

Development Review Committee Notes August 24, 2022

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on August 24th, 2022.

Present: Walter Mabe, Board Of Supervisor; Ed Daley, County Administrator; Taryn Logan, Deputy County Administrator; Bobby Boyce, Virginia Department of Transportation; Joe Petty, Director of Economic Development; John Ware, Town of Front Royal; Matt Wendling, Planning Director; David Beahm, Building Official; Robbie Boyer, Environmental Services Director; Justin Proctor, President, Front Royal-Warren County Anti-Litter Council Member, Front Royal's Environmental Sustainability Advisory Committee; Christina Lawson, Rappahannock Electric Cooperative; and Veronica Diamond, Office Manager of Planning and Zoning

Call to Order: Mr. Wendling called the regular/virtual meeting to order at 10:02 AM

I. Welcome and Introductions: Mr. Wendling introduced Justin Proctor Member, Front Royal's Environmental Sustainability Advisory Committee

II. Discussion of County Projects:

A. Update of proposed projects

B. Planning Commission/BOS Applications/Government

1. Update Commercial Outdoor Recreation Operation Text Amendment & CUP

- The text amendment was approved
- September 27th will be the CUP hearing
- They are looking to put an outdoor batting cage
- Parking areas are in place, parking in the Gardens area will not be used. Mr. Wendling informed Mr. Boyce of this.
- Ms. Logan asked about the Well & Septic on the property? Mr. Davis said Well & Septic will need to be regulated by ODW
- Mr. Wendling asked if the Haase's need Mr. Davis's assistance with the food prep or pre-prep food?
- Mr. Davis replied yes, and they will need to get with DEQ
- The Haase's need to do a Well & Water Quality check
- Mr. Wendling stated maybe going forward have a 3rd party do the water sampling.

2. Update on Self-Realization Fellowship Church CUP

- Approved by the Board
- Applicant will retain an engineer to make the entrance a commercial entrance
- Well & Septic is ok

Development Review Committee Notes August 24, 2022

3. Royal Oak Estates, LLC – Reliance Rd. – Cluster Housing CUP
 - Board denied application
 - Applicant will need comments to Mr. Boyce even if he decides to have an exempt subdivision

C. Update on ongoing projects

1. Sheets Site Plan Review (Linden)

Mr. Wendling shared-

- They are starting well tests
- No response from the APO Letters that were sent
- Mr. Petty asked about the drain fields
- Mr. Davis replied the 4 post footprints are in the same general area, they are currently with Technical Services under review
- Mr. Boyce replied they are submitting ramps off Highway Rt. 66

2. Christendom College Madonna Hall Expansion /Christ the King Chapel Piazza

Mr. Wendling shared-

- Addressed the lighting and the lighting plan for the Chapel
- Addressed the parking for Madonna Hall
- They are going to be expanding offices

III. Discussion of Town Projects:

A. Update on proposed and ongoing projects; Carwash-North Royal Ave.

Mr. Ware shared-

- Hang Ten project is a go
- There is a 60-month delay on getting transformers for Hang Ten
- Hang Ten needs to do a lot consolidation
- There is interior reno's on East Main Street
- 2 going to the Planning Commission
- Why Not Stop had a delay on recording the lot consolidation and they haven't seen anything else on it.
- Why Not Stop will be a convenient store / gift shop
- Mr. Petty asked if the town has addressed a historic look?
- Mr. Ware replied not at this time
- Mr. Petty asked if they will be tearing down any part of the building?
- Mr. Ware replied they will be tearing down a portion of the building

B. Front Royal Environmental Sustainability Advisory Committee ESAC- Projects - C. Justin Proctor stated the following:

- Mr. Proctor is acting President for the Anti-Litter Committee and a Conservation Biologist with the Smithsonian Conservation Biological Institute.

Development Review Committee Notes August 24, 2022

- He has a Team of 5 volunteers called ESAC
- The goal is to connect people with nature
- Building recreational outdoor activities
- Connecting people with our local parks
- ESAC does a lot of tree planting
- When a tree is taken down a new tree is planted
- They are looking at the greenways to see how to expand them and make them cleaner
- Eastham Park has become more popular, they are looking to do more parks that loop, and looking at ways to make it safer
- Taylor Clatterbuck (a student at Skyline High School) is leading a project to add vegetation in front of the school
- They are looking into dark skies initiative for the Town of Front Royal, the town does not have an ordinance
- There will be a brainstorming commission meeting on September 20, 2022, to discuss a foot trail on the west side of Happy Creek coming into the Town of Front Royal from the Appalachian Trail
- The Committee will be adding above ground planters along Jackson Street and Main Street.
- Earth Day was a success this year, next year will be bigger and better
- REC Co-Op Ms. Lawson said she would give him information to advertise in the Co-Op Living magazine they mail out
- In November they will be planting Sycamore trees along Happy Creek.
- There will be 15 trees planted between Gertrude Park and Bing Crosby

Mrs. Logan asked what their plan is for Criser Rd. because they got as much right of way as they could.

Mr. Boyer replied the road is VDOT's and they would need to address what they want to do with them.

Mr. Petty suggested Mr. Proctor talk with Public Works in the future along with Mr. Boyer so everyone can come together and decide on a plan for improvements.

Mr. Wendling questioned Mr. Proctor, if he has reached out to the property owners (who's properties run through) where they are thinking about putting in the Happy Creek Walking Trail? Mr. Proctor said they have not reached out yet. He is going to get some professionals involved and the brainstorm committee to help get everything in order as to how they will present this to the property owners and hopefully get a grant to offer them some money.

IV. Route 340/522 Corridor Projects

Development Review Committee Notes August 24, 2022

A. Update on projects

1. Front Royal Self Storage-Building and Zoning Permit updates

Mr. Wendling shared-

- It is in zoning review stage with the architecture
- Chase is working on it
- Mr. Beahm stated all permits have been approved
- Mr. Boyce stated they are adding in a sewer line out on 522 and they are working with the town
- Mr. Boyer stated they are working with VDOT and Greenway
- They have to move the sewer back about 200 ft. for VDOT setback

2. Equus Warehouse Facility – Winchester Road – Stormwater Status – Zoning Status

- Mr. Beahm stated DEQ needs to approve at this point it's in Equus hands
- Needs Landscaping /holding off on storm water sign off

3. Interchange Phase II – Toray Drive – Building Permit Inspection Status

- Mr. Beahm stated they are moving ahead at this time

4. Terra Site Constructors – 6986 Winchester Road – Project Status

- Scheduled a preconstruction meeting on site with David and Chase. Mr. Beahm said Chase does not have to be there only if he wants to.
- Site Plan is approved
- After the pre-construction conference they will be able to break ground
- They need an actual plat completed

5. Shahi Foods LLC, FR-WC EDA warehouse – Baugh Dr. – CUP Status

- It was approved by the Board
- They are working on closing on it
- Matt is getting Chris to get pictures of the site
- The landscaping is overgrown and needs work

6. Hahn Transportation – 75 Country Club Road – GDP for Car Storage FR Ford

- The additional parking is solely for vehicles being delivered and overflow storage
- No comments were requested from VDOT due to having the commercial entrance in place and is suffice
- They have cleaned up the property
- They will address the lighting

Development Review Committee Notes August 24, 2022

- They are discussing what to do with the building on the property, they may just paint it

V. Public Comments:

- No one replied

VI. Other Issues:

- Mrs. Logan stated Blue Ridge Shadows is in Phase 2 has been release-working on the townhouses. Phase 4 needs additional work but has been released. Mr. Boyce stated there was an issue with the storm water and they are waiting on DEQ.
- Mr. Daley spoke on the 522 corridor islands being overgrown spoke about different organizations that may be able to assist with this. Mr. Wendling said he would reach out to Mr. Waters. Mr. Proctor gave some suggestions of what his committee could help with. Mr. Proctor said they would be happy to help, and he is going to get with Mr. Boyce on the restrictions so they know what they can plant.

VII. Adjournment:

Mr. Wendling adjourned the meeting at 11:16 AM