

At a virtual meeting of the Development Review Committee held in the Warren County Government Caucus Room on February 22nd, 2023.

Present: Matt Wendling, Planning Director; Vicky Cook, Fork District Supervisor; David Beahm, Building Official; Walter Mabe, Shenandoah District Supervisor; Bobby Boyce, Virginia Department of Transportation; Gerry Maiatico, Fire Marshall; Joe Petty, Director of Economic Development Authority; Jim Davis, Virginia Department of Health; John Eidberger, Project Manager with Sheetz; 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 welcomed everyone.

II. Discussion of County Projects:

A. Update of proposed projects

1. Sheetz Site Plan Review (Linden) – Presentation and discussion with Sheetz Representatives
 - Mr. Eidberger gave an update on the agency approval's as to where they stand
 - On December 14, 2022, they were in front of the Planning Commission Board for Site Plan approval with some contingencies to get agency approval's
 - DEQ-storm water, revising remaining comments, in the 2nd or 3rd review with them, and hope to have conditional approval by April
 - VDOT-they are addressing their comments, targeting July to have their VDOT land use permit
 - Sheetz may get a construction access permit to start onsite grading
 - Virginia Department of Health – Office of Drinking Water -they have been through a 24-hour stress test.
 - Preparing to get there water well construction permit.
 - By April should have permits in place to apply for the construction permit
 - Sheetz will be working with Warren County Health Department and Virginia Department of Health – Office of Drinking Water - to make sure they are both approving of the same thing.
 - Target is to have everything in place by July.
 - A few weeks ago, they submitted a proposed easement for Warren County bus shelter and turn around area they are proposing behind they Sheetz Plan site that is being reviewed by the legal team right now and public schools
 - Mr. Wendling stated that is correct they will submit comments to Mr. Eidberger when we receive them
 - Mr. Mabe asked when they will begin working on the main drag to get onto Rt. 66?
 - Mr. Eidberger stated he doesn't have that answer right now

- Mr. Wendling asked if they have taken care of the issues with the hand dug well?
- Mr. Eidberger stated yes, the well & septic permit (private on-site sanitary sewer system) has been issued
- Mr. Wendling asked if they have been in contact with the Public School system regarding the bus stop and shelter?
- Mr. Eidberger stated no, they have not had that conversation yet nor would he know how to address that at this point
- Mr. Wendling stated he would make a note to reach out to the school system
- Mr. Petty asked what is the ideal timeline from permits to opening day?
- Mr. Eidberger stated on a normal Sheetz site it takes 150 days to build a store but with the moving of the significant amount of earthwork they are thinking maybe an additional 35 days so about 180-195 days.
- Mr. Wendling stated that the well depth is 797 feet.
- Mr. Wendling asked if there was testing of the water?
- Mr. Eidberger stated yes there was testing, and it did come back clean they will make sure it is all drinkable potable water. They are looking at systems to put in the store, it will be part of the construction permit they are preparing for.
- Mr. Wendling stated another question is why permits are not posted? They are not issued yet.
- Mr. Wendling stated citizens are asking about the well to well set back, they have addressed it and it does meet requirements.
- Mr. Wendling asked about dark sky compliant lights that are required, it is one of their big concerns since they are up on the hill. This has been covered for the site-plan review and Planning will look at it at final inspection.
- Mr. Davis stated Warren Co. Health Dept. has not approved an abandonment plan for the hand dug well. We will need an application and plan from a PE/OSE or licensed well driller. There is no fee for the application.
- Mr. Eidberger stated he apologized for that he thought it had been approved through the septic permit. He will have to look that and get back to him.
- Mr. Davis stated the well-to-well separation is 100.6 ft. It was considered when the septic plan was approved but the specifics of the well abandonment was not addressed.
- Mr. Eidberger stated that is where the confusion is on his part, he thought it was all addressed as part of the septic permit. If it's not, they will make sure they get the proper well abandonment permit in place. He will speak with his designers on this and see where it was left off so they can get this finalized with all the permits for the project.

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

- Mr. Wendling stated this has been reviewed by Chase
- Sign changes have been made
- Mr. Petty asked if they were adding additional parking for the pickup?
- Mr. Wendling stated yes, and they are adding a bump out area for staging of groceries.

3. Front Royal Self Storage Project – Waterline and Sewer Line Resolution – 8897 Winchester Rd.

- Mr. Beahm stated they are waiting for the Town Public Works to approve it
- Mr. Beahm stated the Town said they were not going to own it. That is a question he pushed back to Robbie. There is an easement on the property that is labeled but does not say who the easement is for.
- Mr. Boyce stated they would require the Town to bond it.
- Mr. Beahm stated the grinder pump is within the easement that is labeled on the property. He is seeing something that may or may not be an issue and has asked Robbie to look at it.
- Ms. Cook asked them to clarify what they mean that the Town doesn't want to own this?
- Mr. Beahm stated the town does not want to own the forced main all they want is a gravity system. The issues with the grinder and the forced main are upon the property of Front Royal Self-Storage and the Town will not take ownership of it on their property and they really don't want to have a forced main that is not theirs and all their standards. All they will accept is the sewer going into their system.
- Ms. Cook asked what does this mean to us at the County?
- Mr. Wendling stated it must meet the Health Department's standards.
- Ms. Cook asked if it would hold up the Self-Storage project?
- Mr. Beahm stated that is what they are trying to get going, at this point in time the owner is holding it up. They are supposed to be placing the utility addition on the side of the dealership and was part of their work and ownership that would go back into the town but now they are asking for lenience because of the rock that is there. Instead of having a gravity system back they want to be able to lay the line however they need to.
- Mr. Wendling stated the waterline will continue. They only must go 2 feet down to the frost line for that line. This is solely for that site.
- Mr. Beahm stated the County has a sewer line that runs adjacent from the Front Royal Club house then back up to the Town
- Mr. Beahm stated part of the forced line runs to the southwest corner of their property going to the area that was laid out going to the east side of the water line that is going in, going down and crossing closer to the connection where they have already started digging.
- Mr. Wendling asked which way the sewer line runs?

- Mr. Beahm stated it runs through the West side of Rt. 340/522 by Crooked Run and the original water line as well that runs to Blue Ridge Shadows
- Mr. Boyce stated he thinks it also runs through Kelley Ct.
- Mr. Petty agreed and said he thinks it comes further from the road at Equus, and Axalta and back in the Industrial area.
- Mr. Beahm stated it may even go up to the water tank and feed the water tank back down to the Sysco.
- Mr. Boyce stated their issue with the sewer line coming in the right-of way is that it needs to be a public utility, it is privately owned, it would have to be in the Town of Front Royal to be public utility and ownership of it. They don't want to own it because of the maintenance of it.

B. Planning Commission/BOS Applications/Government

1. Rezoning and Conditional Use Permits

- Mr. Wendling asked Mr. Boyce to give an update
- Mr. Boyce stated they are still looking at Rushmark and that it needs some revision.
- Mr. Boyce stated Shenandoah Club Properties is going to need to do a low volume study
- Mr. Boyce stated Shenandoah Club Properties will over double the traffic
- Mr. Mabe asked if he would need a full impact study at some point in time?
- Mr. Boyce said they do not require it for the State, since the legislation that they passed restricts them to require one. They pay a review fee to VDOT to review it. That would be restricted to a low volume for VDOT. The County could require it, they can ask for a full-blown traffic analysis.
- Mr. Mabe stated that to Mr. Wendling that they are setting a precedence out there if this property explodes out there it will affect everything and everybody in that whole area.
- Ms. Cook stated this is age restricted, and if you take into consideration the traffic out there right now and factor in the summer and spring months with golfers constantly going back and forth. There is more to the equation then the residence. She asked Mr. Boyce if this is part of the study?
- Mr. Wendling stated the thing with age restricted is that we are putting as by-right, but reality is that we are going to have age restricted people that are still working and have grandkids.
- Mr. Petty stated that the impact study is going to already have the golf course data included in the study, it has already been calculated. They are going to take the existing data and add in changing the property from this use to another will have this impact on the traffic for all the homes.
- Mr. Petty asked if VDOT looks at age restricted homes differently than single-family homes, and is there a difference?

- Mr. Boyce stated yes there is a difference, the sample size isn't as large as single family homes. He also mentioned it is a matter of keeping it age restricted and not coming back later changing it and they do ask that the proffer be age restricted and to add it in the deed.
- Mr. Wendling asked if the study would go down Fairground Rd., to Rt. 522, down Rockland Rd. and across the Morgan Ford Bridge?
- Mr. Boyce stated yes, down Fairground Rd. and maybe the first intersection of Rockland Rd.
- Mr. Petty stated the biggest impact is going to be Fairground Rd., Rockland Rd., and Morgan Ford Rd.
- Mr. Wendling asked if Greenway Engineering has to source this out?
- Mr. Boyce stated now they could do it in-house since there is low volume, they would be looking at the railway geometrics for the traffic that will be added to it.
- Mr. Wendling stated Chris Mohn from Greenway said it would probably be a month or more to get that to VDOT. Since we have advertised, and letters are going out today for adjacent property owners Mr. Myers will have an option to either table it after the public hearing or close and keep the public hearing opened at the next meeting. We will also need comments prior to the next meeting. If the applicant does not have the comments at the next meeting, we would request to have it pushed back one more month.
- Ms. Cook stated, this is a citizen and a property owner, so he has the same rights as everyone else has so we need to let it go through the process and see how it plays out. There is no need to add any other narrative to this.
- Mr. Boyce stated there is a trip generation and it does show how it more than doubles the traffic in age restricted areas, but we don't know where the studies were done. If they live in an urban area, they sometimes have less trips than a rural area.
- Mr. Davis stated some are pending

2. Transportation Related Requests for Comments for County Applications

- Mr. Wendling stated that he and Taryn met with VDOT regarding the NVR Planned Residential Development. VDOT and Mr. Campbell concluded that the flyover is not feasible economically.
- Mr. Boyce suggested to maybe leave it in the plan, it is a lot of money, but you may not want to cut it off completely.
- Mr. Wendling stated their suggestion was an interconnector road through the Vazana Property. Maybe re-shift the housing lots to the south a little bit and get a little bit of land from Mr. Sayer and a little from the Vazana property and that would eventually be a revenue sharing project.
- Mr. Boyce stated if the developments come in you may not have to pay anything

3. WCHD Related Comments for County Applications

C. Update on proposed projects

III. Discussion of Town Projects

Mr. Wendling stated no one from the Town was in attendance.

A. Town Public Works Redundant Waterline Project

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

C. Other proposed subdivision and development projects.

IV. Route 340/522 Corridor Projects

A. Update on projects

1. Equus Warehouse Facility – IT Renew – Parking Lot Changes – Site Plan Revisions

- Mr. Wendling stated there were some parking lot changes and site plan revisions and that Chase has reviewed them and submitted his comments to them.
- They were looking at getting some bump stops along the north parking spaces that were proposed and at they have an existing curve with a fence to the south.
- Mr. Petty asked if they commented on that because he knew that question came up, but they would have to look into it. Putting bump stops in that parking lot with the curve could create some issues, they are limited to regular parking stops may be the best without any curving.
- Mr. Beahm stated he has received his 2nd round of replies from comments on the building yesterday. Applications for all the trays and everything else is supposed to be here next week sometime.

2. Interchange Phase II – Toray Drive – Timeline to Temporary Certificate of Occupancy - Project Status.

- Mr. Wendling stated he has received a revised landscape plan and they are working on getting a letter of credit for that. They have submitted a couple of minor revisions.
- Mr. Beahm stated he is working with them on some issues they had with the delivery of their elevator, and they will not open until they have the elevator.
- They are proposing some changes.

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

- Mr. Wendling stated they are moving along
- Mr. Beahm stated they are moving slower than what he had anticipated
- Mr. Wendling stated he would reach out and see what is going on

4. 9700 Court LLC – Marlow-Silek Property – Winchester Rd. – Project Status.

- Mr. Wendling stated he submitted comments to them and received some comments back with some minor changes to landscaping
- Mr. Beahm stated he has not received replies from his original comments or DEQ
- The Town has issues because they are proposing the inside vault as opposed to the outside vault which is required to have an exterior vault.

5. Timberworks Site Plan– Fencing and Signage– Site Plan Review

- Mr. Wendling stated the property owner has had some zoning issues with his storage
- They are working with him to get fencing and signage
- Waiting on the review fee to be paid
- Mr. Beahm stated they got replies back on their sediment and erosion control

6. Michael Manuel – Motor Freight Terminal – Project Status

- Mr. Wendling stated the building is up
- Mr. Beahm stated they are waiting on zoning approval
- DEQ needs to sign off
- Building is complete
- Mr. Boyce stated if they use the entrance to Winners Ct., they will be fine
- Mr. Wendling stated we have a CUP in for the new project at Warren County Fairgrounds
- They want to park the trailers on the property from Family Dollar
- Code requires hard surface, conditions will be put on the permit, we will give them 6 months to get the hard surface

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.*

- No one from the public was in attendance

VI. Other Issues

- No other issues were mentioned

VII. Adjournment

- Mr. Wendling adjourned the meeting at 11:01AM

Next meeting is scheduled for Wednesday, March 22nd, 2023, at 10:00 AM – Live and Teams Virtual Meeting

