

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on February 24, 2021:

Present: Taryn Logan, Planning Director; David Beahm, Building Official; Joshua Johnson, Rappahannock Electric Cooperative; Bobby Boyce and Bradley Riggleman, VDOT; Gerry Maiatico, Fire Marshal; Jim Davis, Virginia Department of Health; Ed Dailey, Interim County Administrator; Tim Wilson, Chris Brock, and Robbie Boyer, Town of Front Royal; and Natalie Lentz, Administrative Assistant.

Call to Order: Ms. Logan called the regular/virtual meeting to order at 10:00 am.

Discussion of County Projects and 340/522 Corridor Projects (Pending & Proposed):

- Ms. Logan shared that there have been a lot of applications recently; many for short-term tourist rental.
- There are currently three (3) pending and seven (7) new Conditional Use Permits.
- Ms. Logan spoke about a CUP application for a Commercial Repair Garage located at 288 Durham Drive. This will come before the Planning Commission in March for an Authorization to Advertise.
- Blue Ridge Reserves has proposed rezoning their Conservation Easement. They plan to rezone thirty (30) acres from Residential (R-1) to Agricultural (A). Their proposed primary use is for residency and the secondary use will be for a Native Virginia Tree Farm.
- Ms. Logan shared the Equus warehouse has been working on landscape along the front and DEQ expressed concerns about their Stormwater management system.
- Ms. Logan updated that the warehouse located on the corner of Baugh Drive and Fairground Road is currently in the process of finding a local engineer.
- An application has been received in the Planning Department for a proposed Storage Facility located at 8897 Winchester Road. It will be a combination of enclosed storage and car, boat, and recreational vehicle storage. The turning lane for the facility will be located in front of Shenandoah Motors. Mr. Boyce shared that they will need to connect to town water.
- Marlow and Silek have proposed a proffer amendment on their eight (8) acres of land located on Rt. 522. They requested to reduce the width of the connector road located across the rear of the property from 60' to 30'. They also requested enclosed storage be added as an approved use for this site. Mr. Boyce shared that reducing the width of the road to 30' would not be sufficient.
- Ms. Logan shared that the Dudding Rezoning was denied by the Board of Supervisors with a 3-2 vote.

Discussion of Town Projects:

- Mr. Wilson shared Twin Rivers Campground has proposed an expansion of 30-60 new sites. Mr. Davis said that this will require an expansion on the sewage system.
- Mr. Wilson shared that an O'Reilly Auto Parts store has been approved for the old MotorMaxx building located on South Street.
- Mr. Wilson shared the construction for the Starbucks in the old SunTrust bank is moving along and the construction for the drive-thru is underway.
- Construction for the hospital is still underway. Mr. Wilson also shared that they have received numerous questions from DEQ about Stormwater Management. Mr. Beahm offered to meet with Mr. Wilson at the hospital Thursday morning to discuss this. Mr. Beahm also shared that they are doing inspections daily. The opening date is projected within the next six (6) months.
- Mr. Wilson spoke about the "Why Not Stop" store that will be located at the former Joe's Steakhouse location. He shared that the plans have been approved and are still unsure of a completion date.
- Spelunker's has submitted a rezoning request and is planning to purchase an adjoining property to create an employee parking lot.

Public Comments: None

Adjournment: Ms. Logan adjourned the meeting at 10:39 am.