

Development Review Committee Minutes July 27, 2022

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on July 27th, 2022.

Present: Taryn Logan, Deputy County Administrator; Bobby Boyce, Virginia Department Of Transportation; Lauren Kopishke, CZA, Director of Planning and Zoning, Town of Front Royal; Cheryl Cullers, Warren County Board of Supervisors; Matt Wendling, Planning Director; David Beahm, Building Official; Robbie Boyer, Environmental Services Director; Karen Williams, Town Environmental Services; Christina Lawson, Rappahannock Electric Cooperative; Steven Hicks, Town Manager; Joe Johnson, P.E. Area Land Use Engineer; Rick Novak, Front Royal Economic Development Authority; Vicky Cook, Fork District Supervisor; Walt Mabe, Shenandoah District Supervisor; and Veronica Diamond, Office Manager of Planning and Zoning.

Call to Order: Mr. Wendling called the regular/virtual meeting to order at 10:03 AM.

Discussion of County Projects:

Update of proposed projects-

Planning Commission/ BOS Applications- Update on Commercial Outdoor Recreation Operation Text Amendment & CUP

Mr. Wendling shared that he is working on a CUP located at the intersection of Route 55/Fort Valley Rd. The applicant is looking to have an indoor facility for pitching and batting practice along with soccer training. The Board is moving forward.

Mr. Wendling shared the Self Realization Church off Route 55 on John Marshall Highway is waiting on Comments. The church has downsized the whole concept and Mr. Wendling is going to provide Mr. Boyce the contact information on this property. Ms. Cullers requested a copy of the changes and VDOT comments as well.

Class B Subdivision-Strawberry Fields Farm LLC-9 Lots

Mr. Wendling shared-

- Owner has replied and they are having Joe submit the entrance.
- The plat needs to show the stream and expand the easements. Matt will reach out to the owner and Joe and request a revised set of plats.
- Everything is in order with the Health Department
- Right of Way dedication needs to be added.

County Government Projects

Ms. Logan shared-

- Morgan Ford boat landing is complete.
- Waiting on the sign, after sign is posted there will be a ribbon cutting
- The grant for this project was from the Virginia Department of Wildlife

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- The County is working on a grant for the boat landing in Bentonville
- Working hard on the Senior Center
- Administration Office is replacing ceiling tile

Update on ongoing projects

Sheets Site Plan Review (Linden)

Mr. Wendling shared-

- Health Department physically measured from well to well coming up with 100 feet 6 inches.
- Well meets code requirements for setbacks
- Sheetz is moving forward with well test
- Site Plans are under review
- Second round of comments will be done next week

Christendom College

Mr. Wendling shared-

- Common area along with a couple of other structures is underway
- The project is away from the Chapel area
- David has sent his comments

Discussion of Town Projects:

Ms. Kopishke shared-

- "Hang 10" Carwash was approved from the Board
- They have 3 Short Term Tourist Rentals
- Townhouses on Virginia Ave. permits are almost ready
- The town comp. plan will be ready for the website by Friday
- Town and County are going to work together for comp. plans
- Town and County will meet about the trails and paving from East Criser Road, the loop into Eastam Park and the Royal Shenandoah Greenway Trail.
- Ms. Logan asked if there are any plans on the Simon Pietri or the Why Not Stop Shop? Ms. Kopishke has not heard anything else from them. Mr. Beahm said he was in contact with them and has not heard anything back recently either.
- Mr. Beahm asked about the Homeless Shelter on 326 Laurel St.? Ms. Kopishke replied that it has been approved.

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

Mr. Wendling shared-

- The proposed Orange Warehouse Facility- have not heard anything
- Equus Warehouse Facility- Mr. Beahm said he has no additional information; they do not have a tenant yet. Other than sediment and erosion permit. We can't close prior to D.E Q. (Ms. Logan asked that Mr. Wendling send Chris or Chase to review the landscape plan.)

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- McKay Springs- nothing going on right now. Mr. Hicks asked about the house on the property and said the family showed interest in reserving it. Mr. Wendling said he would look into it.
- Interchange Phase- Mr. Wendling has provided his comments for Planning Review. Mr. Beahm has approved what has been submitted.
- Terra Site Constructor- Mr. Wendling stated they are making progress
- Shahi Foods- Mr. Wendling stated it has been approved by the Board. Mr. Beahm stated hasn't seen anything. Mr. Boyer stated he hasn't seen the sewer discharge or plans.

Building, county, and Town Code updates

Ms. Kopishke shared-

- No updates on Town codes
- No updates on Data Center with the Town
- The County Data Center is at the Planning Commission level as a By-Right
- The Town will have a counsel work session on August 8, 2022 and will be making a decision by August 28, 2022.
- Comp. meeting to possibly be held on September 7, 2022

Other issues:

- Mr. Novak has suggested to be careful with the way one another refer to each other between the Town and the County with the public. The Town and County need to come together.

Adjournment:

Mr. Wendling adjourned the meeting at 10:59 AM