inova Bldg 205 Hirst Road	1	0			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	1	1			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	0			No Vacancies		
I&O		Hirst Road	0	0			No Vacancies		

## Commercial Vacancies 2020

C&O		Hirst Road VL	1	1			4-5 acres of vacant developable land Zoned C1	Chapman Brothers LLC 151 N Hatcher Ave Purcellville VA	John Chapman 540-338-1319
C&O		Hirst Road & Maple Ave VL	1	1			20 acres of vacant developable land Zoned CM1	Marlys Rixey 6401 Little Leigh CT	Linda Erbs
		<b>Total Vacancies</b>	<b>25</b>	<b>29</b>					
		<b>Commercial Vacancies</b>	<b>12</b>	<b>19</b>					
		<b>Industrial Vacancies</b>	<b>0</b>	<b>1</b>					
		<b>Office Vacancies</b>	<b>13</b>	<b>9</b>					

<b>Business units</b>		<b>475</b>	<b>475</b>		
<b>Vacancies</b>		<b>25</b>	<b>29</b>		
<b>Percent Vacant</b>		<b>5.3%</b>	<b>6.1%</b>		

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

### **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



## Commercial Vacancies 2020

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