

County of Shenandoah



Office of Community Development
Planning & Zoning
600 North Main Street, Suite 107
Woodstock, VA 22664
<https://shenandoahcountyva.us/community/>

Phone
540.459.6185
Fax
540.459.6193

Memorandum

To: Members of the Planning Commission and Board of Supervisors
From: Tyler Hinkle | County Planner
CC: Evan Vass, Mandy Belyea, Lemuel Hancock, Brenna Menefee, Emily Carroll
Date: September 22, 2022
Re: Planning Commission Meeting

Members of the Planning Commission and Board of Supervisors:

The Planning Commission and Board of Supervisors have a regular meeting in the Board Room on **Thursday October 6th, 2022 at 7:00 PM.**

There will be a Joint Public Hearing on the following matters:

1. Zoning Map Amendment (Zoning Map Amendment 22-09-01): A Zoning Map Amendment pursuant to Section 165-18 of the County Code allowing a rezoning from A-1 Agriculture to M-1 Industrial of 98.8774 acres, more or less, of certain real property, currently zoned A-1 Agriculture, located at 1095 Oranda Road, Strasburg, Va 22657 (Tax Map No. 016-A-174C and 016-A-174). The Zoning Map Amendment may be accompanied by voluntary conditions from the applicant. The density (minimum lot size) in the A-1 District is 1.5 acres, and the density (minimum lot size) in the M-1 Industrial district is a minimum lot size of 45,000 sq. ft. The uses allowed in the M-1 Industrial include a variety of Industrial activities and businesses as more specifically listed in Section 165-18 of the County's Zoning Ordinance. – Brenna Menefee

Paper copies will be made available for pick up at the County Government Center starting Monday October 3rd, 2022. Also, please contact Community Development if you have any questions regarding the agenda.

See you **Thursday October 6th, 2022 at 7:00 PM!**



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PLANNING COMMISSION MEETING BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER OCTOBER 6TH, 2022 AGENDA

You may have your comments read aloud during the "Public Comment" period. Please either email: THinkle@shenandoahcountyva.us, or mail in or drop off comments via a physical letter to the County Government Center addressed to the Planning Commission. Please consider submitting comments by 4:00 pm, OCTOBER 6th, 2022. Please visit our website www.shenandoahcountyva.us to connect to our virtual meeting using Microsoft Teams.

SITE TOUR – THURSDAY, OCTOBER 6TH 10 AM

CALL TO ORDER – PLANNING COMMISSION – 7:00 PM

INVOCATION & PLEDGE OF ALLIGIANCE

APPROVAL OR AMENDMENT OF OCTOBER 6TH, 2022 MEETING AGENDA

APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR SEPTEMBER 1ST 2022

CALL TO ORDER – BOARD OF SUPERVISORS

PUBLIC HEARINGS

1. Zoning Map Amendment 22-09-01: Allowing a rezoning from A-1 Agriculture to M-1 Industrial of 98.8774 acres, more or less, of certain real property, currently zoned A-1 Agriculture, located at 1095 Oranda Road, Strasburg, Va 22657 (Tax Map No. 016-A-174C and 016-A-174).– Brenna Menefee

ADJOURNMENT – BOARD OF SUPERVISORS

PUBLIC COMMENT NOT OTHERWISE PREVIOUSLY, OR TO BE, DISCUSSED AS PART OF A PUBLIC HEARING

UNFINISHED BUSINESS

NEW BUSINESS

1. Recommendations to the Board of Supervisors
 - Zoning Map Amendment 22-09-01: Allowing a rezoning from A-1 Agriculture to M-1 Industrial of 98.8774 acres, more or less, of certain real property, currently zoned A-1 Agriculture, located at 1095 Oranda Road, Strasburg, Va 22657 (Tax Map No. 016-A-174C and 016-A-174).– Brenna Menefee

REPORTS – NONE

PLANNING COMMISSION ACADEMY – None

OTHER BUSINESS – None

STAFF COMMENTS

1. CAC Update –Tyler Hinkle
2. November 3rd, 2022 Planning Commission Meeting – Lemuel Hancock

ADJOURNMENT



ZONING MAP AMENDMENT, #22-09-01

Tim Stowe, Stowe Engineering, PLC, Applicant

Glendale Properties LLC, Owner

Staff Report for the Planning Commission during Joint Hearing of the Planning Commission & the Board of Supervisors

Prepared: July 12, 2022

Staff Contact: Brenna Menefee, Zoning & Subdivision Administrator

This report is prepared by the Shenandoah County Office of Community Development to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request.

Agenda Date: September 1st, 2022

Consent:

Regular: X

Closed Session:

Action: X

Information:

Public Hearing: X

Item Title: Zoning Map Amendment #22-09-01, to rezone 98.8774 acres located at 1095 Oranda Road, Strasburg, Va 22657 from A-1 Agriculture to M-1 General Industrial.
Tim Stowe, Stowe Engineering, PLC, Applicant Glendale Properties, Owner

INTRODUCTION: Tim Stowe, Stowe Engineering, has applied on behalf of Glendale Properties LLC for a rezoning of 98.8774 acres located at 1095 Oranda Road, Strasburg, Va 22657.

The applicant intends to do a boundary line adjustment, if approved, in order to keep the dwelling located at 1095 Oranda Road along with 5.0001 acres zoned agriculture. They have not proposed any changes to the dwelling; however, the barns will be removed during site development.

If approved, the applicant will be required to get site plan approval prior to the construction of any business or industrial buildings with a floor area of more than 5,000 square feet per 165-97B(8).

A previous application was made on this property in 2013 for a rezoning from A-1 to M-1 and was denied, primarily due to the concerns from the community as to the look and feel that they could expect from the development. For this application, the new applicants have opted to provide conceptual site plans clearly depicting the different options for what they expect to use the land for if approved in order to address the community's concerns.

LOCATION: On 98.774 acres located at Tax Map # 016-A-174C and a portion of 016-A-174.

TAX MAP ID#, AREA: 016-A-174C and a portion of 016-A-174

MAGISTERIAL DISTRICT: Davis

ELECTORAL DISTRICT: 5

PROPERTY ZONING & PRESENT USE:

Zoned: Agriculture (A-1)

Present Use: Agriculture

ADJACENT LAND USE & ZONING:

North: Agriculture (A-1) and Industrial (M-1) Land Use: Industrial and Residential
South: Strasburg X and M-1 Industrial Land Use: Industrial
East: Industrial (M-1) Land Use: Industrial
West: Agriculture (A-1) Land Use: Agriculture

ACCESS EASEMENTS: The applicant will use their own existing private driveway to provide access to and from the operation.

IN VICINITY OF:

Floodplain: Yes.	Town: Strasburg
100 Ft Stream Buffer: Yes.	Town Growth Area: No.
Stream: Yes.	Public Service Area: No.
North Fork: No.	Settlement Community: Clary
Wetlands: Yes.	Old Valley Pike Overlay: No.
Sinkhole: No.	Scenic By-Way: None.
Prime Soil: No.	Virginia Conservation Importance: Yes.
Critical Slopes: No.	Ag & Forestal District: No.
Designated Viewshed: Yes.	Protected Land: No.
Historic Property: Former Roadway.	Battlefield: Near Cedar Creek Battlefield.

PAST PLANNING COMMISSION ITEMS: Previous application for rezoning from A-1 to M-1 in 2013 was denied.

REVIEW EVALUATIONS:

BUILDING INSPECTION: Building permits must be issued prior to any construction.

FIRE MARSHAL: No concerns at the time of review.

EROSION & SEDIMENT (E&S) CONTROL: Any land disturbance greater than 10,000 sqft will require a land disturbance permit issued by the County. None expected at this time.

VA DEPARTMENT OF HEALTH (VDH): All permits for future septic systems must be procured from the Health Department.

VA DEPARTMENT OF TRANSPORTATION (VDOT):

VDOT advised during a Technical Review Team meeting on March 31st 2022, that they would need to meet on site to determine if site distance can be met. If site distance can be achieved, they would not oppose the rezoning and future division if the rezoning would limit it to one division. However, the applicant has not yet reached out to VDOT to review in the field and determine a location that is suitable.

In addition, the applicant must apply through the VDOT office for an entrance permit prior to constructing a driveway.

VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION: The Conserve Virginia mapping service known as the Virginia Natural Heritage Data Explorer has designated the property of Statewide Conservation Importance for Floodplains and Flooding Resilience and Water Quality Improvement, the service also notes the property as having restoration, BMP, and Urban Stormwater Management priority for the watershed model.

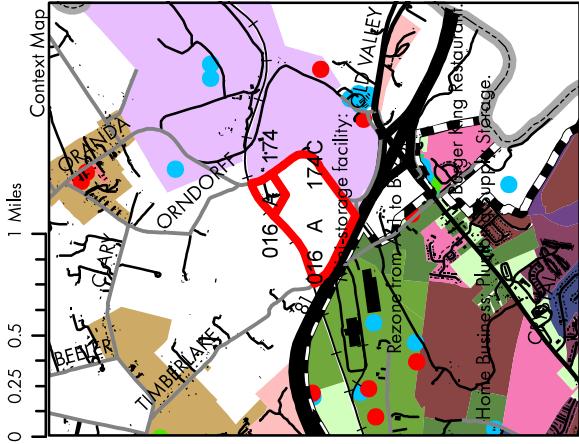
PLANNING & ZONING:

Zoning Map Amendments are reviewed on a case-by-case basis and can be reviewed for their adherence to the Comprehensive Plan.

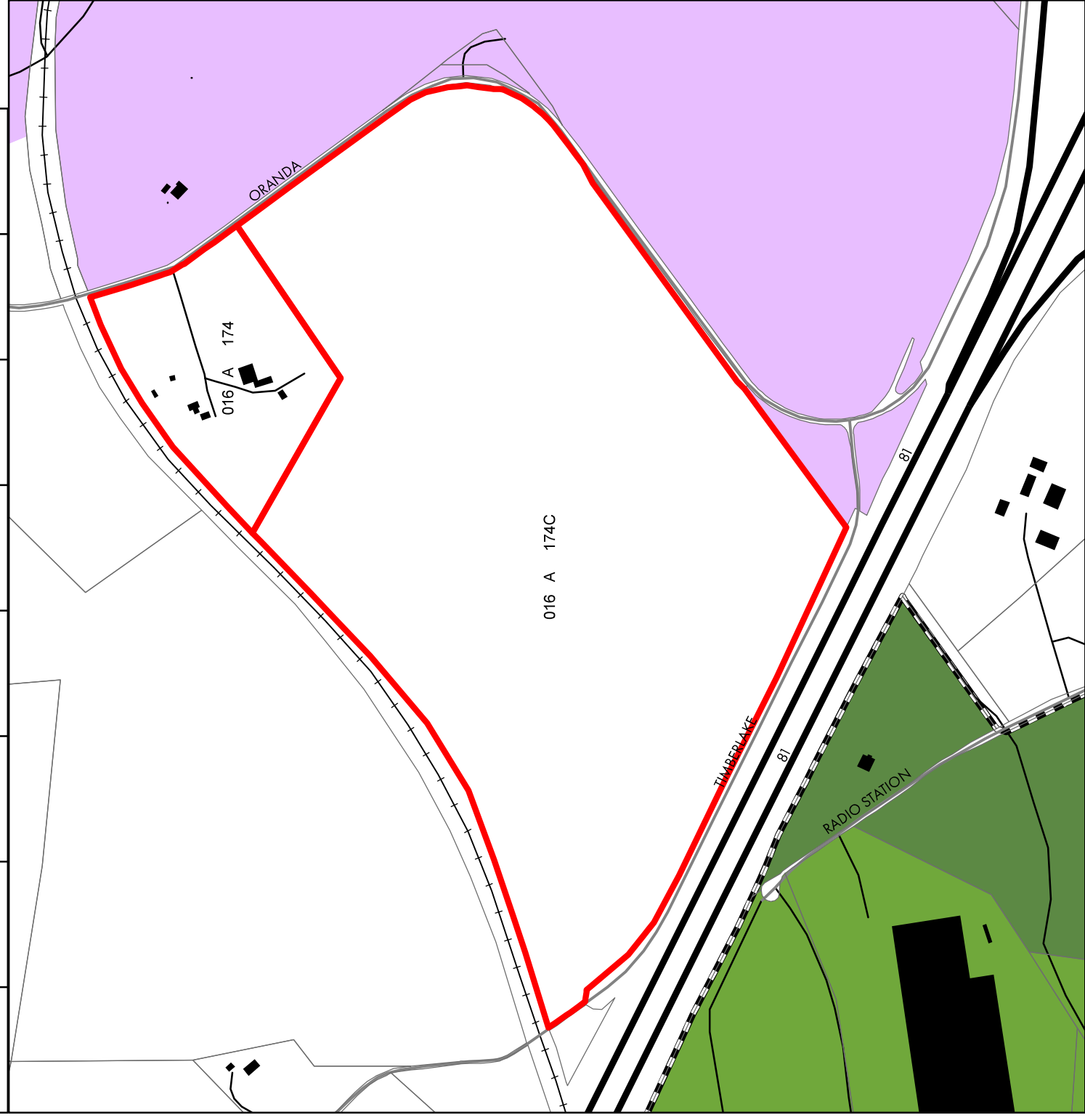
Per the Comprehensive Plan’s Future Land Use Map, this Zoning Map Amendment does not comply with the Comprehensive Plan. Yet, the Economic Development chapter of Plan supports this project. The Economic Development Strategic Plan identifies this site as a target Secondary Opportunity Site due to the fact certain steps may need to be taken to bring this site into a Primary Opportunity location. Rezoning this property will be one of the steps for this Opportunity Site.

<p>In support:</p> <p>Move to make a recommendation for approval of ZMA 22-09-01 to the Board of Supervisors. This recommendation is based on Shenandoah County’s Economic Development Strategic Plan Update (2019) and referenced in Chapter 4 Economic Development in the Comprehensive Plan.</p>	<p>In opposition:</p> <p>Move to make a recommendation for denial of ZMA 22-09-01 to the Board of Supervisors. This recommendation is based on Shenandoah County’s Chapters 3 and 9 of the Comprehensive Plan as the proposed use is designated as Agriculture (A-) in the Future Land Use Map of the Comprehensive Plan.</p>
<p>To Table:</p> <p>Move to make a table ZMA 22-09-01 until the next meeting to clarify outstanding items.</p>	

Zoning



0 900 1,800 3,600 Feet



Legend

- ZMA 22-09-01
 - Parcels
 - County Boundary
 - Town Boundary
 - Railroad
 - Roads
 - Interstate
 - Primary
 - Private
 - School Access
 - Secondary
 - State Maintained
 - US Route
 - Driveway
 - Buildings
 - BZA
 - REZ
 - SUP
- ZONING**
- Shenandoah A-1
 - Shenandoah B-1
 - Shenandoah B-2
 - Shenandoah C-1
 - Shenandoah M-1
 - Shenandoah M-2
 - Shenandoah R-1
 - Shenandoah R-2
 - Shenandoah R-3
 - Strasburg Ag
 - Strasburg C-1
 - Strasburg C-2
 - Strasburg M-1
 - Strasburg PD
 - Strasburg R-1B
 - Strasburg R-2
 - Strasburg R-3
 - Strasburg X

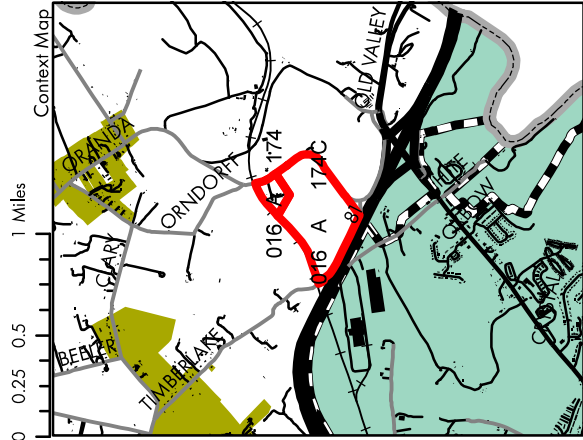


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ZMA 22-09-01

Future Land Use Map



0 900 1,800 3,600 Feet



Legend

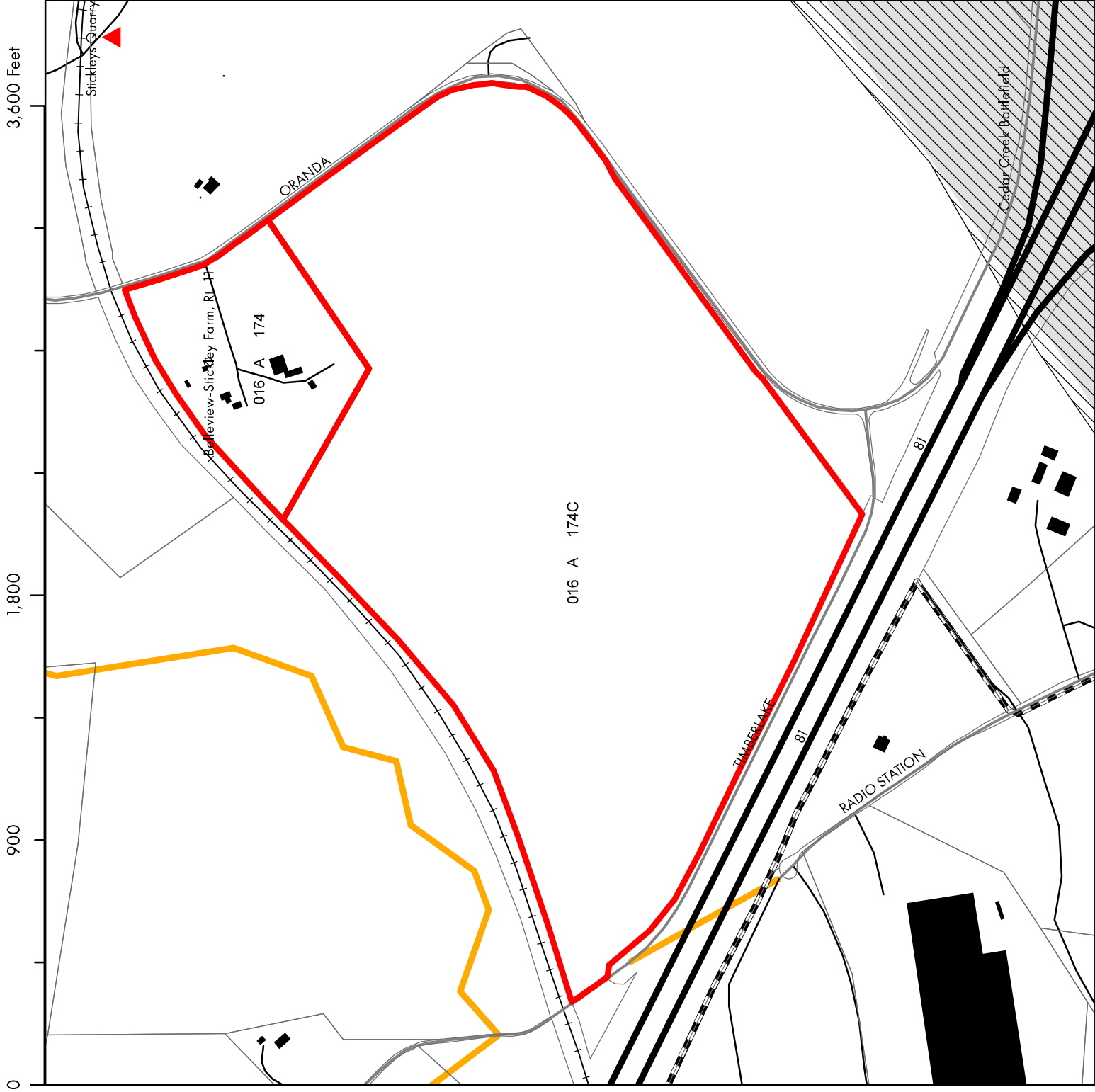
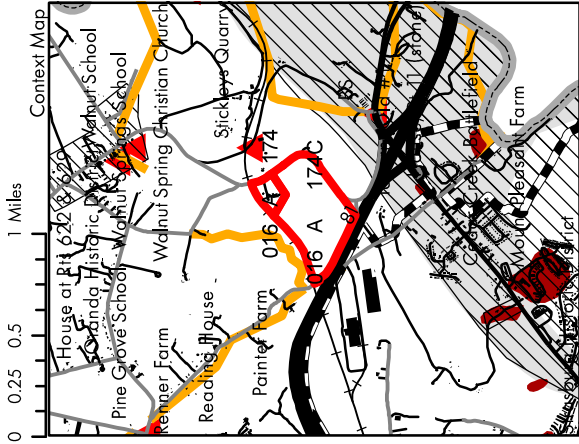
- ZMA 22-09-01 (Red outline)
- Parcels (Thin black outline)
- Roads
 - Interstate (Thick black line)
 - Primary (Medium black line)
 - Private (Thin black line)
 - School Access (Dashed black line)
 - Secondary (Thin grey line)
 - State Maintained (Thin grey line with cross-ticks)
 - US Route (Thin black line with cross-ticks)
 - Driveway (Thin black line)
 - Buildings (Black solid shapes)
- Railroad (Black line with cross-ticks)
- County Boundary (Thick grey line)
- Town Boundary (Thin grey line)
- FLUM (Blue hatched area)
- Agriculture (Light green)
- Conservation (Light blue)
- Edinburg (Light purple)
- Mount Jackson (Light yellow)
- National Forest (Dark green)
- New Market (Light grey)
- Residential (Light blue)
- Stoney Creek Sanitary District (Light green)
- Strasburg (Light purple)
- Toma Brook Mauretown Sanitary District (Light green)
- Woodstock (Light purple)



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ZMA 22-09-01

Historic Resources



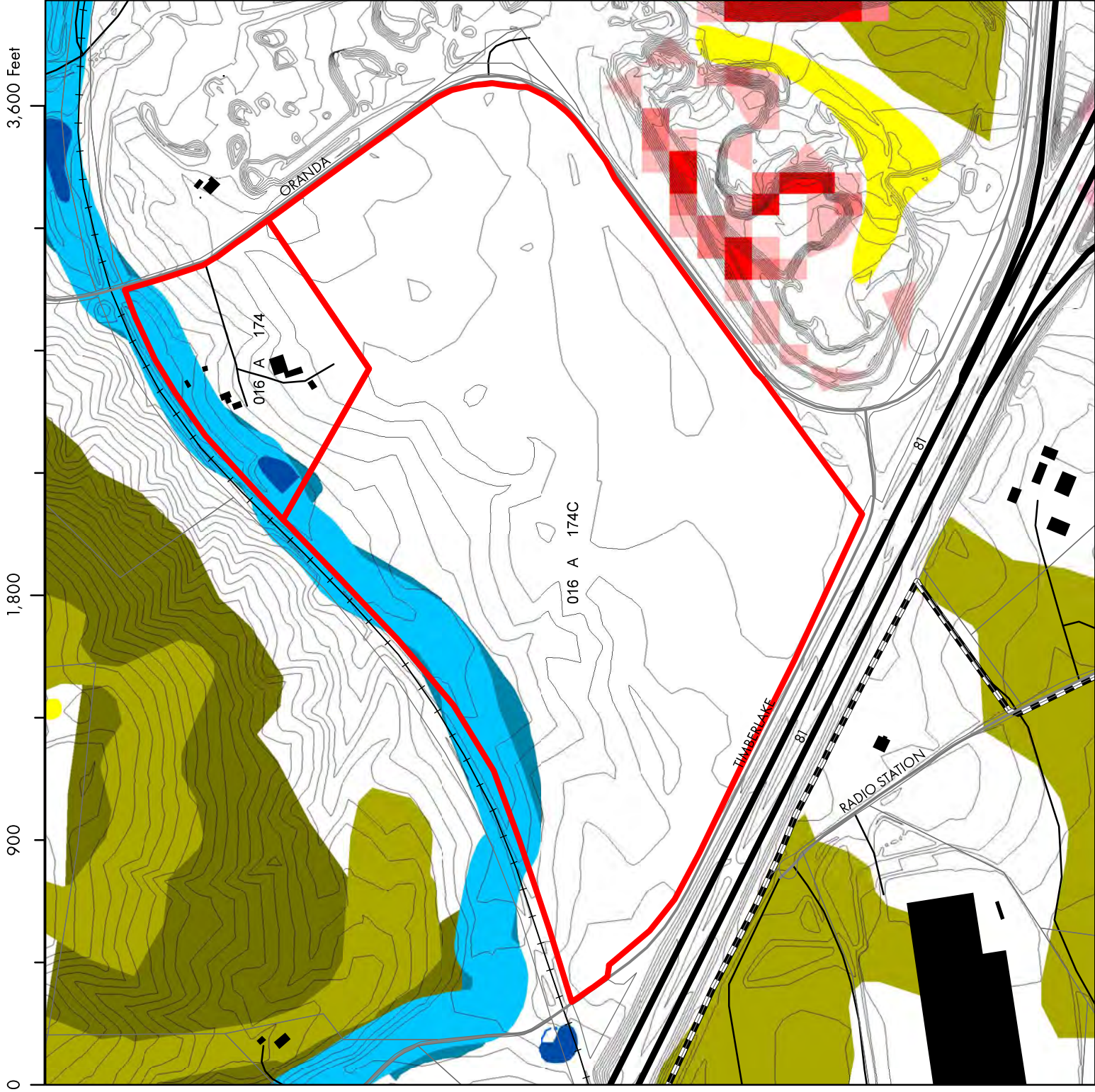
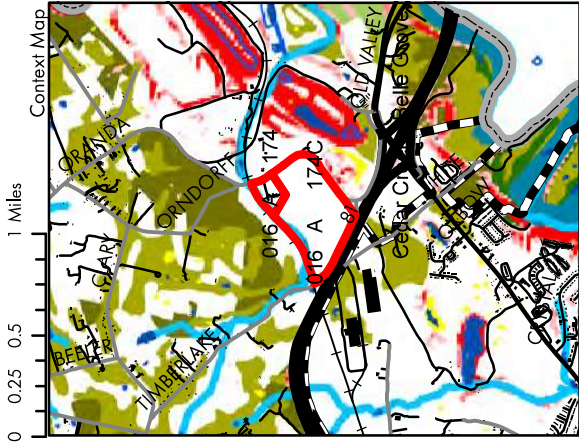
- Legend**
- ZMA 22-09-01
 - Parcels
 - Roads**
 - Interstate
 - Primary
 - Private
 - School Access
 - Secondary
 - State Maintained
 - US Route
 - Driveway
 - Buildings
 - Road Type**
 - Interstate
 - Primary
 - Private
 - School Access
 - Secondary
 - State Maintained
 - US Route
 - Driveway
 - Buildings
 - Railroad
 - County Boundary
 - Town Boundary
 - Former Roadways
 - Historic Locations
 - Archaeological Sites
 - ▲ Places Of Importance
 - Battlefield
 - Core_Study
 - Core
 - Study

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ZMA 22-09-01

Natural Resources



Legend

- ZMA 22-09-01
- Parcels

Roads

- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Driveway
- Buildings

Railroad

- Railroad

County Boundary

- County Boundary
- Town Boundary

Wetlands

- Wetlands

Streams

- Streams

Stream Buffers

- Stream Buffers

DGMR Sinkholes

- DGMR Sinkholes

Floodplain

- 1% Annual Chance - A
- 1% Annual Chance - AE
- 0.2% Annual Chance

Critical Slopes

- 15-20%
- 20-25%
- 25%+

Conservation Easements

- Forest Trails
- Prime Farmland
- Forested Land
- Conservation Easements
- AFD
- Parks
- National Forest
- State Forest



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ZMA 22-09-01

Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User

0 900 1,800 3,600 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- ZMA 22-09-01
- Parcels
- Roads**
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- Driveway
- Buildings
- Railroad
- County Boundary
- Town Boundary

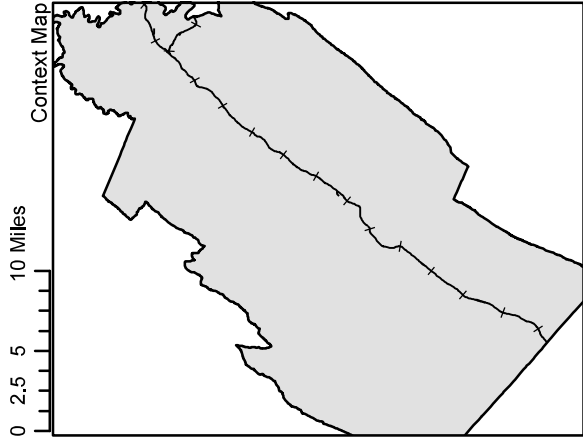


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* Added Since September 2022 Meeting

Prime Soils 16 A 174C



Legend

- 16 A 174C
- PARCELS
- Prime Soils

Roads

- Railroad
- Interstate
- Primary
- Private
- School Access
- Secondary
- State Maintained
- US Route
- PARCELS_UNJOINED

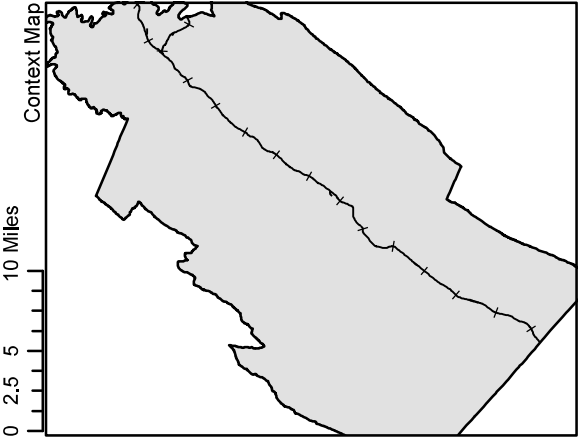


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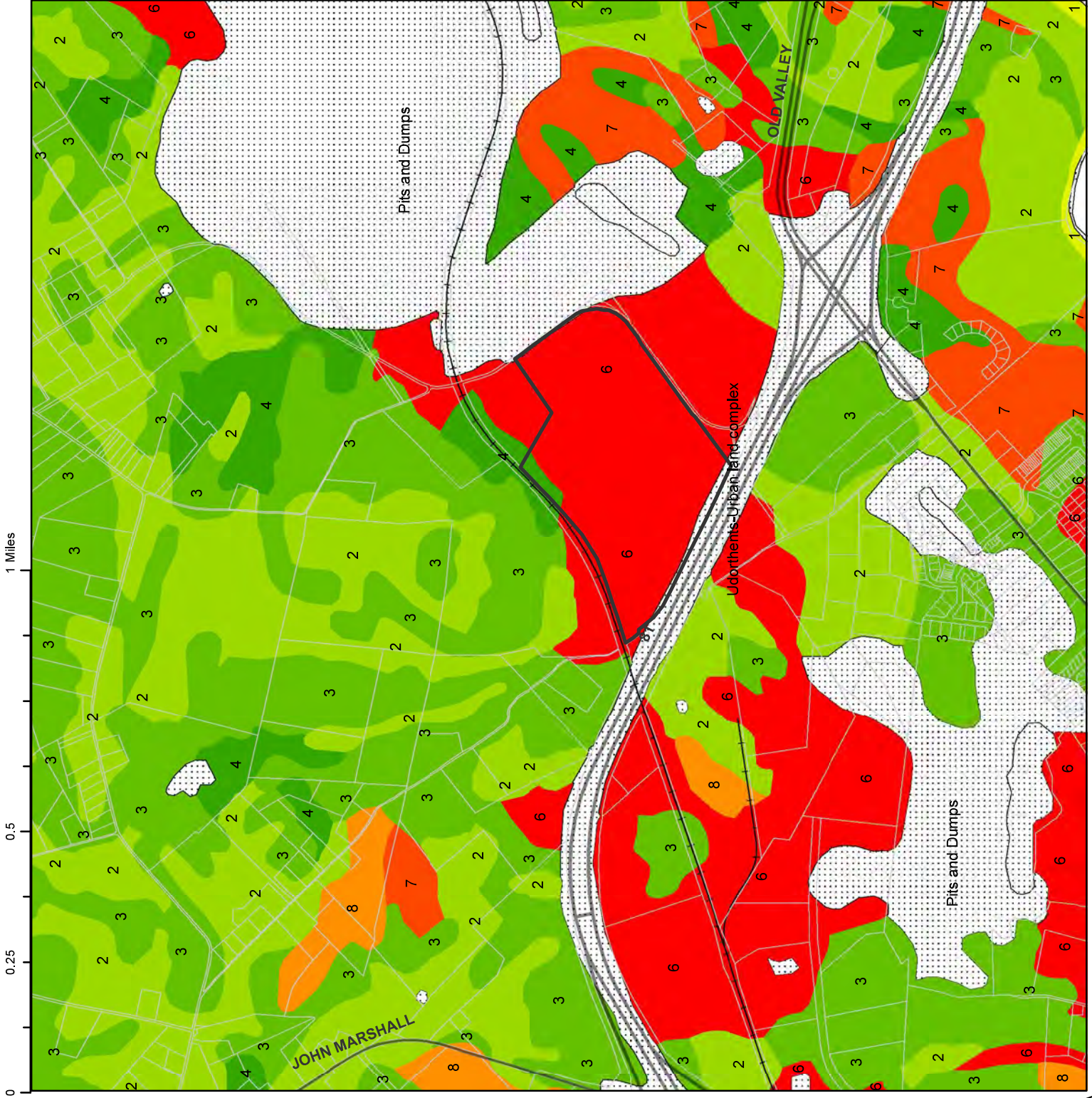


Soil Classification

16 A 174C



* Added Since September 2022 Meeting



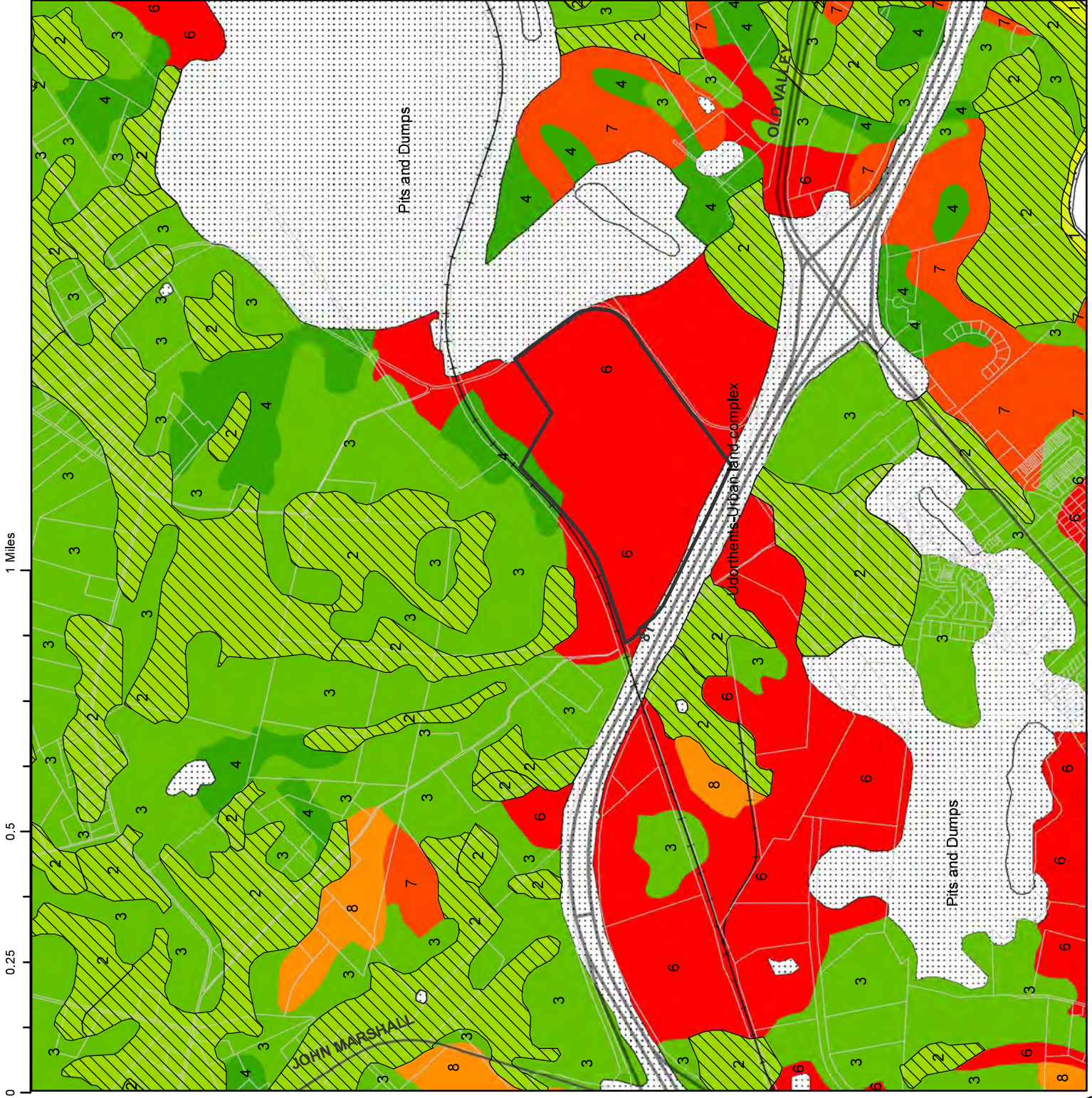
- Legend**
- 16 A 174C
 - Railroad
 - Soils
 - Nonirrigated Rating**
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - PARCELS
 - Roads**
 - Road Type**
 - Interstate
 - Primary
 - Private
 - School Access
 - Secondary
 - State Maintained
 - US Route
 - PARCELS_UNJOINED



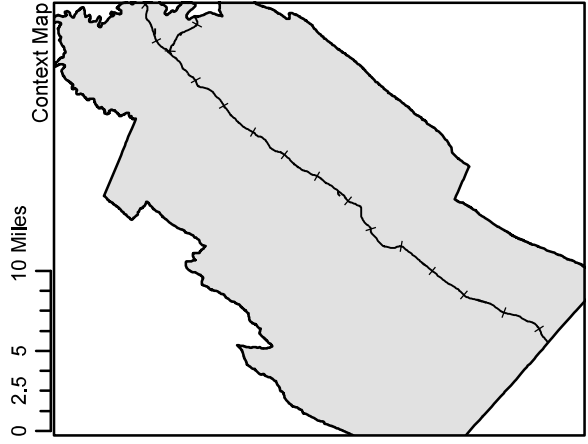
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* Added Since September 2022 Meeting



16 A 174C



- Legend**
- 16 A 174C
 - Prime Soils
 - Nonirrigated Rating
 - 1
 - 2
 - 3
 - 4
 - 6
 - 7
 - 8
 - PARCELS
 - Roads**
 - Interstate
 - Primary
 - Private
 - School Access
 - Secondary
 - State Maintained
 - US Route
 - PARCELS_UNJOINED
 - Railroad**
 - Soils**



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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development

14031 Old Valley Pike

Edinburg, VA 22824

Brenna,

A VDOT review has been completed of the Glendale Business Center Traffic Impact Analysis (TIA) associated with a potential rezoning. Attached you will find Staunton District Planning and Traffic Engineering comments. It is also worth noting that the proffered monetary contribution of \$500,000 included in the rezoning package from June is not adequate to address the recommendations in the TIA. The initial proffers also do not seem to include a commitment to the land uses / development intensity utilized in the TIA trip generation.

Please advise if you have any questions or wish to set up a meeting with appropriate VDOT staff to discuss.

Thank you,

Timothy Rhodes

VDOT ~Land Development Engineer

Clarke, Frederick, Shenandoah & Warren Counties

14031 Old Valley Pike

Edinburg, VA. 22824

(540)-534-3206

Review of Glendale Business Center Traffic Impact Analysis

VDOT Staunton District – August 5, 2022

VDOT Staunton District Planning and Traffic Engineering have reviewed the Traffic Impact Analysis for the Glendale Business Center TIA in Shenandoah County, dated January 2022 and submitted June 23, 2022. VDOT has developed the following comments on the initial TIA submission.

1. Flashing Yellow Arrow (FYA) left turn phasing is modeled correctly as the D.P+P turn type in the Existing Year models at US 11 and Radio Station Road. However, in the future year models, the left turn phasing reverts back to the incorrect pm+pt turn type, indicating a 5-section head. Please update all models for FYA consistency throughout the analysis.
2. Additionally, the side streets at US 11 and Radio Station Road are modeled incorrectly in all models. They are modeled as the “Prot” turn type whereas they should have been modeled as the “Split” (i.e. split phase) turn type. Signal timings should also be updated in all models to reflect the signal timings included for this intersection in the TIA appendix. Right turns on red are prohibited on the Hite Lane approach. Note that the delay reported for the Hite Lane left turn in the Existing AM model (3,689 seconds) is incorrect. Once the intersection is coded correctly, the left turn delay for this movement is 46.4 seconds.
3. Please check to see whether the FYA left turns on US 11 at Radio Signal Road would benefit from lagging operation during uncoordinated operations. VDOT would like to start operating FYA signals as lagging lefts during uncoordinated operation where appropriate. Note that with a coordinated operation in conjunction with the I-81 ramps, it is often best to let the lead/lag optimization routines determine the phase order. We could have dual leading, dual lagging, or lead/lag operations with FYA signals during coordinated operation.
4. Given the existing US 11 median width through the interchange, to more accurately represent current ramp operational conditions, all models coding the ramp intersections as unsignalized should indicate 1 vehicle in median storage in the HCM 6 settings to represent a 2-stage left turn.
5. In all models that include signalization of the ramps, left turns from US 11 to the on-ramps need to be updated to FYA using the D.P+P turn type.
6. With the exception of the Existing Year models, all yellow change and all-red clearance intervals are using the Synchro defaults of 4 seconds for the yellow and 2 seconds for the all-red. The programmed yellow change and all-red clearance intervals need to be utilized at US 11 and Radio Station Road in all models. For the new signals at the I-81 ramps, the yellow change and all-red clearance intervals need to be calculated using IIM-TE-306.1 (or also see NCHRP Report 731) and coded into all models.
7. The label for intersection #2 is missing in Tables 7 and 8.
8. The bullet at the bottom of Page 15 in the TIA states, “The unsignalized intersection of Route 11 and Quarry Lane (Route 850) continues to operate at a high level of service. The northbound approach operates at a LOS of “B” in the AM peak hour and an “F” in the PM peak hour.” This appears to be a typo, as the LOS reported in the Synchro file is a “C” with a 22.2 s delay.

9. Per TOSAM guidance, all tapers should be set to "0" in all models. Turn lane storage lengths should be set to the storage distance plus half of the taper distance.

10. Correct the following Synchro coding at the intersection of US 11 and Radio Station Rd/Hite Ln:
 - a. The North East Bound (NEB) left turn storage lane is 130 ft, not 100 ft.
 - b. The SWB Right turn storage lane is 300 ft, not 275 ft.

11. Correct the following Synchro coding at the intersection of US 11 and NB I-81 ramps:
 - a. The SWB Left Turn Lane is 175 ft, not 100 ft.

12. Correct the following Synchro coding at the intersection of US 11 and SB I-81 ramps:
 - a. The NEB Left Turn Lane is 120 ft, not 60 ft.

13. Correct the following Synchro coding at the intersection of US 11 and Quarry Ln/ Loving Ln:
 - a. The EB Left Turn Lane is 250 ft, not 210 ft.
 - b. The WB Right Turn Lane is 200 ft, not 125 ft.

14. Correct the following Synchro coding at the intersection of Oranda Rd and Quarry Ln:
 - a. The EB Oranda Rd approach is designated as Right Turn Only in all models, but there's nothing denoting this in the road in the real world. Please adjust to Left/Right turns in all years/build outs/mitigations.

15. With the second submission of the TIA, please remove the SJR from the TIA appendix and submit as a separate document.

From: Cormier, Herbert <herbert.cormier@vdh.virginia.gov>
Sent: Monday, June 13, 2022 10:41 AM
To: Brenna Menefee <BMenefee@shenandoahcountyva.us>
Subject: Re: Glendale Business Center Rezoning

This Health Department has no objections to the proposed rezoning of the subject property.

Herbert Cormier
Environmental Health Supervisor
Shenandoah/Page Counties
(540) 459-3733/(540) 459-6965

*Added Since September 2022 Meeting

From: Tim Stowe <timstowe@stowecompanies.com>
Sent: Wednesday, September 28, 2022 4:10 PM
To: Brenna Menefee <BMenefee@shenandoahcountyva.us>
Cc: Lemuel Hancock <LHancock@shenandoahcountyva.us>; Gray Farland
(gfarland@shockeycompanies.com) <gfarland@shockeycompanies.com>
Subject: RE: Glendale Business Center TIA Review Comments

Brenna,

I offer the following responses to the comments provided by Tim Rhodes:

1. As you are aware Lemuel Hancock has been working with us to revise the proffer statement. That revised document is now in the possession of the county and addresses the items identified in the first bullet below.
2. We have discussed the Operations and Safety Analysis Report mentioned in the second bullet below. It is our understanding that this report cannot be completed within the rezoning time frame, nor is it needed for rezoning. We will continue to work on this with VDOT during the design phase of the project.

If you need any additional information, please let me know.

Tim Stowe

Stowe Engineering, PLC

o 540.686.7373 | m 540.336.0656 | f 540.301.1100

From: Timothy Rhodes <timothy.rhodes@vdot.virginia.gov>
Sent: Thursday, September 8, 2022 3:37 PM
To: Brenna Menefee <BMenefee@shenandoahcountyva.us>
Cc: Rhonda Funkhouser <Rhonda.Funkhouser@vdot.virginia.gov>; Reed, Brad
<brad.reed@vdot.virginia.gov>; Joseph Johnson <josephw.johnson@vdot.virginia.gov>; Tim
Stowe <timstowe@stowecompanies.com>; Shane McCabe <shane.mccabe@vdot.virginia.gov>
Subject: Glendale Business Center TIA Review Comments

Brenna,

VDOT has finalized a review of the resubmitted TIA and offers the following comments:

- A proffer for either a trip generation cap or minimum building size of around 400 KSF would be a reasonable consideration. If exceeded, an additional analysis could be provided. The applicant requested this set of trip generation assumptions based on anticipated site uses with the layout

*Added Since September 2022 Meeting

provided showing 3 buildings at 400 KSF each. The "highest use" of the property in terms of trip generation would have been to assume the entire building area as land use code 100, General Light Industrial. The average building size for code 110 is 45 KSF, indicative of a higher anticipated trip generation, or number of employees, as the quantity of buildings increases and the size decreases. Proffering a larger building size would provide the County with some assurance that the uses of the site would be similar to what is shown on the conceptual plan.

- Signalization of the I-81 ramps will require an Operations and Safety Analysis Report (OSAR) per VDOT requirements. VDOT staff is available to provide guidance on the OSAR process and the relevant memorandum on the requirements is attached. It would make the most sense to complete this effort as part of the TIA process. It is probably best we go ahead and plan to meet with the applicant and/or consultant to discuss next steps with the appropriate staff from Central Office and District L&D as their involvement is needed. Please have the applicant review and advise of when they would like to meet, then we can reach out to all of our required personnel and coordinate this meeting.

Please let me know if you have any questions.

Thank you,

Timothy Rhodes

VDOT ~ Land Development Engineer

Clarke, Frederick, Shenandoah & Warren Counties

14031 Old Valley Pike

Edinburg, VA. 22824

(540)-534-3206

* Added Since September 2022 Meeting

Voluntary Proffers

RE: Glendale Properties LLC and Daniel L. Spiker Revocable Trust, dated November 30, 2006

Date: September 22, 2022

Rezone File Number: 22-09-01

This Application involves approximately 91.877 acres, more or less [Tax Map No. 16-A-174C], owned by Glendale Properties LLC, and approximately 7 acres, being a portion of a parcel containing 12 acres, more or less [Tax Map No. 16-A-174], owned by the Daniel L. Spiker Revocable Trust, dated November 30, 2006. Such acreage will be combined and consolidated to create a single consolidated parcel containing 98.8774+/- acres (the "Property"). A preliminary plat depicting the intended consolidation and the resulting Property is included with the documents in support of the Application.

The following numbered Conditions are proffered in support of the application for a Zoning Map amendment/rezoning of the Property to General Industrial (M-1) Zoning District.

In the event the requested rezoning for the Property to General Industrial (M-1) Zoning District is not granted as applied for by the Applicants, these Conditions shall be deemed withdrawn and shall be null and void. Further, these Conditions are contingent upon final rezoning of the Property, with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Shenandoah County Board of Supervisors' (the "Board") decision granting the rezoning may be contested in the appropriate court. If the Board's decision is contested, and the Applicant elects not to submit development plans until such contest is finally resolved, the term "rezoning" shall include the day following entry of a final court order affirming the decision of the Board which has not been appealed, or, if appealed, the day following the date upon which the Board's decision has been affirmed on appeal.

The term "Owner" as referenced herein shall include within its meaning the future owners of the Property and successors in interest.

We hereby proffer that the use and development of this Property shall be in strict conformance with the following conditions:

1. The Owner agrees to participate in the cost of transportation improvements in the area adjacent or contiguous to, or near to, the Property. The Owner will contribute to Shenandoah County, Virginia, (the "County") five hundred fifty thousand dollars (\$550,000.00). This contribution shall be utilized and applied by the County, in its discretion, for transportation improvements, as that term is defined in Virginia Code Section 15.2-2298, that the rezoning gives rise to the need for and that bear a

* Added Since September 2022 Meeting

reasonable relationship to the rezoning, including without limitation any of the transportation improvements identified in the Traffic Impact Study dated January 4, 2022, prepared by Stowe Engineering, PLC, as the same may be updated or amended from time to time (the "Transportation Improvements"). Such payment shall be made prior to the earlier of (i) issuance of the first building permit for any new building to be constructed on the Property (but exclusive of any building permits that would have been allowed within the Agricultural A-1 District, for which building permits such \$550,000.00 contribution shall not be applicable), or (ii) upon notification from the County that the funds are necessary to be used as matching or contributing funds in connection with any grant application or award for construction of the Transportation Improvements. Owner understands that the \$550,000.00 may be needed to try and attract matching funds from VDOT or other state resources and agrees that the \$550,000.00 will be made available upon request by the County for the use of obtaining matching transportation funds, and that this event could occur prior to the issuance of the first building permit. Any portion of the \$550,000.00 cash payment that has not been used for such Transportation Improvements within fifteen years of the payment of the cash proffer to the County shall be returned to the Owner.

2. To offset the traffic concerns, specifically the worry from VDOT that traffic from the Property could exceed the TIA max trip amount of 3,356 trips per day, Owner will provide for an additional five hundred thousand dollars (\$500,000.00) to be paid to the County for Transportation Improvements in the event the daily trips generated exceed 3,356 trips per day from the Property at any time during the ten years following the date of rezoning. The daily trips from the Property may be calculated based upon a study conducted by the County, its agent, or VDOT, and Owner agrees to reasonably cooperate in providing information relevant to such study. If such contingency is triggered, any portion of the \$500,000.00 cash payment that has not been used for such Transportation Improvements within fifteen years of the payment of the cash proffer to the County shall be returned to the Owner.
3. The amounts provided in sections 1 and 2 shall increase annually, from one year after the rezoning until tender of payment, by the greater of the annual rate of inflation, as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics or the Marshall and Swift Building Cost Index. Owner may elect to pay either or both cash proffers before they are due and payable.
4. The Owner agrees to limit the number of commercial entrances on Oranda Road (Route 629) for the Property to a maximum of three (3) entrances, unless an

* Added Since September 2022 Meeting

additional commercial entrance is agreed upon by Shenandoah County at some time in the future. Provided, however, that access by vehicles needed for periodic maintenance of the Property shall not be limited.

5. The Owner agrees to provide for inter-parcel connections by private access easements internally within the Property so as to provide vehicular and pedestrian access for each such created lot/parcel to at least one (1) of the commercial entrances onto Oranda Road (Route 629).
6. Owner will not be asking for any funds for utility improvements from Shenandoah County or the Industrial Development Authority of Shenandoah County, Virginia.
7. Owner will leave the existing trees along the perimeter of the Property. If such trees die, become damaged or otherwise no longer provide screening reasonably comparable to that currently existing on the Property, Owner shall provide substitute comparable screening. This proffer excludes reductions to the screening around the entrances, and minimum site lines necessary to meet VDOT standards.
8. Where an existing tree perimeter comparable to the standards in this section is absent, an evergreen buffer shall be planted along the eastern and northern property line adjacent to Oranda Road to enhance the existing tree perimeter, consistent with the rules prescribed in 165-18 B.1(r)3(b)(i), regardless of the use of the Property. Plantings for the evergreen buffer shall occur prior to the issuance of the first building permit.
9. Owner will diligently and timely pursue a boundary line adjustment to consolidate the Property within one parcel so that none of the adjacent properties are split-zoned.

[Signature page follows]

* Added Since September 2022 Meeting

GLENDALE PROPERTIES LLC

By: Kay S. Fiocca (SEAL)

Its: President

Date: 9/30/22

**KAY S. FIOCCA, TRUSTEE OF THE
DANIEL L. SPIKER REVOCABLE
TRUST, dated November 30, 2006**

By: Kay S. Fiocca (L.S.)

Its: Trustee

Date: 9/30/22

STOWE ENGINEERING, PLC

May 23, 2022

Brenna Menefee
Zoning & Subdivision Administrator
Shenandoah County
600 north Main Street
Woodstock, VA 22664

RE: Rezoning of Glendale Property for Economic Development

MS. Menefee, Board Members, and Planning Commissioners:

The attached rezoning request presents an economic development opportunity for Shenandoah County that will provide benefits far exceeding impacts. The project involves development of 98.88 acres of the Glendale property to a light industrial and warehousing. We refer to the project as the **Glendale Business Center**.

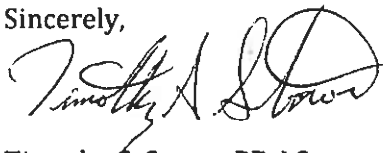
Key components of this rezoning include:

- A project that fulfills the Shenandoah County Economic Development Plan for this property by developing it with an industrial land use. The requested M-1 zoning is consistent with the EDA plan.
- Development of a business center in a location where the only adjacent residential properties is the property owner.
- Proffered financial contributions to fire and rescue and the Shenandoah Historical Society. A proffered proportional financial contribution is also being proposed to mitigate transportation impacts to the local roads.
- The site provides rail access which can reduce the freight traffic on local roads.

I look forward to discussing this exciting this opportunity and rezoning request with you.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Timothy S. Stowe, PE, LS
President

Attachments.

SHENANDOAH COUNTY
OFFICE OF COMMUNITY DEVELOPMENT
600 N. MAIN ST., SUITE 107
WOODSTOCK, VA 22664
540-459-6185



ZONING MAP AMENDMENT APPLICATION

PROJECT NAME: Glendale Business Center

Applicant / Owner

Applicant Name: Tim Stowe, Stowe Engineering, PLC **Address:** 103 Heath Court
Winchester, VA 22602
Phone: 540-686-7373 **Email:** timestowe@stowecompanies.com

If Applicant Is Not The Property Owner, Please Provide The Following:

Owner Name: Glendale Properties LLC **Address:** 950 North River Road
Middletown, VA 22645
Phone: 540-409-7331 **Email:** kaysf13@gmail.com

Property

Project Size: 91.8774 acre sqft **Parcel Address / Location:**
Parcel Number(s): 16-A-174C

Project

Requested Zoning: General Industrial (M-1) **Current Zoning:** Agriculture A-1

Please Describe The Proposed Use: Light Manufacturing and Distribution

Proposed Changes To Existing Buildings/Structures: No Changes to Existing House, Barn Would Not Remain After Site Development.

Proposed New Buildings/Structures: Light Manufacturing Facilities and / or Distribution Facilities

Proposed Temporary Structures: No Proposed Temporary Structures

Has A Previous Application Been Made For This Use? Y / N

Do You Plan To Reach Out To Your Neighbors? Y / N If Yes, When? _____

Project Details

Hours Of Operation: TBD

Parking Spots: TBD Paved Gravel Other: _____ Number Of Restrooms: TBD
(This Requires VDH Approval)

Expected Noise Level: Minimal

Lighting: Exterior Wall and Pole Lighting Signage: TBD

Amount Of Land Disturbance: TBD Expected Daily Customer Count: TBD

Current Water And Sewer Facilities: No Current Facilities in the Area of Proposed Rezoning

Proposed Water And Sewer Facilities: Public Water and Sewer Provided by the Town of Strasburg

Space For Emergency Vehicles To Turn Around: Y / N Fire Safety Equipment: Yes, as Determined by Code and Use
(Fire Extinguisher, Fire Alarm, Sprinkler, Etc.)

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct. I (we) understand that in granting approval of an application for special use, the Board of Supervisors may require compliance with certain conditions and that such approval shall not be considered valid until these conditions are met.

Applicant Signature: Ray Stocast, Managing Member Date: 5/23/22
Glendale Properties LLC

Owner Signature: _____ Date: 5/23/22

OFFICE USE ONLY

ZMA#: _____ Fee: _____ Date Received: _____

AD Dates: _____ Public Hearing Date: _____

Planning Commission Recommendations: _____

Board Recommendations: _____

BOS Action Date: _____ Clerk Of The Board: _____

SHENANDOAH COUNTY
OFFICE OF COMMUNITY DEVELOPMENT
600 N. MAIN ST., SUITE 107
WOODSTOCK, VA 22664
540-459-6185



ZONING MAP AMENDMENT APPLICATION

PROJECT NAME: Glendale Business Center

Applicant / Owner

Applicant Name: Tim Stowe, Stowe Engineering, PLC **Address:** 103 Heath Court

Phone: 540-686-7373 **Email:** timestowe@stowecompanies.com Winchester, VA 22602

If Applicant Is Not The Property Owner, Please Provide The Following:

Owner Name: Daniel L. Spiker, Trustee **Address:** P.O. Box 462

Phone: 703-346-6023 **Email:** kaysf13@gmail.com Strasburg, VA 22657

Property

Project Size: 12 acre sqft **Parcel Address / Location:** 1095 Oranda Road

Parcel Number(s): 16-A-174 Strasburg, VA 22657

Project

Requested Zoning: General Industrial (M-1) **Current Zoning:** Agriculture A-1

Please Describe The Proposed Use: 7 Acres of the Property Will Be Used For Light Manufacturing and / or Distribution.

The 5 Acre Portion Will Remain A-1 (See Proposed Boundary Line Adjustment).

Proposed Changes To Existing Buildings/Structures: The Stone House is to Remain. The Barns are to be Removed During Site Development.

Proposed New Buildings/Structures: Light Manufacturing Facilities and / or Distribution Facilities

Proposed Temporary Structures: No Proposed Temporary Structures

Has A Previous Application Been Made For This Use? Y / N

Do You Plan To Reach Out To Your Neighbors? Y / N If Yes, When?

Project Details

Hours Of Operation: TBD

Parking Spots: TBD Paved Gravel Other: _____ Number Of Restrooms: TBD
(This Requires VDH Approval)

Expected Noise Level: Minimal

Lighting: Exterior Wall and Pole Lighting Signage: TBD

Amount Of Land Disturbance: TBD Expected Daily Customer Count: TBD

Current Water And Sewer Facilities: No Current Facilities in the Area of Proposed Rezoning

Proposed Water And Sewer Facilities: Public Water and Sewer Provided by the Town of Strasburg

Space For Emergency Vehicles To Turn Around: Y / N Fire Safety Equipment: Yes, as Determined by Code and Use
(Fire Extinguisher, Fire Alarm, Sprinkler, Etc.)

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct. I (we) understand that in granting approval of an application for special use, the Board of Supervisors may require compliance with certain conditions and that such approval shall not be considered valid until these conditions are met.

Applicant Signature: Timothy Stowe Date: 5/23/22
Kay D. Siocon Trustee

Owner Signature: _____ Date: 5/23/22
Ormel & Spiker Trust

OFFICE USE ONLY

ZMA#: _____ Fee: _____ Date Received: _____

AD Dates: _____ Public Hearing Date: _____

Planning Commission Recommendations: _____

Board Recommendations: _____

BOS Action Date: _____ Clerk Of The Board: _____

Glendale & Spiker Properties

Location Map - 1095 Oranda Road



Highway Access Route

Legend

 EXIT 298 I81

 Highway Access From Orlanda Road

Spiker Property

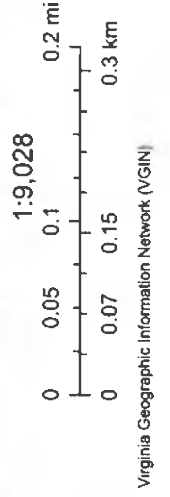
Glendale Property

Traffic Route to I81

EXIT 298 I81



Zoning Map



April 28, 2022

Sewer



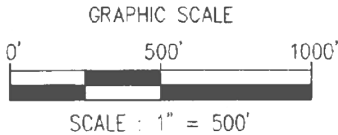
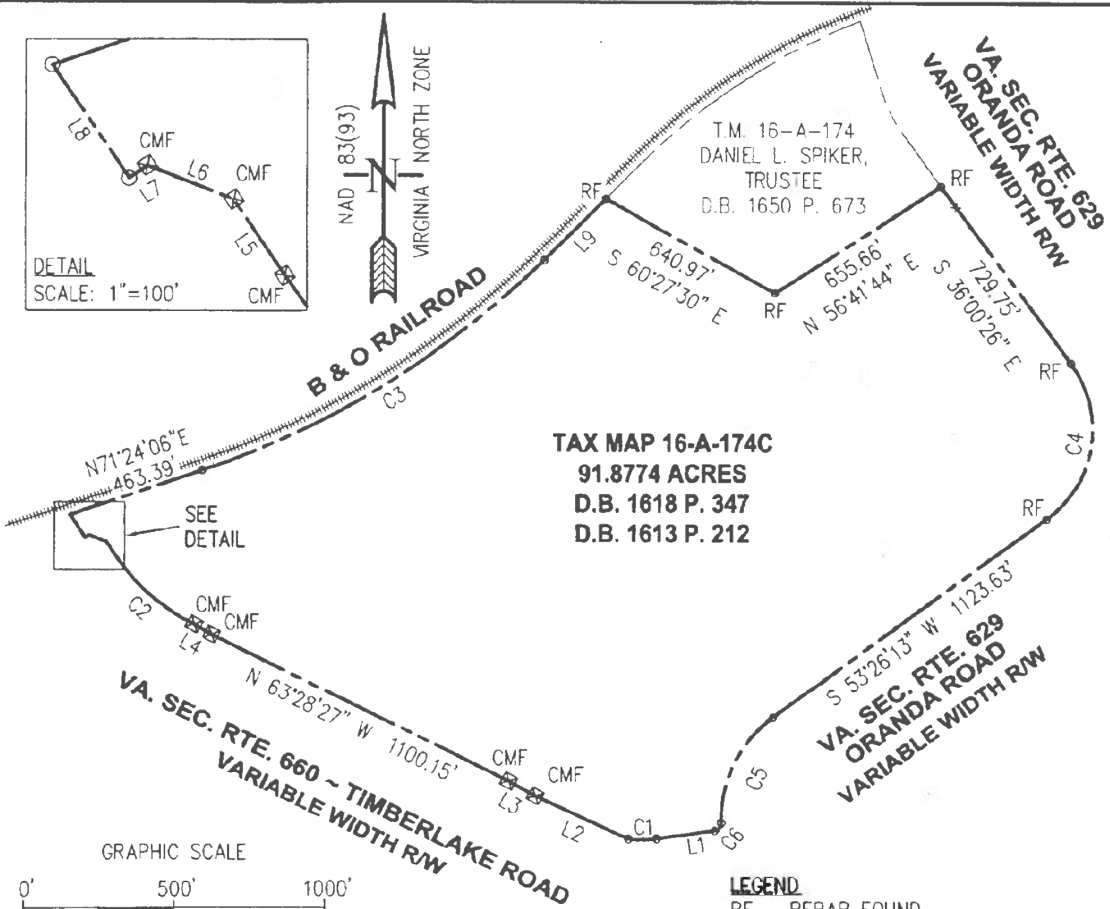
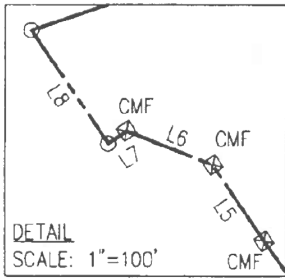
December 20, 2021

- All Water Valves 1
- All Water Mains
- All Sewer Valves
- All Sewer Mains
- All Sewer Force Mains
- All Water Valves
- All Sewer Manholes
- All Payment

1:5,151



VITA, Esri HERE, DeLorme, Swatch, IGN, HERE, Garmin, PC Map



LEGEND
RF - REBAR FOUND
CMF - CONCRETE MONUMENT FOUND

LINE DATA

LINE	BEARING	DISTANCE
L1	S 82°09'02" W	193.86'
L2	N 64°44'32" W	339.37'
L3	N 60°35'32" W	100.23'
L4	N 59°19'45" W	66.75'
L5	N 33°43'03" W	61.64'
L6	N 68°40'06" W	61.17'
L7	S 56°03'59" W	15.00'
L8	N 33°56'01" W	91.61'
L9	N 44°52'26" E	291.05'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	DELTA
C1	375.00'	93.94'	S 89°19'38" W 93.69'	14°21'11"
C2	666.20'	345.62'	N 48°35'11" W 341.76'	29°43'29"
C3	2897.79'	1341.67'	N 58°08'16" E 1329.72'	26°31'40"
C4	375.00'	585.41'	S 08°42'54" W 527.75'	89°26'39"
C5	425.00'	407.28'	S 25°59'01" W 391.87'	54°54'25"
C6	25.00'	36.48'	S 40°19'59" W 33.33'	83°36'22"

NOTES:

1. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THIS PROPERTY MAY EXIST THAT ARE NOT SHOWN.
2. THE LOCATIONS OF UNDERGROUND UTILITIES OR OTHER SUBSURFACE IMPROVEMENTS, IF ANY, WERE NOT ASCERTAINED; THEREFORE, ARE NOT SHOWN.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAT DATED 30 JULY 2013, BY L. C. HIMELRIGHT, L.S., RECORDED IN DEED BOOK 1618 AT PAGE 347 AND VERIFIED ALONG WITH THE LOCATIONS OF PHYSICAL IMPROVEMENTS BY A FIELD RUN SURVEY COMPLETED UNDER MY SUPERVISION ON 26 JULY 2021.

**BOUNDARY RETRACEMENT SURVEY
OF THE LAND OF
GLENDALE PROPERTIES, LLC
DAVIS MAGISTERIAL DISTRICT
SHENANDOAH COUNTY, VIRGINIA**

DRAWN BY: HBK

DWG NAME: id11396-bds

SHEET 1 OF 1

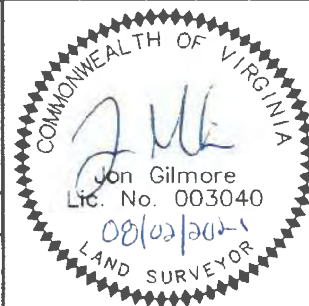


Marsh & Legge Land Surveyors, P.L.C.

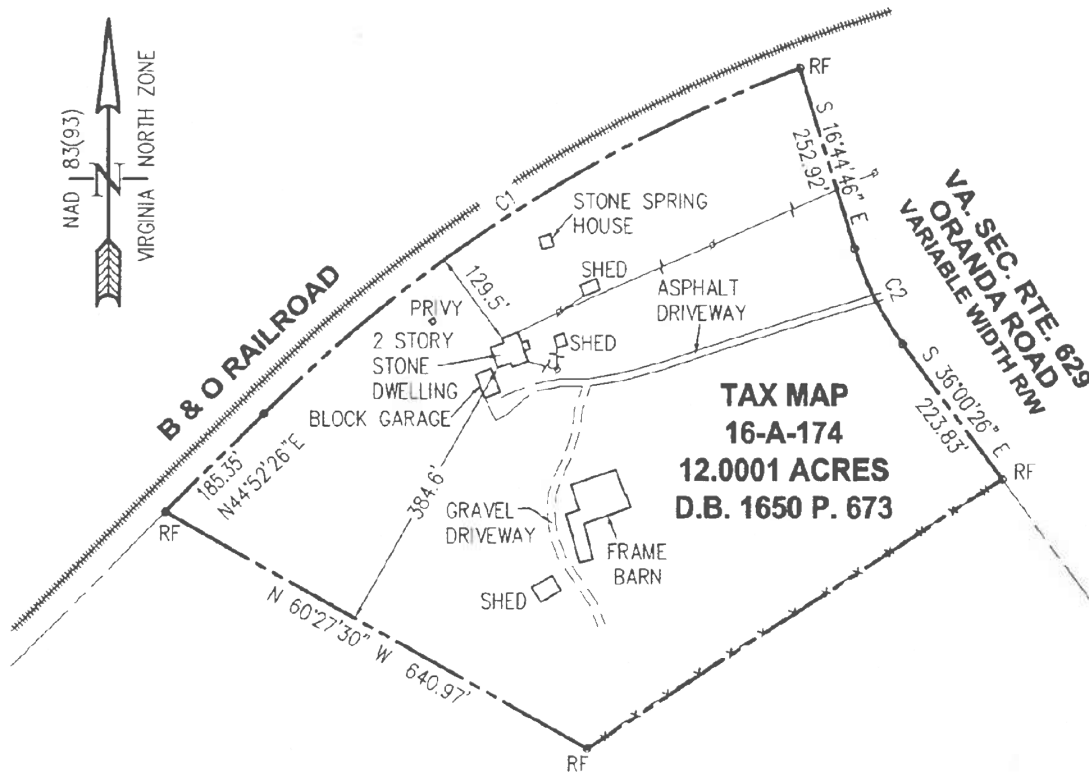
560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 FAX (540) 667-0469

EMAIL office@marshandlegge.com

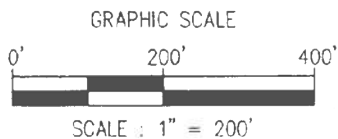


DATE: 08/02/2021



**TAX MAP
16-A-174
12.0001 ACRES
D.B. 1650 P. 673**

T.M. 16-A-174C
GLENDALE PROPERTIES, LLC
D.B. 1618 P. 347



- LEGEND**
- RF - REBAR FOUND
 - ⊗ - WOOD UTILITY POLE
 - |— OVERHEAD UTILITY LINE
 - x— WIRE FENCE

CURVE DATA

CURVE	RADIUS	ARC	CHORD	DELTA
C1	2050.48'	851.56'	N 56°46'17" E 845.45'	23°47'41"
C2	425.00'	142.87'	S 26°22'35" E 142.20'	19°15'39"

NOTES:

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2. THE LOCATIONS OF UNDERGROUND UTILITIES OR OTHER SUBSURFACE IMPROVEMENTS, IF ANY, WERE NOT ASCERTAINED; THEREFORE, ARE NOT SHOWN.
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**BOUNDARY RETRACEMENT SURVEY
OF THE LAND OF
DANIEL L. SPIKER, TRUSTEE
DAVIS MAGISTERIAL DISTRICT
SHENANDOAH COUNTY, VIRGINIA**

DRAWN BY: HBK

DWG NAME: id11396-bds

SHEET 1 OF 1

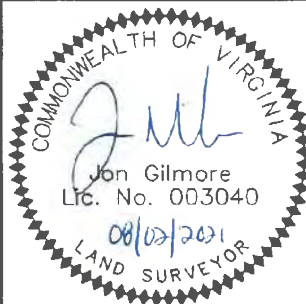


Marsh & Legge Land Surveyors, P.L.C.

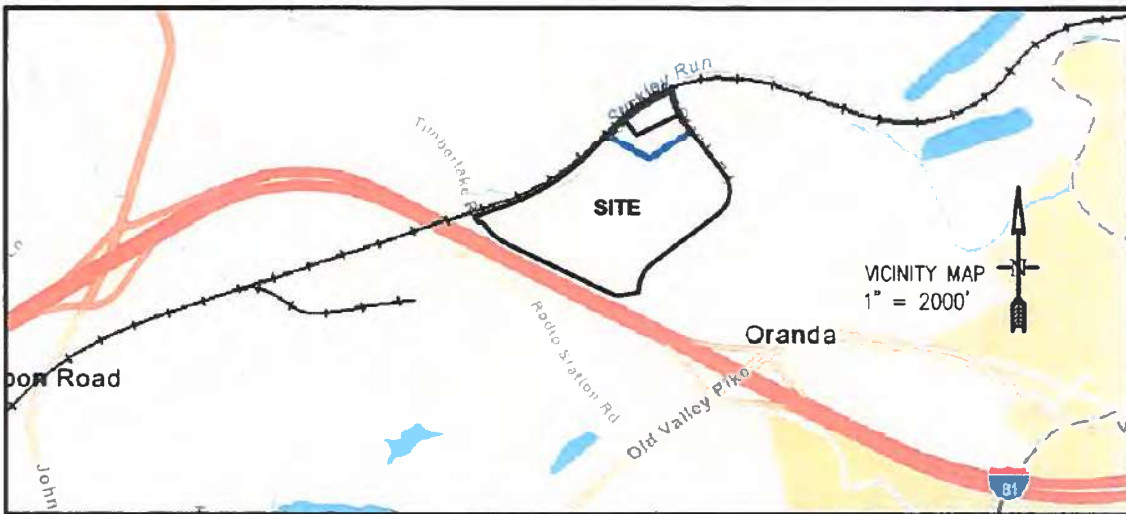
560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 FAX (540) 667-0469

EMAIL office@marshandlegge.com



DATE: 08/02/2021



APPROVED BY

 SHENANDOAH COUNTY SUBDIVISION ADMINISTRATOR

 DATE

OWNERS' CERTIFICATE

THE ABOVE AND FOREGOING BOUNDARY LINE ADJUSTMENT OF THE LAND OF DANIEL L. SPIKER, TRUSTEE [TAX MAP 16-A-174] AND THE LAND OF GLENDALE PROPERTIES, LLC, [TAX MAP 16-A-174C] AS APPEARS ON THE ACCOMPANYING PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

 FOR GLENDALE PROPERTIES, LLC

 DATE

 DANIEL L. SPIKER, TRUSTEE

 DATE

NOTARY PUBLIC

STATE OF _____ CITY/COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY DANIEL L. SPIKER, TRUSTEE. (DATE)

 (NOTARY PUBLIC) MY COMMISSION EXPIRES ON _____ (DATE)

NOTARY PUBLIC

STATE OF _____ CITY/COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY _____ (DATE)

 (NOTARY PUBLIC) MY COMMISSION EXPIRES ON _____ (DATE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT ARE A PORTION THE LANDS CONVEYED TO DANIEL L. SPIKER, TRUSTEE [TAX MAP 16-A-174] BY DEED DATED 22 JULY 2014, AND RECORDED IN DEED BOOK 1650 AT PAGE 673 AND A PORTION OF THE LANDS CONVEYED TO GLENDALE PROPERTIES, LLC [TAX MAP 16-A-174C] BY DEED DATED 10 JULY 2013, AND RECORDED IN DEED BOOK 1613 AT PAGE 212. THE AFOREMENTIONED DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SHENANDOAH COUNTY, VIRGINIA.

**BOUNDARY LINE ADJUSTMENT
 OF THE LANDS OF
 DANIEL L. SPIKER, TRUSTEE &
 GLENDALE PROPERTIES, LLC
 DAVIS MAGISTERIAL DISTRICT
 SHENANDOAH COUNTY, VIRGINIA**

DRAWN BY: JTG

DWG NAME: 11396-BLA

SHEET 1 OF 3

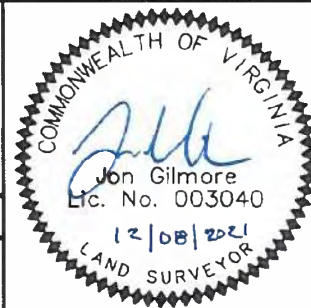


Marsh & Legge Land Surveyors, P.L.C.

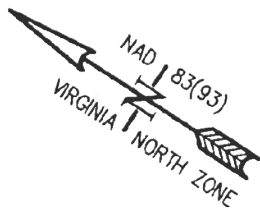
560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 FAX (540) 667-0469

EMAIL office@marshandlegge.com



DATE: 12/08/2021



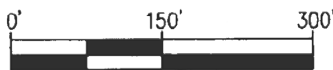
LEGEND

- RF - REBAR FOUND
- RS - REBAR SET
- ⊙ - WOOD UTILITY POLE
- OVERHEAD UTILITY LINE

NOTES:

1. NO TITLE REPORT FURNISHED; THEREFORE, EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THIS PROPERTY MAY EXIST THAT ARE NOT SHOWN.
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GRAPHIC SCALE



SCALE : 1" = 150'

CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHORD
C1	2050.48'	716.10'	20°00'35"	N 58°39'50" E 712.46'
C2	425.00'	95.37'	12°51'28"	S 23°10'30" E 95.17'

VA. SEC. RTE. 629
ORANDA ROAD
VARIABLE WIDTH RW

**TAX MAP
16-A-174
NEW AREA:
5.0001
ACRES**

**AREA ADDED TO
TAX MAP
16-A-174C
7.0000 ACRES**

**TAX MAP
16-A-174C
NEW AREA:
98.8774 ACRES
(SEE SHEET 3)**

B & O RAILROAD



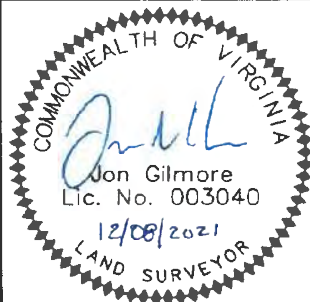
PROPERTY LINES
HEREBY CREATED

PROPERTY LINES
HEREBY VACATED

AREA SUMMARY

ORIGINAL TAX MAP 16-A-174 12.0001 ACRES
 ORIGINAL TAX MAP 16-A-174C 91.8774 ACRES
 TOTAL ORIGINAL AREA 103.8775 ACRES
 ADJUSTED TAX MAP 16-A-174 5.0001 ACRES
 ADJUSTED TAX MAP 16-A-174C ... 98.8774 ACRES
 TOTAL ADJUSTED AREA 103.8775 ACRES

**BOUNDARY LINE ADJUSTMENT
OF THE LANDS OF
DANIEL L. SPIKER, TRUSTEE &
GLENDALE PROPERTIES, LLC
DAVIS MAGISTERIAL DISTRICT
SHENANDOAH COUNTY, VIRGINIA**



DRAWN BY: JTG

DWG NAME: 11396-BLA

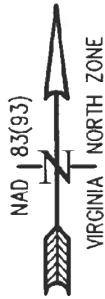
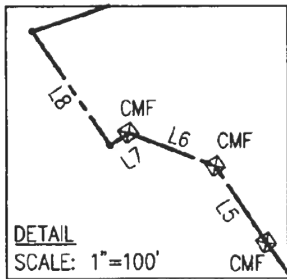
SHEET 2 OF 3



Marsh & Legge Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601
 PHONE (540) 667-0468 FAX (540) 667-0469
 EMAIL office@marshandlegge.com

DATE: 12/08/2021

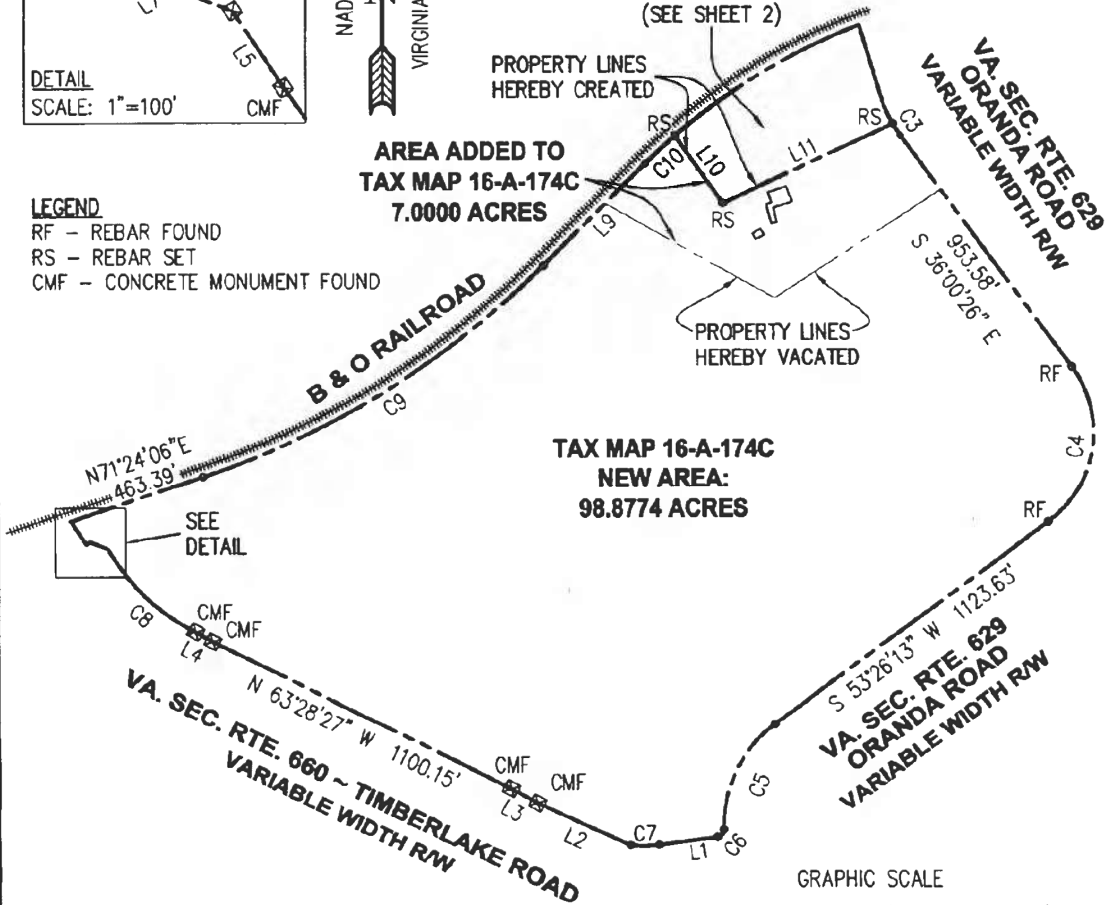


**TAX MAP
16-A-174
NEW AREA:
5.0001 ACRES
(SEE SHEET 2)**

LEGEND
RF - REBAR FOUND
RS - REBAR SET
CMF - CONCRETE MONUMENT FOUND

**AREA ADDED TO
TAX MAP 16-A-174C
7.0000 ACRES**

**TAX MAP 16-A-174C
NEW AREA:
98.8774 ACRES**



LINE DATA

LINE	BEARING	DISTANCE
L1	S 82°09'02" W	193.86'
L2	N 64°44'32" W	339.37'
L3	N 60°35'32" W	100.23'
L4	N 59°19'45" W	66.75'
L5	N 33°43'03" W	61.64'
L6	N 68°40'06" W	61.17'
L7	S 56°03'59" W	15.00'
L8	N 33°56'01" W	91.61'
L9	N 44°52'26" E	476.40'
L10	S 35°08'51" E	273.95'
L11	N 64°44'10" E	620.51'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	DELTA
C3	425.00'	47.50'	S 32°48'19" E 47.47'	6°24'11"
C4	375.00'	585.41'	S 08°42'54" W 527.75'	89°26'39"
C5	425.00'	407.28'	S 25°59'01" W 391.87'	54°54'25"
C6	25.00'	36.48'	S 40°19'59" W 33.33'	83°36'22"
C7	375.00'	93.94'	S 89°19'38" W 93.69'	14°21'11"
C8	666.20'	345.62'	N 48°35'11" W 341.76'	29°43'29"
C9	2897.79'	1341.67'	N 58°08'16" E 1329.72'	26°31'40"
C10	2050.48'	135.46'	N 46°46'00" E 135.44'	3°47'07"

**BOUNDARY LINE ADJUSTMENT
OF THE LANDS OF
DANIEL L. SPIKER, TRUSTEE &
GLENDALE PROPERTIES, LLC
DAVIS MAGISTERIAL DISTRICT
SHENANDOAH COUNTY, VIRGINIA**

DRAWN BY: JTG

DWG NAME: 11396-BLA

SHEET 3 OF 3

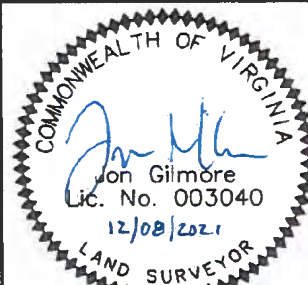


Marsh & Legge Land Surveyors, P.L.C.

560 NORTH LOUDOUN STREET WINCHESTER, VIRGINIA 22601

PHONE (540) 667-0468 FAX (540) 667-0469

EMAIL office@marshandlegge.com



DATE: 12/08/2021



DATE	
DESIGNED BY	
DRAWN BY	

CONCEPTUAL SITE PLAN
GLENDALE BUSINESS CENTER
SHENANDOAH COUNTY, VIRGINIA

STOWE ENGINEERING, PLC
 103 Heath Court
 Winchester, VA 22602
 (540) 686-7373
 fax (540) 301-1100



DATE	
DESIGNED BY	
DRAWN BY	

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VOLUNTARY AGREEMENT STATEMENT TEMPLATE

County of Shenandoah, Virginia
Web Site: <http://www.shenandoahcountyva.us/community>
Office of Community Development

Re: County Ordinance Section 165-115

RE: Tim Stowe, Stowe Engineering (Applicant's Name) Glendale Properties LLC (Owner's Name)

Date: 5/23/22

Rezone File Number: ZMA _____ (To be added by the Planning Office if unknown to the applicant)

The following must hold true in all voluntary conditions agreed upon herein: (1) The rezoning itself must give rise for the need for the conditions. (2) Such conditions shall have a reasonable relation to the rezoning. (3) All such conditions are in conformity with the County's Comprehensive Plan.

I Glendale Properties LLC hereby voluntarily agree that the use and development of this property shall be in strict accordance with the following conditions:

See Attached

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

I have attached a page for additional space and/or voluntary conditions which should be considered part of this voluntary agreement statement.

The conditions set forth in this voluntary agreement statement supersede all conditions set forth in previous voluntary agreement statements submitted as a part of this application.

Applicant Signature: Timothy Stowe Date: 5/23/22

Owner Signature: Kayla Ficca, Managing Member Date: 5/23/22
Glendale Properties LLC

Conditions Included in Voluntary Agreement Statement

This Application involves approximately 91.877 acres, more or less [Tax Map No. 16-A-174C], owned by Glendale Properties, LLC, and approximately 7 acres, being a portion of a parcel containing 12 acres, more or less [Tax Map No. 16-A-174], owned by the Daniel L. Spiker Trust. Such acreage will be combined and consolidated to create a single consolidated parcel containing 98.8774+/- acres (the "Property"). A preliminary plat depicting the intended consolidation and the resulting Property is included with the documents in support of the Application.

The following numbered Conditions are proffered in support of the application for a Zoning Map amendment/rezoning of the Property to General Industrial (M-1) Zoning District.

In the event the requested rezoning for the Property to General Industrial (M-1) Zoning District is not granted as applied for by the Applicant, these Conditions shall be deemed withdrawn and shall be null and void. Further, these Conditions are contingent upon final rezoning of the Property, with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Shenandoah County Board of Supervisors' (the "Board") decision granting the rezoning may be contested in the appropriate court. If the Board's decision is contested, and the Applicant elects not to submit development plans until such contest is finally resolved, the term "rezoning" shall include the day following entry of a final court order affirming the decision of the Board which has not been appealed, or, if appealed, the day following the date upon which the Board's decision has been affirmed on appeal.

Any improvements described in these Conditions shall be installed or provided at the time of development of that portion of the Property adjacent to or including such improvement, unless otherwise specified in these Conditions.

The term "Owner" as referenced herein shall include within its meaning the future owners of the Property and successors in interest.

The proffered Conditions are the following:

1. The Owner of the Property as of the time the payment described in this Condition No. 1 becomes effective agrees to participate in the cost of transportation improvements in the area adjacent or contiguous to, or near to, the Property. The Owner will contribute to Shenandoah County, Virginia, a maximum of five hundred thousand dollars (\$500,000.00). Such payment shall be made prior to the issuance of the first building permit for any new building to be constructed on the Property (but exclusive of any building permits that are allowed within the Agricultural A-1 District, for which building permits such \$500,000.00 contribution shall not be applicable). This contribution may be utilized and applied by the Board of Supervisors in its discretion for transportation improvements.

2. The Owner of the Property agrees to limit the number of commercial entrances on Oranda Road (Route 629) for the Property to a maximum of three (3) entrances, unless an additional commercial entrance is agreed upon by Shenandoah County or the Virginia Department of Transportation at some time in the future. Provided, however, that access by vehicles needed for periodic maintenance of the Property shall not be limited.

3. The Owner of the Property as of the time when lots/parcels are formally and legally created and established by subdivision(s) of the Property agrees to provide for inter-parcel connections by private access easements internally within the Property so as to provide vehicular and pedestrian access for each such created lot/parcel to at least one (1) of the commercial entrances onto Oranda Road (Route 629).

4. The Owner of the Property as of the time referred to in this Condition No. 4 agrees to pay Shenandoah County the sum of forty thousand dollars (\$40,000.00) prior to the issuance of a certificate of occupancy permit for the first new building constructed on the Property (but exclusive of any occupancy permits that are allowed for buildings within the Agricultural A-1 District, for which occupancy permits such \$40,000.00 payment shall not be applicable). Such payment may be utilized and applied by the Board in its discretion for fire and rescue purposes.

5. The Owner of the Property as of the time referred to in this Condition No. 5 shall contribute ten thousand dollars (\$10,000.00) to the Shenandoah County Historical Society prior to the issuance of a certificate of occupancy permit for the first new building constructed on the Property (but exclusive of any occupancy permits that are allowed for buildings within the Agricultural A-1 District, for which occupancy permits such \$10,000.00 payment shall not be applicable).

Applicant Signature: Timothy Stowe Date: 5/23/22
Stowe Engineering

Owner Signature: Kay S. Ziocca, Managing Member Date: 5/23/22
Glendale Properties, LLC

Owner Signature: Kay S. Ziocca, Trustee Date: 5/23/22
Daniel L. Spiker Trust, Trustee

INDUSTRIAL/COMMERCIAL FISCAL IMPACT MODEL

ONLY TO BE COMPLETED IF APPLYING TO ADD LAND TO AN INDUSTRIAL OR COMMERCIAL DISTRICT

Date: May 2, 2022

Type: Industrial / Commercial

Developer's Name: The Shockey Companies

New Employees: TBD

Development Name: Glendale Business Center

Number Of New Buildings: 1 - 3

Planned Dates Of Construction: 2023 - 2025

Building Size In Square Feet: 1,000,000 - 1,200,000 million

Location Of Development: Glendale Business Center

Tax Map Parcel Number(s): _____

Contributions, Incentives, And Grants

Economic Development Funds: _____

VDOT Industrial Access Funds: _____

Local Government Funds: _____

VA State Funds: _____

Special Program Funds/Grants: _____

Taxable Subjects After Completion

Assessed Land Value: + 6,000,000 Estimated Annual Retails Revenue: TBD

Assessed Improvements Value: + 100,000,000 Estimated Annual Wholesale Revenue: TBD

Assessed Personal Property Value: TBD Annual Contractor Revenue: TBD

Assessed Machine & Tools Value: TBD Lodging Revenue: TBD

Age Of Machines & Tools: TBD Meals Revenue: TBD

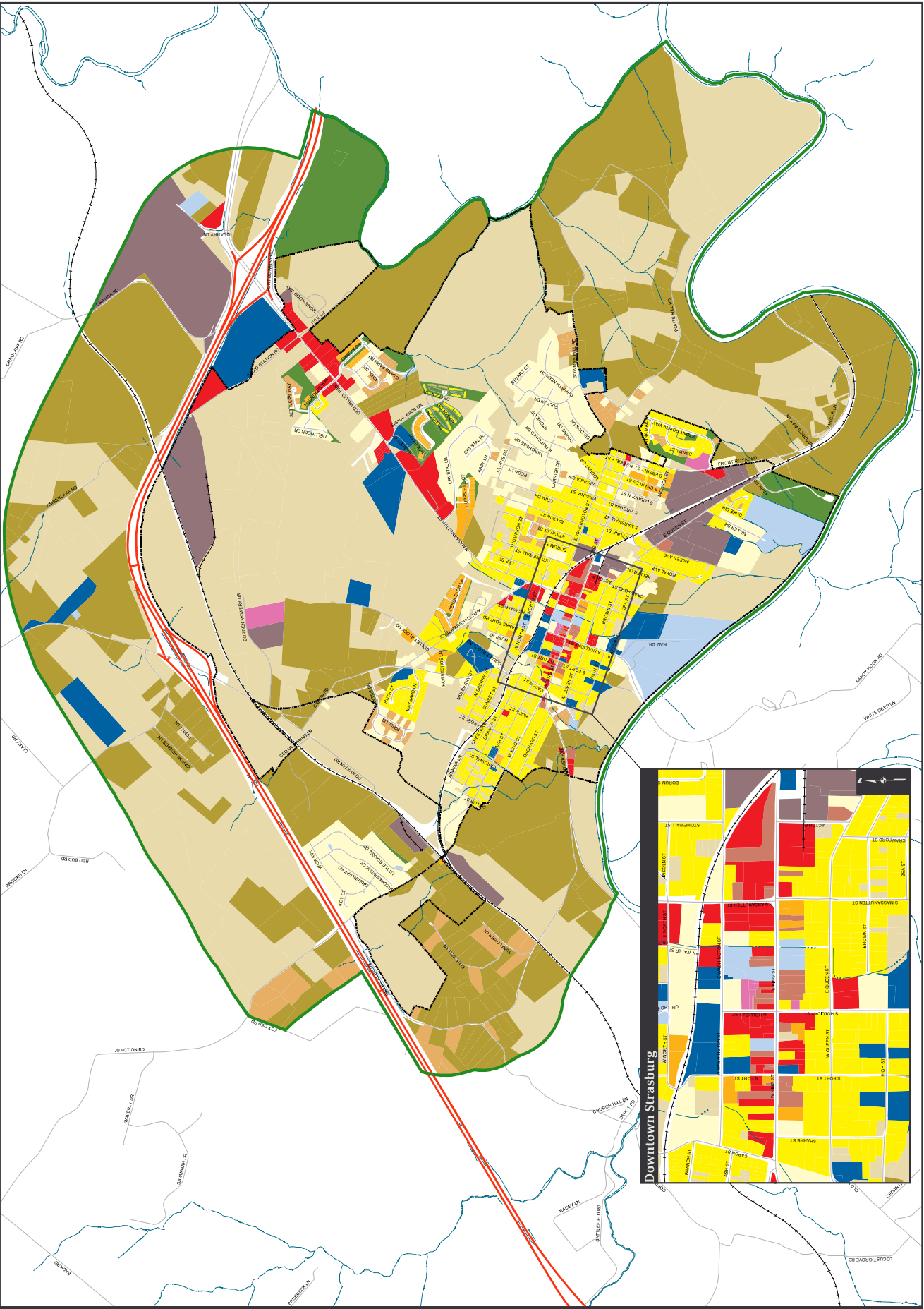
Assessed Office & Furniture Value: TBD

Annual Financial, Real Estate & Professional Services Revenue: _____

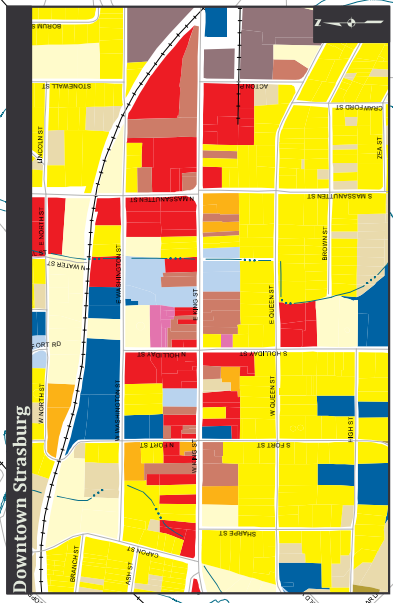
Annual Repair, Personal, Business & Other Services Revenue: _____

Strasburg Community Plan

Map #3.1 - Current Land Use



- Legend**
- Land Use Categories**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Rural Residential/Agricultural
 - Mixed Use
 - General Commercial
 - Office
 - Industrial
 - Parks/Open Space
 - Private Institutional
 - Public Institutional
 - Vacant/Undeveloped
 - Vacant/Platted Lot
- Boundaries**
- Town Boundary
 - Community Plan Study Area
- Lines**
- Streets
 - Interstate
 - Railroad
 - Streams



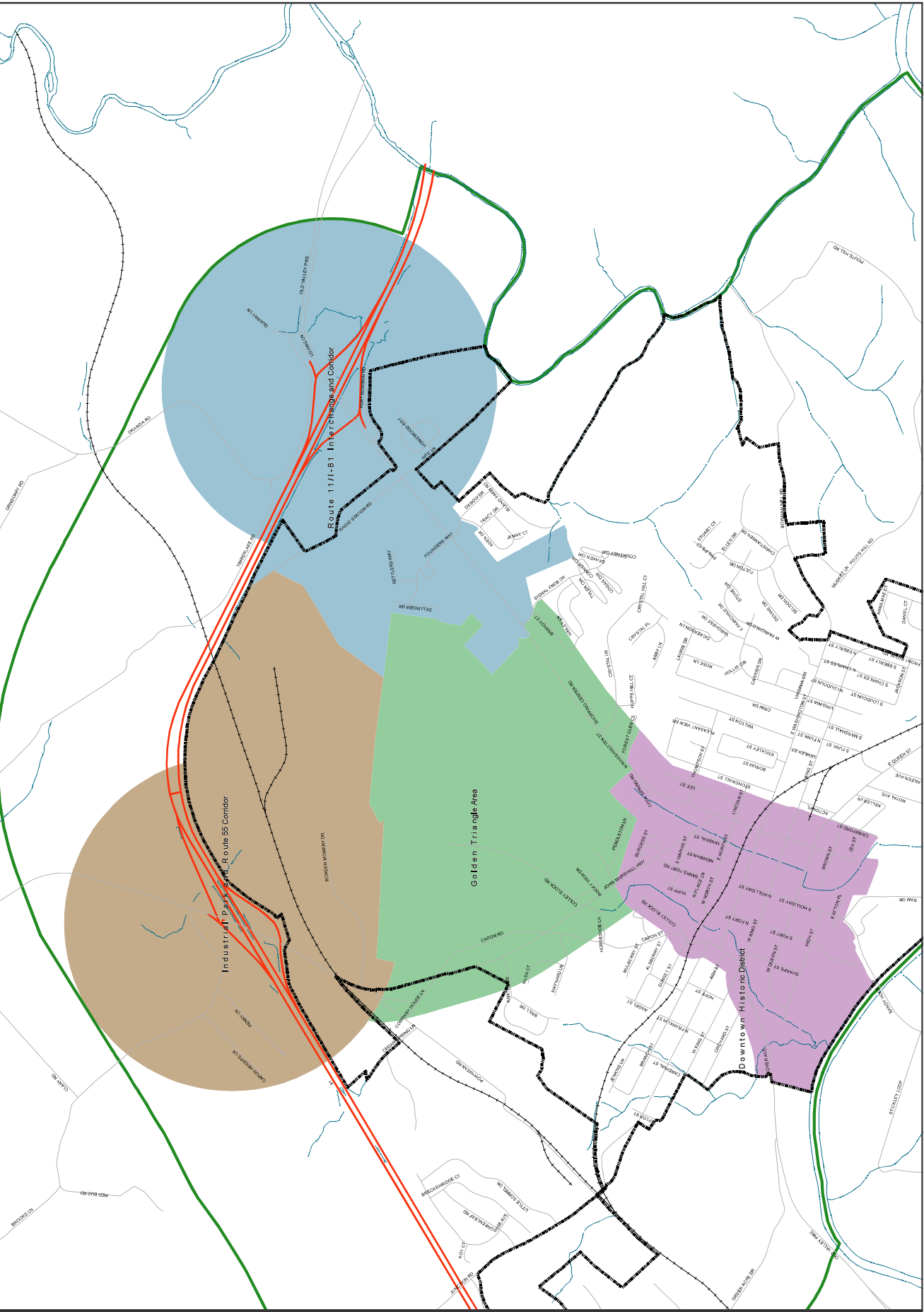
Map created by:
 Town of Strasburg
 Department of Planning & Zoning
 174 East King Street
 Strasburg, VA 22657
 540.525.5177

Data Sources:
 Esri
 Federal Geographic Data
 Shenandoah County
 GIS Department



Strasburg Community Plan

Map #3.2 - Target Areas




- Legend**
- Downtown Historic District
 - Golden Triangle Area
 - Ind. Park and Route 55 Corr.
 - 117/81 Int. and Corr.
- Boundaries**
- Town Boundary
 - Community Plan Study Area
- Lines**
- Streets
 - Interstate
 - Railroad
 - Streams

Map created by:
 Town of Strasburg
 Department of Planning and Zoning
 174 Lee King Street
 Strasburg, VA 22657
 540/465/9197

Map Updated: April 15, 2018

Data Sources:
 Virginia Statewide
 Field Surveys
 Shenandoah County
 GIS Department



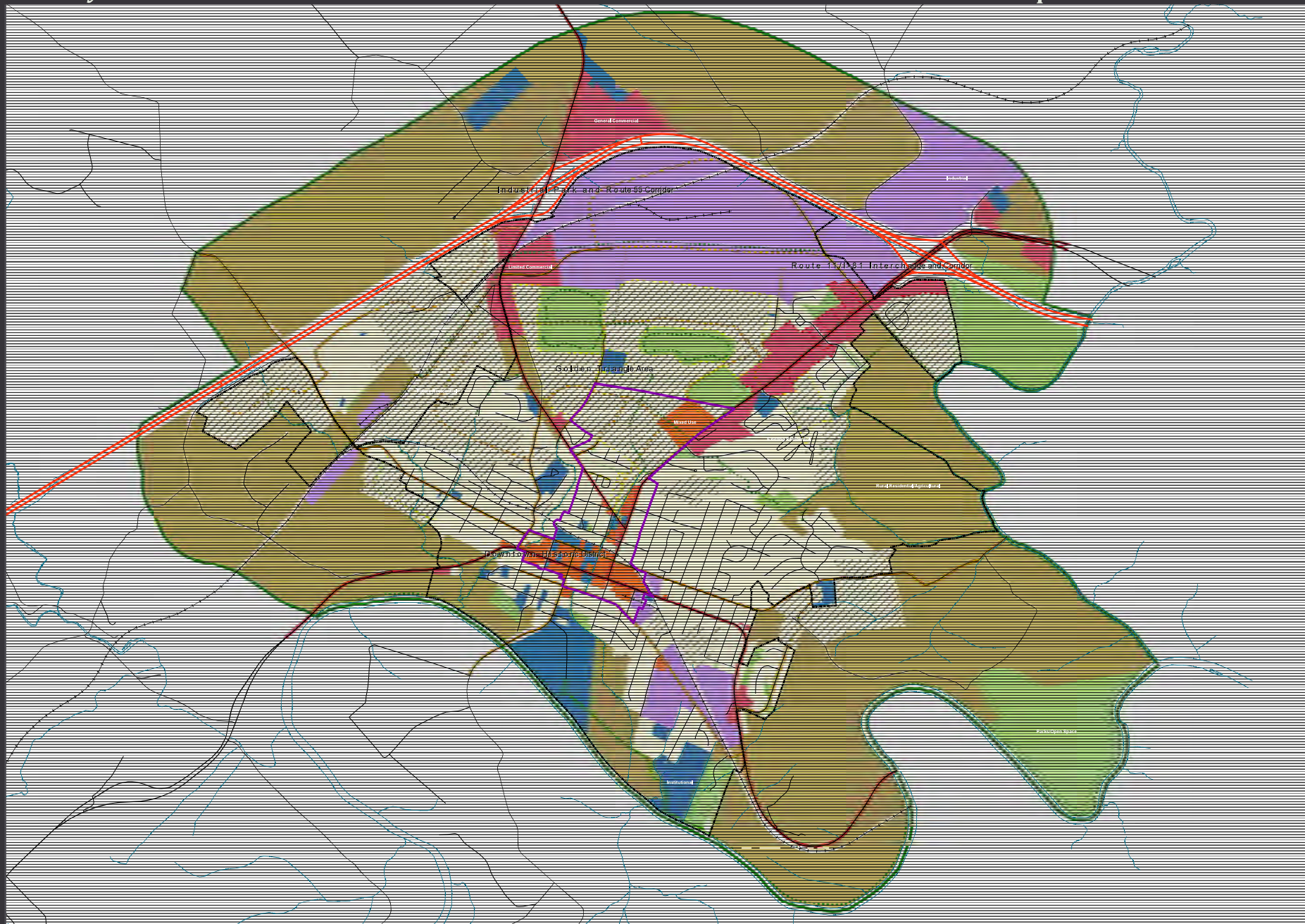
*Added Since September 2022 Meeting

Strasburg Community Plan

Map #3.3 - Future Land Use

Legend

- Streets
 - Interstate
 - Primary
 - Private
 - Secondary
 - US Route
- Development Areas
 - Residential
 - Commercial
 - Ag./Rural Res.
 - Existing Residential
 - Future Residential
 - Community Commercial
 - Highway Commercial
 - Bus. Park/Light Ind.
 - Medical/Institutional
 - Parks/Open Space
 - Urban Development Area
 - Trail
 - Proposed Trail
 - Principal Arterial
 - Collector
 - Proposed Collector
 - Local
 - Proposed Local



Map created by:
Town of Strasburg
Department of Planning and Zoning
174 East King Street
RA Box 351
Strasburg, VA 22657
540-465-9197

Map Updated: August 15, 2012

Data Sources:
->Town of Strasburg
Field Surveys
->Shenandoah County
GIS Department