

Development Review Committee Minutes June 29, 2022

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on June 29th, 2022.

Present: Taryn Logan, Deputy County Administrator; Joe Petty Director of Economic Development; Bobby Boyce, VDOT; Jim Davis, Virginia Department of Health; Lauren Kopishke, CZA, Director of Planning and Zoning, Town of Front Royal; Cheryl Cullers, Warren County Board of Supervisors; Matt Wendling, Planning Director; Ed Daley, County Administrator; David Beahm, Building Official; Gerry Maiatico, Fire Marshall; Robbie Boyer, Environmental Services Director, Town of Front Royal; Nikki Foster, Chamber of Commerce; Emily Ciarrocchi, Deputy Clerk; and Veronica Diamond, Administrative Assistant.

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

Discussion of County Projects:

Update of proposed projects-

Mr. Wendling shared that he is currently reviewing Terra Site. He discussed how we have received a lot of Short-Term Tourist Rentals and how it is taking up a lot of staff time. We now have Mr. Chris Brock that has started in our department, he will be helping with reviews. Mr. Daley suggest start thinking about raising the fees Ms. Logan and Mr. Petty agreed. Mr. Daley asked to try to get this in place so we can have the new fees set for January. Mr. Beahm said he would look at his fees as well for the Building Department.

Planning Commission/ BOS Applications-

Mr. Wendling shared the "Data Center" is going to the Board July 26, 2022. Mr. Petty explained why it is a By-Right due to the landscape, height, and set back. Mr. Petty did state 1 line references the Corridor and that needs to be looked at to make sure it has the utility capability and meets everything needed.

Update on ongoing projects-

Mr. Wendling shared he is working on Infrastructure.

- The next meeting will be July 13th, 2022, at 6pm. They will be discussing the Bike Ped, Highway, Rail Trail, Greenway/Blueway change, connectivity with the County and the Town.
- Ms. Kopishke said she can send copies of what they have.

Mr. Wendling spoke about Sheetz Site Plan.

- Mr. Davis stated they have a big issue with the well. They need to apply for a variance it is 8-9 feet short of 800 feet from well to well.

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- A class 2 well is heavy monitored.
- An 8x14 electric building in the Site Plan will need to be moved.
- Sediment erosion will have to divert water
- There is a hand dug well that needs to be filled in and now they will lose 100ft. of what they thought they had.
- It will need to be completely redesigned 3,000 gallons a day may be a little low.
- Can't see it wrapping up before the end of the year.

Mr. Boyce shared-

- He looked at the preliminaries.

Mr. Petty shared-

- Needs a sidewalk, he requested it be on the North part.
- It will have parking and bus shelter.

Discussion of Town Projects:

Ms. Kopishke shared-

- rezoning will be at Happy Creek Road and Shenandoah Shores.
- 90 homes will be built by Ryan Homes.
- Looking at private access roads and those homeowners are wanting the amenities

Ms. Logan shared- her concern about the railroad crossing at the intersection of Happy Creek Rd. and Shenandoah Shores.

Ms. Kopishke shared-

- 1 acre lot across West Strasburg Rd. putting in town homes.
- 2 conservation easements, one behind the bowling alley and one at Fred Andrick's
- They are discussing a campground with a brewery
- Campsite only has public water no sewer
- Campsite will permit RV's and will have 200 campsites.
- Potentially a campground at the old VFW site
- New car wash is going where the Jalisco building is now, name of car wash is "Hang 10"

Mr. Petty asked about the cross walk? Ms. Kopishke said they have 30 days

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

Mr. Petty shared-

- The proposed Warehouse Facility- has been quiet for the most part.
- Front Royal Storage- worked out the water line. Mr. Beahm shared resubmission of the 3 buildings, Mr. Petty stated they would look at elevations.
- Equuss Warehouse Facility is moving along sounds like they have a tenant, nothing has been said yet.
- McKay Springs- it is in review and Appraisals are finished.

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- Interchange Phase- Mr. Beahm stated they are moving along; they did the water test along with the Town and they should be able to connect soon. The Compactor was addressed.
- Terra Site Constructor- Mr. Wendling stated questions have been submitted and are in review. They are going to relocate some parking to the south side, waiting on them to resubmit and working on parking and drainage. Mr. Beahm has submitted his comments.
- New- Christendom College- Mr. Wendling stated they are expanding an activity hall, maybe dorms. DEQ has to comment if it is at the Dorms.

Other issues:

Ms. Cullers asked about a house on Royal Ave. that has a railing falling? Ms. Kopishke suggested her call and put in a complaint. They are short staffed at this time but if she would like to put in complaint she may. Ms. Cullers asked Mr. Maiatico if this is something he could report? He said yes. When they get the report from EMS, if there is a violation of code they will reach out to the correct department.

Adjournment:

Mr. Petty adjourned the meeting at 11:15 AM.