

Development Review Committee Minutes April 28, 2021

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on April 28th, 2021.

Present: Taryn Logan, Deputy County Administrator; Joe Petty, Planning Director; Jeff Hinson and Christina Lawson, Rappahannock Electric Cooperative; Bobby Boyce, VDOT; Jim Davis, Virginia Department of Health; Chris Brock, Town of Front Royal; Cheryl Cullers, Warren County Board of Supervisors; Michael Lucas, Project Manager Lowe's; and Natalie Lentz, Administrative Assistant.

Absent: David Beahm, Building Official; Gerry Maiatico, Fire Marshall; Doug Parson, EDA; Edwin Daley, Interim County Administrator

Call to Order: Ms. Logan called the regular/virtual meeting to order at 10:07 AM.

Discussion of County Projects:

- Ms. Logan shared that there has been many Short-Term Tourist Rental applications. Mr. Petty added that many of them have been for older homes therefore he understands that it is taking longer than usual to receive comments back due to issues finding records.

Discussion of Town Projects:

- Mr. Brock shared that there has been no changes with the Twin Rivers Campground, if they wish to move forward than they need to resubmit site plans.
- Mr. Brock updated that they are still waiting on the hospital for final compliance. There have been some concerns regarding the E-911 address of the new hospital so they are working with Mr. Velasquez (Front Royal GIS Coordinator) and Ms. Rusnak (Warren County GIS Coordinator) to get things figured out.
- O' Reilly Auto Parts site plan has been approved by the town and they are waiting on final permitting.
- Mr. Brock shared that they are waiting on a site plan from Starbucks to review.
- Ms. Logan shared that she has been working with the town concerning wayfinding. The signs have been fabricated, and they have begun to stake locations. Mr. Boyce stated that when everything has been staked that he will come out to inspect the signs.

Development Review Committee Minutes April 28, 2021

Route 340/522 Corridor Projects (Pending and Proposed):

- Ms. Logan shared that Lowe's has submitted a proposed sketch for an expansion.
- Mr. Lucas from Lowes shared that the expansion will be located on the contactors side of the building and it will contain an outdoor storage space and a tool rental display area.
- Ms. Logan stated that she will request comments from Mr. Beahm regarding this expansion but as far as things go from a zoning standpoint everything looks to be in compliance. She also shared that there are architectural requirements for screening in the Riverton Commons shopping center that they will need to be in compliance with.
- Ms. Logan shared that the Planning Department has received the final site plan for approval concerning the Equus Warehouse Facility; they are waiting on DEQ for construction approval.
- The engineer working on the Orange Warehouse has requested to meet with Ms. Logan about a revised site plan being that they had to move the entrance.
- Edward Murphy with Front Royal Self Storage, LLC has submitted a Conditional Use Permit for a storage facility which will consist of two phases. The first phase will consist of Enclosed Storage which will be located in the front of the property and the second phase will consist of Storage of Recreational Vehicles, Cars and Boats and will be located in the back of the property.
- Mr. Murphy's conditional use permit was approved by the Planning Commission and forwarded to the Board of Supervisors. This will come before the Board of Supervisors at the May meeting.
- Ms. Logan shared that Axalta has submitted plans for a 5,000 (five thousand) square feet expansion. Mr. Beahm is reviewing this and will submit his comments to them. Ms. Logan also stated that she will send this to the town for comments as well.

Public Comments:

This is an opportunity for applicants to ask questions to committee members regarding a proposed project and familiarize themselves with the permitting process; there were no comments.

Other issues:

No one came forward with any issues.

Adjournment:

Ms. Logan adjourned the meeting at 10:27 AM.