

At a regular/virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on October 26th, 2022.

Present: David Beahm, Building Official; Walter Mabe, Board of Supervisor; Nikki Foster, Chamber of Commerce; 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; Christina Lawson, Rappahannock Electric Cooperative; Robbie Boyer, Environmental Services Director; Gerry Maiatico, Fire Marshall; and Veronica Diamond, Office Manager of Planning and Zoning

Call to Order: Mr. Beahm called the regular/virtual meeting to order at 10:00 AM

I. Welcome and Introductions: Mr. Beahm welcomed everyone.

II. Discussion of County Projects:

A. Update of proposed projects

B. Planning Commission/BOS Applications/Government

1. Update Light Industrial/Data Center Text Amendment

Mr. Petty shared:

- The Board voted to postpone the Data Center Text Amendment to discuss the use further
- A couple of people did come out and speak on it
- It will be discussed at a work session, there has not been a set date on when this will be.
- Ms. Kopishke shared that her recommendation will be to have smaller maybe micro-ones
- Mr. Daley shared that he thinks the Board is concerned about it being in a residential area and they would feel the impact
- If they would be put in the corridor it would probably not impact anyone
- Mr. Petty shared it is to get a better understanding of the condition of the use itself and if approved which of the ordinance should we make. Or do we wait until we have a prospect come forward that really wants it, and they rezone it?
- Ms. Kopishke shared she will take the new ordinance (with the complete rewrite) and bring it to the Town Council. It will have the Data Center and probably some kind of solar facility so they can have a discussion.
- Ms. Beahm questioned if it would affect Rappahannock Electric?
- Ms. Lawson stated they cover 22 counties and have requests for them all over, each is treated differently on an individual basis depending on the capacity.

- First Energy and Dominion both have transmission lines that come out across the property
- Ms. Lawson stated there is a Data Center in the Middletown, Fredrick Co. area near Thermofisher Diagnostics in an Industrial area
- There is not a lot of transportation in and out of the facility like an Industrial facility with trucks and traffic coming and going
- They do run 24/7

C. Update on ongoing projects

1. Sheets Site Plan Review (Linden)

Mr. Beahm shared-

- It is in review
- There are a couple of buildings on site that are not designated as to what they are for so there are some questions on the shared site plan
- Mr. Beahm stated he is waiting for final comments to be sent back from (E&S) erosion and sediment control, stormwater is still in review, and VDOT
- Mr. Boyce shared they are waiting on the study of the highway
- Mr. Petty confirmed the well issue has been resolved
- Mr. Beahm stated Zoning is working on the lighting and signage
- Chase is waiting for Building to dissect the plans; they are much larger than what the Town of Front Royal Sheetz plans were. These plans are well over 100 sheets of plans
- There is a different engineer and architect
- Mr. Beahm confirmed it does not look like it's turning into a truck stop.
- Mr. Daley asked Mr. Beahm if he thinks it will be ready for open by New Year 2024
- Mr. Beahm said there is a different contractor and engineer on this project so he cannot say 100%

2. Christendom College Madonna Hall Expansion – Comments submitted regarding lighting and parking, waiting for revisions to site plan.

Mr. Beahm shared-

- They are doing an expansion to the dormitory area and putting in a cemetery
- Comments are out for (E&S) erosion and sediment control and Planning and Zoning
- They have not submitted any building plans at this time
- 2 buildings are a substantial size but not huge, they are 2 stories high, about an excess of 2,000 sq ft. on each level, and they will be offices areas
- It will have an impact on the activity coming across the railroad track

- He spoke to Mike Foeckler, and it sounds like they are expanding, and enrollment is going up
- Ms. Lawson stated she has met with Mike Foeckler, and he told her they have a 5-year expansion plan that he went over with her
- Mr. Beahm stated a good thing that they are doing is putting areas of land into receiver ships that they can't do anything with (technically unbuildable) because of the landscape and terrain

III. Discussion of Town Projects:

Ms. Kopishke shared-

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

- They just moved the process to her office (Planning and Zoning) from the Town Manager's office
- They are working on the different steps
- Hope to be sending out APO's by the end of the week

B. Rezoning Request for Heptad-Swan Estates

- Waiting on comments
- Mr. Beahm stated he has not received a request for comments
- Ms. Kopishke stated there are 335 homes total 1/2 attached and the other 1/2 detached
- Mr. Boyce requested the proffer statement
- Mr. Beahm stated this is in addition to the 40 homes in the last phase of Oden Ridge development
- Mr. Daley asked if Heptad and Oden Ridge will attach?
- Mr. Beahm stated he did not know, but explained they do tie into Euclid and Happy Ridge
- Ms. Logan stated that in the proffers it there is a 3 1/2-acre park site dedication to the County
- Mr. Daley stated he thought we would be more interested in a fire station and spoke about looking at moving the fire station in Shenandoah Farms 4 miles closer to town. Can we combine Linden and have a substation at the Shores but have a fire station where the park would go?
- Mr. Petty stated it would depend where they have it on the site plan
- Mr. Daley stated they would need 5 acres for a station
- Ms. Logan stated she will add it to the comments
- Ms. Kopishke stated she hadn't been given an actual site plan yet
- Mr. Daley stated that a place for the park would be beside the hospital that would go the trail that leads up the hill
- Ms. Logan stated they are proposing that to be commercial
- Mr. Mabe asked if there is any talk about adding a school?
- Ms. Logan stated there is not, they are proffering a fee per unit

C. Randolph Macon Academy

- They haven't completed the application
 - No official survey has been submitted
- D. Saddle Crest Planned Residential Development – Town – Concept Plan
- Waiting on comments
 - Ms. Logan stated this one is no proffers
 - Mr. Boyce stated he thought he has looked at it in the past because there was a flyover with it
 - Mr. Daley stated this would be the opportunity to start a road to connect to town
 - Mr. Mabe asked if it would have to be a fly over?
 - Mr. Daley stated they are thinking of an alternative to roughly parallel it to a road into town not a fly over
 - Ms. Kopishke stated the Town attorneys' comments did specify that the roads must be built to Town and VDOT standards
- E. Comprehensive Plan Update – Schedule
- Should be getting the final draft by this Friday
 - The link will be sent out to Matt Wendling
 - The joint Planning Commission Meeting will be November 2, 2022
 - Matt can have an hour and a half and talk about transportation
 - It will be taken to a second work session and planning commission in the beginning of December, counsel will have a work session, and then a joint public hearing on December 12, 2022 in hopes to get it wrapped up
 - If anyone from the County has comments, please send them her way
 - They have a whole transportation chapter
 - Ms. Logan suggested the Suats Plan because it is already done
 - Received a \$90,000.00 grant from the state, they have to do a \$10,000.00 match and it is for hydrologic study, it will help start the process of getting into the CRS project, Counsel will need to say yes to start the first steps
 - Mr. Petty asked what was going on with the car wash?
 - Ms. Kopishke stated that they have been going back and forth, there was a wait time on the transformers
 - Ms. Logan stated that Gerry is interested in training at that building if they burn it down and it would help the applicant
 - Ms. Kopishke said she would reach out to them and let them know
 - The old Pizza Hut is going to be a vape shop, the same owners of the vape shop across the bridges signed a lease for the Pizza Hut building. The land where the vape shop is currently at is for sale.

IV. Route 340/522 Corridor Projects

A. Update on projects

1. Front Royal Self Storage - Current Status

Mr. Beahm shared-

- There plans have been approved
- They are submitting paperwork from the fire line from the vault to the building. They neglected to turn that in with their applications. They need to get this done in order to get the site work completed.

2. Equus Warehouse Facility - IT Renew – Industrial Manufacturing of Computer Goods
Mr. Beahm shared-

- From what they are indicating it is not a Data Center
- It is basically refurbishing and destructing data material
- Mr. Petty stated they have not publicly announced that they are coming yet
- The section closest to 340/522 will be the local area and the northeast corner of the building will be their national area
- They have about 50 laboratories
- In the center of their work section, they have the supervisors and then around them are all the cubicles with about 30-40 workstations
- Mr. Petty stated they have a website that shows what they are about and what they do
- Mr. Daley asked if they are applying to the State for any money
- Mr. Petty stated he has not been approached about it if they are

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

Mr. Beahm shared-

- He met with the site contractor yesterday and adjusted a few things on site
- They are looking to potentially get a temporary C.O. by the end of the year
- Suggested Mr. Petty and Ms. Logan to touch base with Matt because there is tress within the island of 340/522 that they are looking to change because of the size of the scope. The vault is also in one of the areas where a tree is located.
- They are going to submit plans to show the redesign of the ramp

4. Terra Site Constructors – 6986 Winchester Road – Project Status-Pre-Con Complete

Mr. Beahm shared-

- They picked up their building permit yesterday and are moving ahead

5. 9700 Court LLC – Marlow-Silek Property – Winchester Rd. – Site Plan Review

Mr. Beahm shared-

- Storage facility on the West side of 340/522 going in beside Royal Farms
- They have comments from Building Inspections, Storm Water, DEQ, and VDOT
- We are waiting for them to resubmit
- Matt may have sent some comments
- Mr. Boyce said he sent his comments to Matt

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

Mr. Beahm shared-

- Talking about creating a storage lot at this point and time
- Located between 7-11, Ford Dealership, and Marriot Hotel

7. Timberworks Site Plan - Fencing and Signage – site plan and E&S under review

Mr. Beahm shared-

- Comments went out yesterday evening for their erosion and sediment control
- DEQ has comments out
- The site plan is for adjoining property only on Winners Court
- No building is shown at this point and time
- They are proposing fencing along Winners Court, Matt and Chase are working with him on that and a gate going across the entrance

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

Mr. Petty shared-

- It is a rezoning conceptually they have a site plan that shows 4 buildings and 1 could potentially be used for as a data center
- Ms. Logan said the application is incomplete
- Ms. Logan asked Ms. Diamond if she has sent out comments for them?
- Ms. Diamond stated she has not
- Ms. Logan stated the application is incomplete, it has been the biggest rezoning request we have had in a long time
- Ms. Lawson stated that after the last meeting Matt asked her who should he send out Request for Comments for she said her response was Rappahannock, First Energy, and Dominion

V. Public Comments:

Mr. Petty asked about Michael Manual Trucking Facility?

Mr. Beahm stated they are still working on the inside of the building but are very close, they are looking at a temporary C.O. for the simple fact that they know they are not going to be able to get everything done for a full C.O.

VI. Other Issues:

Mr. Beahm stated the next meeting is scheduled for November 30, 2022 he suggested November 16, 2022 prior to Thanksgiving but since he has it as November 30th that is fine. He asked about thoughts on holding a December meeting, Mr. Petty stated he doesn't think they have ever had a December meeting.

VII. Adjournment:

Mr. Beahm adjourned the meeting at 11:03 AM