

At a regular meeting of the Warren County Planning Commission held in the Warren County Government Center on May 13th, 2026.

Present: Robert Myers, Chairman (Happy Creek District); William Gordon, Vice-Chairman (Shenandoah District); Paul Barnhart (Fork District); Scott Kersjes (North River District); also, present; Jordan Bowman, of Litten & Sipe LLP, attorney for the County; Kelly Wahl, Interim Planning Director; Allison Mutter, Clerk to the Planning Commission

Absent: Brigitte Miller (South River District)

Call to order and Pledge of Allegiance of the United States of America

Adoption of the Agenda

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission approved the Adoption of the Agenda.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Adoption of Regular Meeting Minutes

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission approved the minutes from March 11th, 2026, as presented.

Ayes: Myers, Gordon, Barnhart, Kersjes.

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission approved the minutes from April 8th, 2026, as presented.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Public Presentations:

Public presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues, and not intended as a question-and-answer period.

Mr. Myers stated that he would like to remain consistent with the Board of Supervisors and restrict the public presentations to an hour.

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission moved to limit the presentation period to one hour and each individual to three minutes of speaking time.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Jim Coats, 75 Chestnut Trail Road

Mr. Coats had those in the room opposed to data centers raise their hands. Most of the

audience raised their hands.

The following speakers concurred with Mr. Coats' comments:

- **J. Paul Ewing, 724 Catlett Mountain Road**
- **Andrew Thomas, 1000 High Knob Road**

Krista Adanitsch, 9017 Stonewall Jackson Highway

Ms. Adanitsch stated that her family already has water problems, has invested a lot of money into fix them, and is concerned about the water usage a data center could generate.

The following speakers concurred with Ms. Adanitsch's comments:

- **Janet Wildman, 110 Niblick Square**
- **Amber Martin, 519 Totten Lane**
- **Jessica Fowler, 51 Ace Court**
- **Lauren Ewing, 724 Catlett Mountain Road**
- **Kim Heron, 216 Gooney Falls Lane**
- **John Christoforatos, 618 West 11th Street**
- **Meaghan Lane, 33 Albatross Court**

Alexandra Wolf, 48 South River Road

Ms. Wolf stated that she is concerned about the long term identity of the County and thinks that efforts should be focused on growing our tourism, agricultural services, and small businesses for economic growth.

The following speakers concurred with Ms. Wolf's comments:

- **Andy Fowler, 51 Ace Court**

Christopher LaFevar, 712 Reid Drive

Mr. LaFevar stated that the County government should be working with the people and should be focused on conservation.

The following speakers concurred with Mr. LaFavar's comments:

- **Nancy Kiel, 1009 Hillanddale Road**
- **Monica Cicco, 712 Reid Drive**
- **Nathan Puray, 350 West 9th Street**
- **Kim Heron, 216 Gooney Falls Lane**
- **Mark Egger, 102 East 4th Street**
- **Melaine Salins, 95 Murrays Drive**

Harry Davis, 110 Niblick Square

Mr. Davis stated that there should be a public hearing for the text amendment and requested that data centers be prohibited.

The following speakers concurred with Mr. Davis' comments:

- **Amber Martin, 519 Totten Lane**
- **Nathan Puray, 350 West 9th Street**

Celeste Morton, 1320 George Banks Boulevard

Ms. Morton stated that she has concerns about the amount of taxes that would actually be taken in from the data center.

Martha Sadlick, 372 Sadlick Road

Ms. Sadlick stated that the area does not have the geological structures to support a significant decrease of the water table.

Carol Christoforatos, 618 West 11th Street

Ms. Christoforatos stated that she has concerns with the particulate that will be dispersed into the air and with the noise that will be generated by the data centers themselves.

On a motion made by Mr. Gordon, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to amend the agenda by moving Item 7A: Z2026-05-01 Zoning Text Amendment for Data Centers in the Industrial (I) Zoning District and 7B: CUP2026-05-01 - Data Center - 0 Rockland Road to before the public hearings.

Ayes: Myers, Gordon, Barnhart, Kersjes.

On a motion made by Mr. Gordon, seconded by Mr. Kersjes, and by the following vote, the Planning Commission found the requested zoning text amendment has not yet been drafted and, therefore the application is not yet complete, and moved to table the authorization to advertise for Item 7A: Z2026-05-01 Zoning Text Amendment for Data Centers in the Industrial (I) Zoning District.

Ayes: Myers, Gordon, Barnhart, Kersjes.

On a motion made by Mr. Gordon, seconded by Mr. Kersjes, and by the following vote, the Planning Commission found the requested conditional use permit is reliant on the tabled text amendment and moved to table the authorization to advertise for Item 7B: CUP2026-05-01 - Data Center - 0 Rockland Road.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Public Hearings:

CUP2026-04-01 - Mobile Home Park - 123 Brinklow Road - A request for a conditional use permit for an expansion of an existing mobile-home park. The property is located at 123 Brinklow Road and is identified on tax map 19 as lots 23 and 24F. The property is zoned Agricultural (A) and is located in the Fork Magisterial District.

Mrs. Wahl stated that the applicants are requesting a conditional use permit for the expansion of an existing mobile home park on two parcels identified as tax map #19-----

--23 and tax map #19-----24F, totaling approximately 47.84 acres of contiguous land accessed by Brinklow Road off of Strasburg Road. The owners would like to expand the existing mobile home park in an effort to increase affordable housing opportunities for residents of Warren County. The applicants are proposing to expand the existing mobile home park by 35% of the maximum allowed density permitted on the property. This includes adding 47 new mobile home sites and reestablishing 6 mobile home sites in addition to the existing 51 mobile home sites, bringing the total number of mobile home sites across the two parcels to 104.

The Housing and Community Development section of the Comprehensive Plan states, "continue to permit mobile homes in designated areas as a means of providing affordable housing."

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1. The applicants shall comply with all Virginia Department of Transportation, Virginia Department of Health, Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements and any other applicable local, state, and federal regulations and requirements.
2. The applicants shall submit a site plan including sufficient detail for the Zoning Administrator to determine that the supplementary regulations for mobile home parks set forth in Warren County Code §180-50 will be satisfied. The site plan shall comply with Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
3. The maximum number of mobile home sites shall not exceed one hundred and four (104).
4. All outdoor lighting fixtures shall comply with Warren County Code §180-49.2.
5. Planning staff shall inspect the mobile home park to verify compliance with Warren County Code §180-50 and all conditions placed on this conditional use permit prior to issuance of a Certificate of Zoning.

Mr. Myers invited the applicants to speak.

Thomas Lawson, Williams-Muller
Landon Davis, Parrish Snead Franklin Simpson
Rodney Brinklow, 123 Brinklow Road

Mr. Lawson stated that they had been working closely with Mrs. Wahl on this project and that there had been discussions about adding in a school bus stop on the property.

Mr. Davis gave a brief presentation on the improvements that have been made on the structures and the infrastructure in the mobile home park.

Mr. Brinklow gave a presentation of about the improvements made on the individual units and stated that his intent is to provide affordable housing.

Mr. Myers opened the public hearing.

John Jenkins, 241 Gimlet Ridge Road

Mr. Jenkins stated that he is in support of the expansion because they are doing good work on the park and the County could use more inexpensive housing.

Mr. Myers closed the public hearing.

Mr. Kersjes stated that he was impressed by the improvements that have been made.

Mr. Gordon stated that he didn't want to see the units rented out as short-term tourist rentals in the park.

Mr. Bowman asked if there was a desired condition to limit the use of this property to exclude short-term rentals?

All of the Planning Commissioners agreed.

Mr. Bowman asked if the condition would be something that the applicant would be agreeable to?

Mr. Davis stated that they would be willing to make any amendments that would allow for the proposed condition.

Mr. Gordon asked if Staff had reviewed plans to ensure that density and setbacks were compliant with the ordinance.

Mrs. Wahl stated that a site plan was required and would be reviewed by the Zoning Administrator.

Mr. Barnhart asked if there was any indication of how many students would be living in the park?

Mr. Lawson stated that they did not have a student generation rate and they had been in conversations with a bus stop for the children that lived at the park.

Mr. Kersjes stated that having a designated bus stop off of 55 would greatly improve safety.

Mr. Gordon stated that he has concerns about the number of students that could potentially be added and that is an overall problem in the County, not with this site in particular.

On a motion made by Mr. Barnhart, seconded by Mr. Gordon, and by the following vote, the Planning Commission moved to forward the conditional use permit 2026-04-01 for an expansion to an existing mobile-home park with the additional condition that the dwelling units on the property will not be used as short-term tourist rentals to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Z2026-04-01 - Zoning Text Amendments for Rest Home in the Rural Residential (RR) Zoning District - A request to amend Chapter 180 of the Warren County Code to amend §180-24D to add Rest Home, Nursing Home, Convalescent Home and Adult Day-Care Facility as a use permitted by conditional use permit in the Rural Residential zoning district.

Mrs. Wahl stated that attached you will find a request to amend Chapter 180 of the Warren County Code to amend §180-24D to add Rest Home, Nursing Home, Convalescent Home and Adult Day-Care Facility as a use allowed by conditional use permit in the Rural Residential Zoning District. This is an existing use in the Agricultural, Residential-One, Residential-Two, and Rural Residential zoning district.

Mr. Myers invited the applicant to speak.

Azamat Kasybekov, 11759 Gaslony Place, Woodbridge

Mr. Kasybekov stated that there is a great demand for assisted living facilities. They are looking to build a facility for about 50 residents. He then stated that they are aware of the concerns about the water usage and are planning on building to be the most water-efficient as they can be.

Mr. Myers opened the public hearing.

Mary Ryan, 3973 Rockland Road

Ms. Ryan stated that she had sent in a letter and that rural residential was designed to be low density construction and that the proposed is too large for the area and goes against the intent of the zoning in rural residential.

Steve Arnold, 3164 Ashby Station Road

Mr. Arnold stated that he believes that rest homes should only be allowed in places where there is public sewer and water because a nursing home would require more water than a single family home. He is also concerned about the impact on the housing value in the area. He then stated that he feels like there would have been more people at the meeting if a sign had been placed on the lot where the nursing home would be.

Mr. Kersjes asked Staff if the application was for a zoning text amendment and not an application for a particular building?

Mrs. Wahl stated that the application was to amend the ordinance to add the use in the rural residential zoning district.

Mr. Bowman stated that if the amendment were approved, there would be a subsequent application for the conditional use permit and there would be a hearing for that application as well.

Susan Bowen, 2732 Rockland Road

Ms. Bowen stated that she is opposed to this amendment because she feels it would be better suited for a zoning district that has the appropriate infrastructure for a rest home. She also has concerns about the water usage.

Mr. Myers closed the public hearing. He then stated that nursing homes need increased usage of EMS services and the distance to a hospital is too far.

Mr. Gordon stated that he is not in favor of the amendment because it conflicts with the rural residential district's stated intent and that the infrastructure is insufficient to support a nursing home.

On a motion made by Mr. Gordon, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the zoning text amendment Z2026-04-01 to the Board of Supervisors with the recommendation of denial.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Mr. Myers placed the meeting into recess.

Mr. Myers recalled the meeting from the recess.

R2026-04-01 - Rezoning from Residential-One (R-1) to Commercial (C) - A rezoning application to amend the Warren County Zoning Map to rezone 3.82-acres across 28 parcels from Residential-One (R-1) to Commercial (C). The properties are located at 0 Diamond Ridge and 0 Emerald Lane and identified on tax map 12B section 2 block 7 as lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, tax map 12B section 2 block 3 as lots 11, 12, 14, 16, and tax map 12B section 2 block 4 as lots 11, 12, 13, 14, 15, 16. The properties are located in the North River Magisterial District and are proposed for by-right commercial land use. The future land use zoning map in the Comprehensive Plan shows the listed parcels as Commercial zoning.

Mrs. Wahl stated that the applicants are requesting to amend the Warren County Zoning Map and rezone 3.82 acres from Residential-One (R-1) to Commercial (C). The properties are located at 0 Diamond Ridge and 0 Emerald Lane and identified on tax map 12B section 2 block 7 as lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,

22, tax map 12B section 2 block 3 as lots 11, 12, 14, 16, and tax map 12B section 2 block 4 as lots 11, 12, 13, 14, 15, 16. The properties are located in the North River Magisterial District and is proposed for by-right commercial land use. The future land use zoning map in the Comprehensive Plan is shown as Commercial zoning for this property. The properties are located entirely within the Highway Corridor (HC) overlay district in the North River Magisterial District.

The applicants intend to develop the properties for commercial purposes to provide space for by right retail and/or service businesses.

A revised proffer statement was received that morning and provided to the Planning Commission. The applicants have submitted a voluntary proffer statement dated January 22, 2026, which includes a one-time monetary contribution of fifteen cents (\$0.15) per gross square foot of floor area for Warren County Public Safety, adequate access to surrounding properties, specific transportation proffers including coordinating with adjoining parcel developers to privately build Diamond Ridge Drive and Emerald Lane and dedicating them for public access, reserving a 50' wide strip along the Property's rear boundary for the future dedication of right-of-way for a future local north-south collector road, agreeing that if the end use is operated as a convenience store, the use will be required to submit a traffic impact analysis to Warren County with approval by VDOT to implement necessary improvements before the convenience store may be installed on the property.

This application has been submitted for review and comment to the following agencies: Warren County Building Inspections, Virginia Department of Transportation, Town of Front Royal Public Works, Warren County Fire & Rescue Services, Warren County Sheriff's Office, and Rappahannock Electric Cooperative.

Mr. Myers invited the applicant to speak.

Thomas Lawson, Williams-Muller

Mr. Lawson stated that they matched the proffers from the Marlow and Silek properties. There is an increase in funding to the fire department after comments were received. They also received the comments from VDOT regarding the traffic going into the site and amended the proffers to reflect the necessity of a TIA should another convenience store be proposed.

Mr. Myers opened the public hearing.

Kathryn Turner, 39 Cabin Court

Ms. Turner stated that she had concerns about what would happen to her property going forward.

David Noll, 9015 Winchester Road

Mr. Noll is the council for Front Royal Ford, Front Royal Buick GMC, DJW Motors and other businesses. He stated that he is in favor of rezoning the lots. He does have concerns

about the traffic impacts. He stated that the only mention of the impact was map 7.7 in the 2025 development plan which showed closing the cross over in front of the GMC dealership. Closing that crossover would not impact traffic as there is an extension as there is no protected right hand turn.

Mr. Myers closed the public hearing.

Mr. Kersjes stated that this rezoning would clean up the lots in question and would allow for coordinated development.

Mr. Myers asked is VDOT would be commenting on the development?

Mr. Lawson stated that there is a plan for that intersection already and there are plans for improvement in place already through the Marlow and Silek property.

Mr. Gordon asked if there were exclusions of uses in the proffers?

Mrs. Wahl stated there were not, but dependent on what is being developed, a TIA would be submitted if necessary.

Mr. Lawson stated that VDOT studied the County's by-right uses and determined that many of the uses would not trigger issues that would warrant a TIA, unless it a convenience store was added.

Mr. Gordon asked if a gas station and convenience store would trigger a TIA.

Mrs. Wahl stated that the proposed trips for a use would trigger a TIA.

On a motion made by Mr. Kersjes, seconded by Mr. Barnhart, and by the following vote, the Planning Commission moved to forward the rezoning to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Gordon, Barnhart, Kersjes.

CUP2026-04-02 - Short-Term Tourist Rental - 691 Harris Drive - CUP2026-04-02 - Short-Term Tourist Rental - 691 Harris Drive - A request for a conditional use permit for a short-term tourist rental. The property is located at 691 Harris Drive and is identified on tax map 21C, section 3, as lot 3. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.

Mrs. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental for a home they purchased in 2020 with the goal of contributing to the local economy by encouraging tourists to use Front Royal as a base for exploring the National Park and surrounding attractions. To ensure a high-quality guest experience and minimal impact on our neighbors, they have partnered with Matt Williams, a professional short-term rental property manager based in Front Royal.

This property has not had any previous Conditional Use Permits issued for land uses in the R-1 zoning district. The dwelling on the subject property was constructed in 1977 and is conforming to the setback requirement of fifty feet (50') from the edge of the regulatory floodway and is nonconforming to the side yard setback requirement of fifteen feet (15') from the side property boundaries. The subject property is located entirely within the regulatory floodway, and so if the dwelling were substantially damaged by a flood or fire, it could not be reconstructed per the floodplain ordinance regulations.

There is a Health Department operation permit approving a maximum of six (6) occupants for the three-bedroom dwelling. The applicant is serving as the local property manager and is located 23 miles away from the subject property. The subject property is not located within a subdivision with a HOA/POA. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 114' to the east.

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1. The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2. The maximum number of occupants shall not exceed the system capacity as determined by the Health Department permit per Warren County Code §180-56.4B. The Certificate of Zoning shall only be issued with approved Health Department records.
3. The applicant shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.
4. The applicant shall have the septic system serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

Mr. Myers opened the public hearing and, with no one coming forward, closed the public hearing.

On a motion made by Mr. Kersjes, seconded by Mr. Barnhart, and by the following vote, the Planning Commission moved to forward the conditional use permit 2026-04-02 to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Gordon, Barnhart, Kersjes.

Commission Matters:

Interim Planning Director:

Mrs. Wahl stated that the representative for Rappahannock Electric requested the public hearing be held on July 8th.

Attorney for the County:

Commission Members:

Mr. Kersjes wished everyone a happy memorial day.

Mr. Myers extended condolences to Mrs. Miller on the passing of her mother.

Mr. Gordon stated that the Commission should schedule a work session for the data centers.

Mr. Kersjes asked if experts could be invited to the work session?

Mr. Bowman stated that experts are welcome to come speak at a work session.

Ms. Mutter stated that she would coordinate a date and time for the work session.

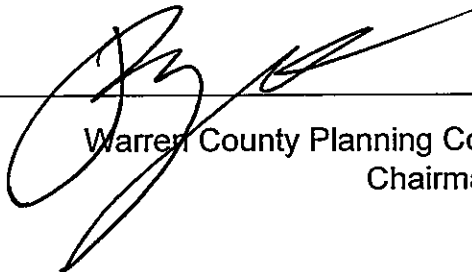
Clerk to the Planning Commission:

Ms. Mutter reminded the commissioners to be forwarding their emails to her.

Adjournment:

On a motion made by Mr. Gordon and the following vote, the meeting was adjourned at 9:55PM.

Ayes: Myers, Gordon, Barnhart, Kersjes.



Warren County Planning Commission
Chairman