

At a virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on January 25th, 2023.

Present: Matt Wendling, Planning Director; Vicky Cook, Fork District Supervisor; David Beahm, Building Official; Walter Mabe, Shenandoah District Supervisor; Cheryl Cullers, South River District Supervisor; Ed Daley, County Administrator; Taryn Logan, Deputy County Administrator; Bobby Boyce, Virginia Department of Transportation; Christina Lawson, Rappahannock Electric Cooperative; Gerry Maiatico, Fire Marshall and Veronica Diamond, Office Manager of Planning and Zoning

Call to Order: Mr. Wendling called the regular/virtual meeting to order at 10:05 AM

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

II. Discussion of County Projects:

A. Update of proposed projects

Rushmark Rockland Road, LLC-

- Commercial (C) and some Residential-One (R-1) to Industrial (I)
- The north of Rockland Rd. will remain Commercial (C)
- Proffers will be amended
- CUP for 50,000 sq ft building
- Intent to build 4 warehouses up to 985,735 sq ft accumulative
- Planning Commission tabled they want to review Bobby's comments and other items such as Geo Technical report
- Public Hearing has been closed
- This involves a Comp Plan Amendment also

Shenandoah Valley Golf Club

- Rezoning from Agricultural (A) to Suburban Residential (SR) and Commercial (C) with a portion of it being kept as the golf course in Agricultural (A) zoning as open space
- Development rights for about 284 single family 55 and above housing
- By-Right use for Planned Residential Subdivision for active adult/age restricted
- Submitted a Comp Plan Amendment
- Will go to the Planning Commission this month for Authorization to Advertise

Society of Saint Pius X

- 2 CUPS for church's next to one another
- Same applicant
- Property is located off Reliance Road
- There is a barn they would like to partially convert into a church to serve about 45 people, the applicants reside in a dwelling on this parcel
- Adjacent lot is 10 plus acres that is vacant they would like to build a church on and share a common septic system with "barn" church

- Need Zoning approval for a CUP for both lots

Motor Freight Terminal

- 2 lots off Winners Ct.
- Owned by Warren County Fairground Association
- It is to provide overflow parking for Family Dollar Distribution trailers
- Going to Planning Commission for Authorize to Advertise

Short-Term Tourist Rentals

- Numerous STTR's
- Number 7 approved last night with one denied
- We have 18 more applications for STTR's

B. Planning Commission/BOS Applications/Government

1. Rezoning and Conditional Use Permits for Churches, Motor Freight Terminal and STTRs

C. Update on ongoing projects

1. Sheetz Site Plan Review (Linden)

- Approved by Planning Commission last month
- Mr. Beahm stated the storm water had to be resubmitted they did not respond back as of now.
- Mr. Beahm's comments have pretty much been resolved on the erosion and sediment control
- DEQ might make some changes to stormwater
- We have recently received comments from DEQ.
- Mr. Beahm stated his next round of comments should be going out by the end of this week, part of their building has been approved for their mechanical, building and plumbing.
- Mr. Beahm believes DEQ is waiting on VDOT's comments, that will change how they handle storm water as far as lanes and everything else.
- Mr. Davis did not have anything additional other than what has been approved
- Mr. Boyce they are waiting on Richmond's approval.
- Mr. Boyce VDOT is waiting on revised plans there are a lot of comments that have not been addressed.
- Mr. Wendling stated he would reach out to John Eidberger about the general construction permit with DEQ
- Dr. Daley stated if they are not carefully and do not hurry, they will miss their window
- Mr. Beahm stated to clarify the last comments DEQ sent out were in November. We are still waiting for those comments back.
- Mr. Beahm stated a good thing is that all building permits are up to date

2. Walmart-Building Addition and Grocery Pick-up Parking Area

- Mr. Wendling stated they made some changes with some of the signage
- Mr. Beahm stated the building permits are just about approved
- They have not submitted plans to DEQ yet
- Mr. Beahm stated he spoke with John McCormick, and he has not received any plans as of, yet we need to be looking at the same plans which will impact storm water
- Chase has addressed some of the designs color renderings and signage

3. Regulations for Short-term Tourist Rentals; County and Town, Post-approval process.

- Mr. Wendling stated he can collect some information and data for the Board to see where we are at and how much housing this is taking up
- We are seeing more requests for setback waivers
- Ms. Logan stated that she, and Mr. Wendling had spoke about looking at the code and providing some options
- Ms. Cook questioned if when looking at Town and County use will Mr. Wendling be looking at what has already been approved?
- Mr. Wendling stated yes, it is the change of use they must do for that property, it's the use code for transient lodging then they building code follows, then they have an inspection for smoke and fire detectors.
- Mr. Beahm stated what is happening is after the applicant is approved by the Board, they think they are good to go, they forget they had all the other things to complete on the post approval checklist.
- Mr. Beahm stated the Zoning Officer will make sure they finish the other steps.
- Dr. Daley stated he thinks the Board would like to know what the impact is on the various neighborhoods with in the County and what can they do about that. He has heard several say they would be interested in making the 100' set back a requirement rather than something that can be waived.
- Mr. Wendling stated they have discussed putting it in the definition and taking it out of the regulations.
- Ms. Logan stated this is why we need to put together some recommendations about what the Board could do and see from there.
- Dr. Daley suggested seeing this as a whole like someone who is a resident that has lived on the property other than an investor that is intending to recycle the property as much as possible.

4. Blasting Permit for Front Royal Self-Storage Project (was not listed on the agenda)

- Mr. Maiatico shared his screen explaining the North end 522, Front Royal Self Storage project. He met with the contractor who will be doing the blasting.

- They are having trouble tying in the public water and public sewer system due to all the geology.
- They have been using a hydraulic rock hammer for about 6 weeks and have made it 26ft.
- They are affecting the operations of the GMC dealership adjacent to the drilling site.
- They are seeking a blasting permit to complete this activity
- Mr. Maiatico stated he spoke to Robbie and there are no underground utilities they are concerned with
- There are 2 power poles that would have to be reenforced
- Mr. Maiatico stated where the blasting would happen it would have to involve VDOT.
- The property is right on the side of 522 and if rocks are to fly onto the road way they would have to remove the rocks immediately
- VDOT would need to have an excavator and street sweeper available
- They do have enough blast mats, and Mr. Maiatico said they can add in the amount they would have to use the matting to prevent rocks from flying.
- This section would be done in 2 blasts because they have enough matting to cover 200 ft.
- Ms. Lawson stated 2 of the utility poles she thinks are phone and cable poles that run along the front her concern is on the other end Rappahannock's lines run along the purple section of the aerial view, Mr. Maiatico was showing, and asked if it will be blasted or dug out
- Mr. Maiatico said right now it will be dug out in that section, it is not in their current request right now.
- Ms. Lawson said she would let someone in the operations department know what is going on
- Mr. Boyce stated he spoke to the contractor yesterday; they are going to look into blasting on a Sunday morning when the volume is lower. They will need a traffic mitigation plan.
- Mr. Maiatico stated he will have to require an evacuation of the dealership; they could probably go back in the shop area. 84 Lumber will have to relocate their staff to the other side of the building being that the blasting is just off 74ft.
- The cars will have to be moved to the back of the building
- This will close the GMC and 84 Lumber businesses out for about 20 minutes
- They will stop traffic in both directions of the 522 for 20 minutes as well
- GMC has not been approached about this situation yet
- Ms. Cook wanted to clarify that this will only take 20 minutes to prep, blast and clean up?
- Mr. Maiatico stated 20 minutes
- They will need a pre-blast survey
- Ms. Cook asked if there is damage done to the businesses who would be liable?

- Mr. Maiatico stated it would be the blaster holds accountability and the County holds up to a 1-million-dollar liability accountability
- Mr. Boyce stated they would require equipment be there to clean up the road
- Mr. Maiatico asked if this is VDOT or private property?
- Mr. Boyce said he believes there may be a small part at the entrance, but he isn't sure
- Mr. Beahm stated that after doing the erosion and sediment control, it showed that the property is VDOT's and that it was left out of the town parallel because it was the connection being made by H&W and part of their original
- Mr. Boyce stated he believes it is the Town's easement
Holiday Plantation Update
- Mr. Beahm stated the Town does have a utility easement on private property
- Ms. Logan asked Mr. Boyce if he could give an update on the Holiday Plantation Rd.
- Mr. Boyce stated the contractor hasn't done any work out there
Blue Ridge Shadows Update
- Ms. Logan stated she met with Blue Ridge Shadows and there is additional drainage system added to one of the properties

III. Discussion of Town Projects- Mr. Boyer was in the virtual meeting but we were unable to hear him, he left the meeting.

A. Town Public Works Redundant Waterline Project

- Mr. Beahm stated they have their permit
- Gerry met with them on Monday about the blasting
- They have authorization to go forward
- They have blasting at the river on the golf course side as well as in the Country Club view subdivision
- They are going 35ft. below the riverbed
- Mr. Maiatico stated they will be drilling about 60 feet down on the golf course side and about 65 feet on the Mary Shady Ln. side
- He has the blasting permit in front of him and he will approve this in 2 phases
- They are outside of the 300ft. but since they haven't done blasting in that area, he doesn't know how it will affect them.
- He asked if they would be willing to offer a pre-blast survey to the homeowners, but he can't require it
- Mr. Daley stated he doesn't want anything coming up through the Club House.
- Mr. Maiatico stated the Club House is well away from the distance but they will have to provide upstream and downstream spotters so that if boat traffic comes in they will have to stop the blasting activity

- Mr. Daley stated the Town and Contractor asked if they could use that as a lay down yard
- Mr. Beahm stated there has been some mix up here he believes because apparently the material that is coming there is not only going to be lay down material but will also be permanently there, which was never authorized
- Michael from Parks and Rec. is working with them because that area is the County area he believes that permit has not been closed 100% through DEQ so it can be an active site.
- There are no requirements for additional information to go to DEQ or anything else, but it does have to be stabilized and protected until it is completely stabilized
- Mr. Beahm stated Michael said absolutely, they will be putting the silt fence up and getting it stabilized at their cost.
- Mr. Daley said he heard second hand that they would be closing the boat ramp and the entire area for a year.
- Mr. Beahm stated he is hoping they would be developed with the plan but that is potentially correct but they need permission to do that. It is not theirs to take
- Mr. Daley stated he doesn't think they have permission
- They want to cooperate with their project, but they can't close the ramp and cut off the golf courses revenue for 1 year. They must come up with a plan B.
- Mr. Beahm stated when he went out to meet with Michael Coffelt, they had the road entirely blocked
- Mr. Maiatico had a picture of the silt fence he shared with everyone and showed how the road is blocked all around and to the boat ramp
- Mr. Daley stated they have to get that boat ramp opened now or they won't have any permission to be down there. If they need to close for a few days for the blasting that is fine but they can not have it closed for the whole year
- Mr. Beahm stated they are intending to leave this up permanently.
- Ms. Logan stated all the lay-down areas must come through Zoning
- Mr. Beahm stated CHA never included any of that information
- Mr. Maiatico asked if he should hold off on issuing them the blasting permit?
- Mr. Daley stated hold the permit until it is figured out. They need to have a plan as to when they will have there stuff down and when they will be out of there. Mr. Beahm stated he agrees
- Mr. Beahm said H&W will only be a short amount of time, but the contractors are who will be there longer.

B. Randolph Macon Academy – Town Homes project. Status.

- Mr. Beahm stated he has not seen anything further on this, it is still at the Town, and he doesn't think it has been fully approved.

C. NVR Saddle Crest Planned Residential Development – Town – Status

- Mr. Beahm stated he provided his comments
- He thinks it is going to the Board with a 2/2 decision from the Planning Commission

D. Data Center Text Amendment – For Town Zoning - Status.

- Mr. Daley stated that Taryn sent them a reminder about the counties concerns.

IV. Route 340/522 Corridor Projects- Mr. David Beahm stated the following:

A. Update on projects

1. Front Royal Self Storage – 8897 Winchester Rd. – Building Permits Issued & Amended

- Mr. Beahm state the building is going well
- They won't do anything until they get water and sewer

2. Equus Warehouse Facility – IT Renew – Industrial Manufacturing of Computer Goods

- Mr. Beahm got new plans in last week
- He believes Chase is still waiting on comments
- They are making a lot of changes; they are planning on putting in another 200 parking spaces which changes the potential for DEQ
- This area was extremely tight on the water quality and retention areas
- They are putting in employee parking on the South side where their tractor trailers were supposed to be parked
- Ms. Logan stated they need a new Site Plan Amendment, and they will need a By-Right Application. She asked Mr. Wendling to let Chase know.
- It was originally listed as storage with is one person per 500 but it is a factory which is one person per 50 sq. ft.
- There is a national level located on the East side and then a local level on the West side against Rt. 340/522. The center has all kinds of tech tables then a supervisor for each of the pods

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

- Mr. Beahm stated they have had a lot of turn over, the Plant Supervisor had a heart attack, the Engineer report from the end of October has a lot of deficiency, he hasn't seen an update, they are making progress, and Jack with A&J left the company.

4. Terra Site Constructors – 6986 Winchester Road – Project Status –
 - Mr. Beahm said they are moving along
5. 9700 Court LLC – Marlow-Silek Property – Winchester Rd. – Site Plan Review
 - Mr. Beahm stated they are still fighting with the Town, they do not think they need a water vault
 - He said Robbie told them it is required, it must be there
 - There are comments out from, he thinks September, that they have not replied
 - DEQ is waiting for comments
6. Hahn Transportation – 75 Country Club Road – GDP for Car Storage FR Ford
 - Mr. Wendling stated he will have to reach out to them he was waiting for a general development plan
 - The property has been cleaned up and they are using it for basic auto storage
 - They gave us a conceptual plan after they did all the clean up
7. Timberworks Site Plan– Fencing and Signage- site plan and E&S under review
 - Mr. Beahm and DEQ have comments out to them and we have not received responses yet
 - No building permits since there will not have a structure
 - Mr. Wendling mentioned fencing being required and they wanted to put a sign up. They are aware that they need permits for that
8. Cedarville LLC – Winchester Road – Rezoning and CUP for >50Kft.² Warehouse
 - Mr. Wendling stated it is in process

V. Public Comments: *This is an opportunity for applicants to ask questions to committee members regarding a proposed project and familiarize themselves with the permitting process.*

VI. Other Issues

- Mr. Wendling let Mr. Boyce know he will be receiving comments on 2 church properties right next to each other
- There is a Motor Freight Terminal application from the Walker Brugh Property off Winners Ct. we will be sending comments out for Warren County Fair Grounds for the CUP
- Mr. Boyce stated he doesn't think they will have any comments
- Mr. Beahm stated that Mr. Whitaker from the church property canceled an appointment with him because he has a schedule conflict over an appointment, he had scheduled with VDOT last year in December
- Mr. Boyce stated he has not meet with him but will ask around and see if maybe someone else has

- Mr. Boyce stated he only thinks a site plan will be required but he will hasn't met with him yet.

VII. Adjournment - 11:20AM

Next meeting is scheduled for Wednesday, February 22nd, 2023, at 10:00 AM – Teams Group Meeting