

Development Review Committee Notes September 28, 2022

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on September 28th, 2022.

Present: Walter Mabe, Board Of Supervisor; Cheryl Culler, Board Of Supervisor; Vicky Cook, Board of Supervisor; Ed Daley, County Administrator; Taryn Logan, Deputy County Administrator; Bobby Boyce, Virginia Department of Transportation; Joe Petty, Director of Economic Development; Lauren Kopishke, CZA, Director of Planning and Zoning, Town of Front Royal; Matt Wendling, Planning Director; Christina Lawson, Rappahannock Electric Cooperative; Jim Davis, Virginia Department of Health; and Veronica Diamond, Office Manager of Planning and Zoning

Call to Order: Mr. Wendling called the regular/virtual meeting to order at 10:04 AM

I. Welcome and Introductions: Mr. Wendling had everyone introduce themselves.

II. Discussion of County Projects:

A. Update of proposed projects

B. Planning Commission/BOS Applications /Government

1. Update Commercial Outdoor Recreation Operation CUP

- The Commercial Outdoor Recreation was approved by the BOS at their September 27, 2022 meeting.
- The Text Amendment was approved at an earlier BOS meeting last month.
- There were some concerns by some of the Supervisors about the intersection on Route 55 and Fort Valley Road.
- The applicants cleared the vegetation at the entrance to the property.
- The applicants will submit a development plan and make sure their clients are notified that the adjacent neighbor to them is not their property
- The applicants are going to mark entrances with ingress and egress directional arrows and signs.
- Mr. Daley asked about there being some money from VDOT that Mr. Carter talked about 1 year ago for improvement of the intersection of Route 55 East and Fort Valley Rd. He asked if the Board would put the money into the intersection and he said he was doing that. Mr. Daley wasn't for sure what pot of money that was coming from.
- Mr. Boyce asked if it was maybe for a left turn?
- Mr. Wendling suggested maybe looking into putting a turn lane in at Bucks Mill Rd. for the right turn at the intersection.
- Mr. Boyce asked if there may be money coming from smart scale? If they have one?
- Mr. Petty confirmed they do have a smart scale.

C. Update on ongoing projects

1. Sheets Site Plan Review (Linden)

Mr. Wendling shared an email he received from John Eidberger.

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It states;

Providing you with an update on Sheetz progress for our proposed Linden site.

1. Our civil engineer is performing a final review of the revised site development plans to ensure that all review comments are addressed (include the State DEQ for stormwater & VDOT for right-of-way/curb cut review comments). The civil engineer is also adding the sidewalk extension that we discussed on the telephone the other day. We're projecting to resubmit the site development plans to your office next week.
2. We completed the permit-required water well field testing last week. We're waiting for the testing result reports back soon to complete our design and permitting for the on-site water well
3. The on-site septic field permitting is in its final stages
4. Our building plans & permit applications are complete. Our permit expeditors will be submitting for building permits either this week or next week

Sheetz is hopeful to have our permits secured for a projected construction start by late 1st quarter to early 2nd quarter 2023.

Thank you.

John Eidberger
Engineering/Permit Project Manager
Sheetz, Inc.
Telephone: (814) 515-3663
Email: jeidberg@sheetz.com

- Mr. Wendling stated that Sheetz is moving forward for design and engineering of the site and will include the sidewalk to the north that was recommended by Joe Petty.
- Mr. Davis stated revised PE stormwater plans are under review in Richmond.

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

Mr. Wendling shared-

- It is pending Zoning approval for lighting and Department Plans that were requested.

III. Discussion of Town Projects:

Ms. Kopishke shared-

A. Update on proposed and ongoing projects: 3 Right-of Way Vacations

- They have 3 requests they are currently reviewing.
- They have 1 request for Chris Ramsey, he wants to purchase land from the town known as the pump station near Guard Hill Rd.
- They are trying to get an appraiser to come out
- She believes he wants to do residential apartments

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- He owns 1 parcel in the town right now but if he gets the other part of the parcel then he is hoping it will come together and be he can build
- He has not worked out which way the entrance will be yet
- Mr. Wendling asked if it was in the floodplain?
- Mr. Petty asked Mr. Boyce what his thoughts are if he accessed the property off 522?
- Mr. Boyce said he would need to see it and make sure there is turning lanes

B. Rezoning Request for Heptad-Swan Estates

- Submitted an application to the Town
- Mrs. Logan asked for a copy of the full application
- There is a Public Hearing scheduled for November
- They are looking to rezone to amend the proffers
- Mrs. Logan said Greenway Engineering called her about it and they said the Town had requested for them to do an analysis and told her they weren't sure why she wasn't running the model?
- Ms. Kopishke stated she didn't remember requesting a model
- Mrs. Logan replied he didn't state who requested it, but she did go over it with him, did not run the model on it for them, and that she does not have any details on that application
- Mrs. Logan said she went over the basics with him

C. Randolph Macon Academy

- Chris Holloway submitted a rezoning for RMA
- It is currently 6.3 acres zoned R-1 and would like it rezoned to R-3
- The property is located off West Main Street
- Single Family townhomes for faculty and staff
- The goal is to build 24 townhomes
- Ms. Kopishke would like to maybe have RMA its own rezone so they can expand when they need to

D. Saddle Crest Planned Residential Development – Town – Concept Plan

- Tom Sayers is looking to rezone and stuff in 142 lots
- Mrs. Logan stated this would be a big effect on the schools
- Most in the meeting were concerned about the 1 entrance in and out of the community onto Shenandoah Shores Rd., the railroad track, and the impact on the traffic
- The homes would start at \$400k's
- Mr. Petty stated for an Emergency if the train is blocking Shenandoah Shores is Mary Shady Lane typically blocked?
- Ms. Kopishke stated she doesn't know how a fly over would ever be done
- Mrs. Logan said a fly over has always been a discussion
- Mr. Daley said he does not believe a fly over is realistic
- Mrs. Logan asked if the ordinance allows all the homes to come out of 1 entrance?
- Ms. Kopishke replied yes

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- It would be rezoned R-1A
- Hopes are in the future it will be a mixed-use development with grocery stores, daycare, everything you need in one area

E. Comprehensive Plan Update – Schedule

- Trying everything she can to get comments back by Friday to Summit
- They need at least 1 month to do the edits
- She is hoping to have Summit come up and do a presentation on November 2, 2022 at 6PM if the County Planning Commission would like to join in that night we can arrange for that
- The Town Planning Commission Public Hearing Comp Plan will be on December 7, 2022
- Town Counsel Public Hearing will be December 12th, 2022 as long as everything goes as planned
- Contract with Summit is up in February of 2023
- Hopes to have a brand-new Zoning and Subdivision Ordinance at least complete maybe even adopted by then
- Has a Table of Contents now for the new Zoning Ordinance
- Utilizing social media for notifications

IV. Route 340/522 Corridor Projects

A. Update on projects

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

Mr. Wendling shared-

- Permits for Buildings 1-4 have been issued
- Site currently going through development for land excavation

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

Mr. Wendling shared-

- Permits have been issued
- Nearly completed
- No tenant yet
- Trees in front of the building not in front of the storm drainage
- Mr. Wendling stated he and Chris Brock did a site visit last week

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

Mr. Wendling shared-

- Walls are up
- They are moving forward

4. 9700 Court LLC – Marlow-Silek Property – Winchester Rd. – Site Plan

Mr. Wendling shared-

- The second Site plan is under review
- Mrs. Logan asked if they have submitted the architecture reviews?

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- Mr. Petty stated they sent some a while ago and looked at different samples but may want to follow up
- Mr. Wendling stated he would follow up

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

Mr. Wendling shared-

- Pending Zoning approval
- Requested an estimate for an Engineer for a landscaping bond and rendering the fence

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

Mr. Wendling shared-

- The additional parking is solely for vehicles being delivered and overflow storage
- Greenway Engineering is doing a general development plan and submitted to us their comments
- They want to put security fencing up, we need to make sure the fencing meets our code requirements in the overlay district
- They have cleaned up the property
- They are going to change out the lighting and are aware that they must pull permits
- They are planning on painting the 2 structures on the property and will check with the County about a color rendering.

7. Timberworks Site Plan – Fairground Rd. and Winner's Ct. - Fencing and Signage

Mr. Wendling shared-

- Cited for landscaping debris
- Spoke to Mr. Donahue about getting some fencing and signage
- Mr. Wendling stated he and Chase have been working with him
- One entrance has been approved by VDOT

8. Cedarville LLC – Winchester Road – Rezoning and CUP for >50Kft.² Warehouse

Mr. Wendling shared-

- The applicant is requesting to rezone the property from Commercial to Industrial and applied for a Conditional Use Permit concurrent with that proposal for 4 warehouses buildings in excess of 50Kft.²
- They have a proposal that is accumulative to 943,700 sq. ft.
- Ms. Lawson asked where on Winchester Rd. is it located
- Mr. Petty stated on the corner of Rockland Rd. and Rt. 340/522 just south of Dupont/Axalta
- Mr. Wendling stated the application was incomplete because of a few things missing, the Community and Environmental Impact Statements
- Mr. Wendling stated we have not received any proffers from them
- Mr. Wendling stated Taryn, Joe and himself will meet with the applicant on Monday via a zoom meeting
- Ms. Lawson questioned the Data Center she said the electric for that would be a big deal
- Mr. Wendling stated it would have public water and sewer, the newer designs do not use quite as much water

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V. Public Comments:

Mr. Petty stated an update on Baugh Dr.-he said it sold to a food processing they are currently working on utilities with the new owners, it is exciting to see new owners, and they will slowly grow into the facility.

VI. Other Issues:

No issues were addressed

VII. Adjournment:

Mr. Wendling adjourned the meeting at 10:55 AM