



COUNTY OF WARREN, VIRGINIA

PLANNING COMMISSION AGENDA ITEM

DATE	ITEM	SUBJECT:
March 8, 2023	VI.A.	R2023-01-01- Shenandoah Club Properties, LLC

EXPLANATION & SUMMARY:

Warren County Code Section §180-61.F Amendments:

Matters to be considered in reviewing proposed amendments. Proposed amendments shall take into consideration the purpose and intent of this chapter and other relevant factors, including but not limited to the following:

- The existing use and character of the property, the suitability of the property for various uses, the trend growth or change, the current and future requirements of the County as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of community and the County;
- The requirements for schools, parks, playgrounds, recreation areas and other public services; the conservation of natural resources;
- The preservation of floodplains and the conservation of properties and their values;
- And the encouragement of the most appropriate use of land throughout the County, timing of development, relation of development to major roads and relation of development to utilities and public facilities and infrastructure.

Though not an application for a conditional use, this code section identifies general standards and conditions that are applicable to rezoning also.

Warren County Code Section §180-63.D Conditional Use:

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.

(c) Provide for adequate parking and ingress and egress to public streets or roads.
 (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 (e) Prevent such use from changing the character and established pattern of development of the community.
 Attached are supplemental documents and staff comments. Additional information will be provided once agency comments have been received, and further review has been completed.

COST & FINANCING:

PROPOSED OR SUGGESTED MOTION:

Finding that the requested rezoning is appropriate for the public necessity and is good zoning practice, I move that the Planning Commission forward this application to the Board of Supervisors with the recommendation to **approve** the applicant's request to rezone and change the zoning map classification of the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as identified on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

Finding that the requested rezoning is not appropriate for the public necessity and is not good zoning practice, I move that the Planning Commission forward this application to the Board of Supervisors with the recommendation to **deny** the applicant's request to rezone and change the zoning map classification of the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as identified on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

I move that the Planning Commission **table** the request for further consideration.

OR

I move that the Planning Commission **postpone** the closing of the public hearing for additional input from the public and for further consideration of agency comments.

SUBMITTED BY:	ATTACHMENTS:
Matt Wendling, Planning Director	<ol style="list-style-type: none"> 1. 1-Shenandoah Club Properties_ Revised Staff Report_Final 2. 2-Application Form - Shenandoah Club Properties REZ_R2023-01-01 3. 3-Statement of Justification 4. 4-Comments from DEQ 5. 5-Recorded Plat (PB161) - Shenandoah Club Properties REZ_R2023-01-01 6. 6-Community Impact Statement Revised (01-18-2023) 7. 7-Environmental Impact Statement - Shenandoah Club Properties REZ_R2023-01-01 8. 8-Draft Proffer Statement - Shenandoah Club Properties REZ_R2023-01-01 9. 9-REZONING PLAN-PLOTTED 01182023-REDUCED_R2023-01-01 10. 11-Shenandoah Club Properties-Water Supply and Wastewater Management_R2023-01-01 11. 12a-Rockland Houses Map - 475 12. 12b-Rockland Houses_BennyBeachRemoved - 296 13. 13-Rockland Ag-Forestal Map 14. 14-SCP Location Map

	15. Shenandoah Club Properties_R2023-01-01_Comments from Building Inspections
	16. Shenandoah Club Properties_R2023-01-01_Comments from DEQ
	17. Shenandoah Club Properties_R2023-01-01_Comments from Health Dept.
	18. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Bowen
	19. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Dowell
	20. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Fitzpatrick
	21. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Geurtsen
	22. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Harshman
	23. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Lane-Maher
	24. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Litchfield
	25. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Mannon
	26. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Mulligan
	27. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Roberts
	28. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Sullivan
	29. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Wood
	30. Shenandoah Club Properties_R2023-01-01_Comments from REC
	31. Shenandoah Club Properties_R2023-01-01_Comments from Shenandoah Alliance
	32. Shenandoah Club Properties_R2023-01-01_Comments from VDOT
	33. Shenandoah Club Properties_R2023-01-01_Comments from Warren Co. Resident_Proctor
	34. Shenandoah Club Properties_R2023-01-01_Spot Zoning email from Chase Lenz
	35. Shenandoah Club Properties_R2023-01-01_Spot Zoning Memo
	36. Shenandoah Club Properties_R2023-01-01- Comments from Neighbor-Settle
	37. Shenandoah Club Properties_R2023-01-01_Comments From Neighbor-Litchfield
	38. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor-Roberts
	39. Shenandoah Club Properties_R2023-01-01_Comments from Neighbor_Isner

Rezoning: R2023-02-01 Request to Rezone from Agricultural (A) to Suburban Residential (SR) and Commercial (C)

Shenandoah Club Properties, LLC, Applicant

Prepared: February 2, 2023 **Revised:** March 2, 2023

Staff Contact: Matt Wendling, Planning Director



SUMMARY OF REQUEST

The applicant is requesting to rezone part of a property from Agricultural (A) to Suburban Residential (SR) and Commercial (C). The subject property is 195.64± acres in size, of which the request is for 103.86± acres to Suburban Residential (SR) and 11.9± to Commercial (C). The remaining balance of the property's 76.75± acres would remain as Agricultural (A). This is the current site of the Shenandoah Valley Golf Club and is located at 134 Golf Club Circle and identified on tax map 13, parcel 47, within the Shenandoah Magisterial District, and adjacent to the Rockland Agricultural/Forestal District and the Rockland Historical District. (See attached maps). The applicant has provided an illustrative rezoning exhibit and site plan showing the proposed subdivision for 286 dwelling units for active adult/age restricted housing. The Commercial acreage will include the existing 29,000 +/- clubhouse banquet facility, golf course maintenance building, two recreational lodging units (B&B), a pro-shop, administrative offices, and 19th hole grille-style **luncheonette**. The applicant proposed to establish a sit-down restaurant in the clubhouse facility and two additional lodging units in the future. They are proposing the Agricultural acreage will be retained as a 9-hole golf course or other open space use for recreational purposes.

PROPERTY INFORMATION

Property Location: Winchester Road	Area: Rockland
Tax Map IDs: TM# 13 Parcel 47	
Current Zoning: Agricultural (A)	Proposed Zoning: Suburban Residential (SR) & Commercial (C)
Magisterial District: Shenandoah	Acres: 195.64
Subdivision: Morrison	Existing Land Use: 27-hole Golf Course with Accessory Facilities

The property is located adjacent to the Rockland Agricultural/Forestal district and the Rockland Historical District and is not within the boundaries of either. The Ag/Forstal district consists of 9,780 acres. The Ag/Forestal ordinance states that **"the Board is required to take into account the existence and intent of the district in their decision making."**

SURROUNDING ZONING DISTRICTS & USES

North: Zoned Agricultural (A) and Rural Residential (RR) & Residential One (R-1)	Use: Farms/Rural Event Facility/STTR/ SFDs
South: Zoned Agricultural (A)	Use: Farm, Cemetery and Single-Family Dwellings
East: Zoned Agricultural (A) & Residential One (R-1)	Use: Single-Family Dwellings & Golf Course
West: Zoned Agricultural (A) & Residential One (R-1)	Use: Farm & Single-Family Dwellings

ATTACHMENTS

<input type="checkbox"/> Agency Comments	<input type="checkbox"/> Application	<input type="checkbox"/> Health Permit	<input type="checkbox"/> Letter from Applicant
<input type="checkbox"/> Location Map	<input type="checkbox"/> Public Comments	<input type="checkbox"/> Submitted Plans	<input type="checkbox"/> Other: _____

PROPERTY HISTORY

The construction of the existing golf course started in 1963 prior to the adoption of the County Zoning ordinance in 1973. In 1968 it was expanded from 18 to 27 holes. On May 15, 1984, the Board of Supervisor's approved a Conditional Use Permit (84-03-01) to convert the historic Fairview dwelling to a guesthouse for use as a 3-room Bed & Breakfast. On August 17, 1999, the Board approved a request to modify the CUP to allow for renovation and expansion of the banquet hall kitchen, restroom facilities, clubhouse golf cart barn, maintenance building and the golf course. On March 17, 2021, the Board approved a modification the conditional use permit to allow for "Canoe, Kayak and Tubing Rentals and Transport Service" with the original conditions listed from the 1984 permit.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN AND ZONING ORDINANCE

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for Agricultural land uses and zoned Agricultural (A). The rezoning request is **not** compatible with the Future Land Use map of the Comprehensive Plan since this property; is designated Agricultural in the current and Future Land Use maps. The Planning Commission and Board of Supervisors would need to amend the Future Land-use map to comply with Chapter 4 of the Comp Plan. The County zoning ordinance states that:

The intent for Agricultural zoning as stated in the zoning ordinance is, *"This district is intended for family living in safe and suitable surroundings in areas where low-density residential development may be situated without degrading the environment. Such areas shall be developed in a manner that will protect and preserve natural resources, watersheds and topographic features and protect and enhance the natural beauty of the land."* The current uses of the property for a golf course and Bed & Breakfast/Guesthouse with the associated facilities are uses allowed by Conditional Use Permit.

Suburban Residential zoning district and its statement of intent states that, *"This district is intended to accommodate the need for higher density single-family development and combinations of dwelling types, while preserving the open areas of the County and eliminating the undesirable effect of scattered high-density housing. Such growth should be adjacent to similar areas and in stages outward from the center of such previously developed areas into the more rural areas of the County and should be served by central water and sewer systems approved by the Virginia Department of Health and State Water Control Board."*

Warren County Zoning Ordinance: § 180-26 Suburban Residential (SR) District

The Suburban Residential District allow for a minimum lots size of 0.25 acres and lot width of 75 ft., the total district acreage is 50 acres minimum. Single-Family Dwellings and Planned Residential Development for active adults/age-restricted are By-Right uses. Two and three family townhouse dwellings and Planned Residential Developments are allowed by conditional use permit.

Warren County Zoning Ordinance: § 180-51.1 Planned residential development for active adults/age-restricted (PRD-AAAR): Planned residential development for active adults/age-restricted allows for multifamily, single-family detached and single-family attached as By-Right.

The Commercial District intent that it *"... is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access."* This property has no adjacent Commercial zoned properties and would be considered Spot Zoning. The current commercial uses are accessory to the approved conditional use permit for the Golf Course and Bed & Breakfast.

Spot Zoning may be an issue for this rezoning request. As per a memo from former Warren County Attorney, Douglas W. Napier in August of 1994 he states, *"Spot Zoning is the singling out of a small parcel of land for a use clarification inconsistent with that of the surrounding area for the benefit of the owner and to the detriment off others. The term describes a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-developed plan. What appears to be spot zoning may be legal where the rezoning is for the public good..."* See attached.

Chapter 4, Section 4 of the Comprehensive Plan on **Rural Character and Agricultural Preservation** states as a goal to, *"Preserve the County's rural character by preserving open space, as well as agricultural and forest lands."*

Some of the specific objectives stated to meet this goal include:

- Maintain land use classifications in the taxing of agricultural and forestal properties.
- Encourage cluster development in rural areas to preserve open space, to increase road safety, and to preserve rural character. The remaining land shall be kept undeveloped. Increases in housing density within the cluster or other incentives should be considered in return for preserving open space.
- Develop buffer zones to reduce potential conflicts between cluster developments and non-compatible uses such as farming and large commercial or industrial development.
- Access to cluster developments shall be limited to those necessary for safe ingress and egress of residents and emergency vehicles.
- Utilize natural topographic features and/or planting screens to shield development from public roads and adjoining properties, thereby preserving scenic vistas and rural character.

Chapter 4 , Section 9 of the Comprehensive Plan (Residential) states as a goal to, *"Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to accommodate existing and future needs."*

One specific objective stated to meet this goal is:

- Encourage all new subdivision development to be centered around existing village centers and to be developed as planned residential developments which create a neighborhood or community atmosphere and identity. **The current property is Agricultural zoned land with conditional use permitted land-uses. The change to Suburban Residential would provide active adult/age restricted housing with a density from four to ten dwelling units per acre. With the planned residential development density being up to 6 units per gross acre, the encouragement of this concept would result in a limited range of housing choices for residents with higher density than Rural Residential.**

In the high-density residential section, it is noted that areas for high density residential (Suburban Residential zoning) should require town utilities or central water and sewer and should include a full range of housing types. These areas should either be contiguous with the Town of Front Royal or located within the urban development areas within the Town of Front Royal limits as identified in the plans for Urban Development Areas (UDA).

The Comprehensive Plan addresses implementation in Chapter 4 through:

- **Agricultural & Forestal District Expansion** - Encourage expansion and addition of voluntary Agricultural and Forestal Districts throughout rural areas. **This rezoning would not meet this objective to expand the Ag/Forestal district and would be contrary to the purpose of it in conserving, protect, and encouraging the development and improvement of the district agricultural and forestal lands..."**
- **Public Service Limitation** - Limit the extension of water and sewer services into outlying areas to prevent sprawling development patterns. **The rezoning and development would create sprawl in the sense that public sewer and water services are not available and the location of the development would create more traffic on the rural roads throughout the community. The County has adopted Urban Development Areas located in more densely populated area in and around the Town of Front Royal which are served by existing roads, public sewer and water, emergency services within in close proximity to residential developments and commercial businesses.**

- **State/Federal Program Participation** - Encourage rural property owners, including farmers, to participate in State/Federal Programs designed to foster conservation of resources. Such programs might include: Agricultural Cost-Share, and Conservation Easements. **This land-use would be in conflict with adjacent and nearby properties in the Rockland area. Such as those currently held in various conservation easements held by both Warren County and the Virginia Outdoors Foundation (VOF), and the recognition of the Rockland Rural Historic District by the Virginia Department of Historic Resources and homes included in the National Historic Register.**
- **Zoning Ordinance Revision** - Maintain a Rural Residential (RR) zoning district which corresponds with the future Land Use Map's designated area in the zoning ordinance for parcels of land larger than two acres, but smaller than six acres. This District would provide a transition zone between the traditional residential districts and truly agricultural districts. Residential development in this area shall be of low density, not exceeding one net unit per five acres. **This zoning district was adopted by the County in February 2002 to address transitional low-density residential development from agricultural to existing residentially zoned areas in order to preserve natural resources ...and protect and enhance the natural beauty of the land.**
- **Zoning Provisions** - Adopt zoning provisions which will allow for the orderly growth, expansion, and development of Rural Villages. Additionally, allowances must be made for possible new Villages in the County. These areas should retain their traditional character as they develop into service centers for the surrounding agricultural and rural regions. **The references to Rockland Village Center in the application does not meet what has been traditionally defined as Villages. The Comprehensive Plan identifies these as focused development, traditionally, villages like Bentonville, Browntown, Limeton, Reliance, Rivermont, Rockland, and Waterlick were focused around elementary schools, churches, convenience stores, and the fire hall. With school consolidation, the local village schools are gone and a more mobile population has decreased the importance and viability of village stores. This housing development focuses on serving a single demographic of the community, residents over 55 and active adult/age restricted which also encompasses the commercial component of the golf course, transient lodging, restaurants and a banquet facility. The "Rockland Village Center" concept as proposed would redefine the traditional village image as noted in the Comprehensive Plan with the focus on the planned residential development which is not consistent with the surrounding rural areas.**

Potential Impacts

a) *Transportation System:*

The site is situated off of rural two-lane State maintained roads; Rockland Road, Fairground Road and Bowling Green Road which serves the surrounding residential and agricultural community. Staff has submitted a request for comments for the application to VDOT and the applicant has provided access plans to the development in the conceptual development plans. **Staff will reserve additional comments until we receive VDOT comments and have had an opportunity to review them. VDOT has requested that a "Low Volume Road Submission - Traffic Impact Analysis (TIA)" study be submitted in order for them to provide comments on the rezoning and possible future planned residential development. Greenway Engineering has stated it may take 30 to 45 days to have this completed and submitted to VDOT and County staff. We currently don't have VDOT comments on the application.**

b) *Adjoining Properties:*

The land use of the surrounding properties is currently agricultural, Residential-One and Rural Residential (currently used for agricultural uses). **The future land use map indicates that this property should be used for Agricultural zoning and that the current amount of residential zoned properties do not change. This property is surrounded by 9,780 acres within the Rockland Agricultural/Forestral District which are mostly used for farming, growing hay and silage, and keeping horses and livestock.**

c) *Historic Resources:*

The Warren County Historic survey identifies numerous historic homes and estates in the Rockland Historic District whose boundaries literally surround the subject property.

d) *Environmental and Community Impact:*

The applicant has provided environmental and community impact statements for the application. The applicant is proposing the construction of a centralized wastewater treatment facility which would be privately operated and maintained. The development would be served by community wells located within the boundaries of the golf course facilities and development. Comment requests have been sent to the Virginia Department of Health and VDH – Office of Drinking Water relating to the rezoning, and we have not received comments from the VDH- Office of Drinking Water. Warren County Health Department has no issues but state that the proposed facilities must be connected to a state approved sewage system and water supply system.

Further comments will be provided by staff once agency comments have been submitted.

SUPPLEMENTARY REGULATIONS

Warren County Zoning Ordinance: § 180-51 Planned residential development (PRD)

This rezoning request to Suburban Residential would allow for a Planned residential development for active adults/age restricted by-right on an area with a minimum of 50 contiguous acres and limited to an overall density of residences not to exceed six units per gross acre of land. Planned residential development for housing other than active adults/age restricted are by conditional use permit. **This application only provides a proposed development plan for a Planned Residential Development. Compared to Rural Residential zoning which allows residential development of low density not to exceed one net unit per five (5) acres.**

PROFFER STATEMENT

The applicant has submitted proffer statement as of January 18th, 2023. They have used the total projected weekday trip generation to limit existing and proposed commercial and recreational uses in lieu of the zoning ordinance to proffer out specific uses in the zoning districts in section A -3 and are reserving a subdivision right for one residential lot in the Agricultural zoning district in A-4. The proffer statement has been sent to outside agencies for their review and comments and staff will provide additional comments prior to the public hearing and after agency comments have been reviewed.

STAFF COMMENTS:

- This request does not comply with the Comprehensive Plan and Future Land Use Maps of the 2013 Comprehensive Plan. Section 4 of the plan identifies a number of “Rural Character Issues” along with goals and objectives which should be considered in decisions relating to this rezoning request”.
- Addressing the impact of this proposed development on County Fire and Rescue services. There are currently 475 houses in the Rockland area (see map) from “Railroad to River” and this would add an additional 287 dwelling units to this area. We are concerned about the impact to public services such as Fire & Rescue/EMS especially when there are times when the railroad is blocked at Fairground and Rockland Roads and emergency services response time could be affected.
- Addressing the impact on transportation on these rural roads and any comments received from VDOT once they have reviewed the “Low Volume Road Submission” Traffic Impact Analysis

(TIA). The Rockland Road flyover is planned to be built in the near future at the railroad crossing near Rockland Park and this could impede traffic in the area while construction is taking place.

- Addressing spot zoning, particularly in regard to the proposed commercial in the Rockland area for a proposed commercial restaurant not included in the existing banquet facility and clubhouse grille-luncheonette.
- Addressing how this development fits into the Comprehensive Plan when this area has not been planned for this type of land-use.
- The density of residential development and commercial uses is not consistent with the purpose and intent of the adjacent Rockland Agricultural and Forstal District properties. The enactment of this ordinance was to conserve, protect, and encourage the development and improvement of its agricultural and forestal lands..." and currently includes 9,780 acres of land in the Rockland area.
- This property centrally located in the Rockland Rural Historic District which includes nearly 10,000 acres and a 16 square mile but is not included in the district; this district was incorporated to identify and maintain Warren County historical assets in the Rockland area to mitigate impact to historic structures and properties imposed by new development inconsistent with its rural character.
- The concern that this land-use would significantly change the rural character of the community and result in disharmony of the existing development with the proposed zoning and land-uses.

OUTSIDE AGENCIES

This request has been sent to the Virginia Department of Transportation, Virginia Department of Environmental Quality, Virginia Department of Health – Office of Water Programs, Warren County Health Department, Rappahannock Electric Co-op, and Warren County Building Inspections Department.

Cc: Shenandoah Club Properties, LLC – Richard Runyon (Manager)
Chris Mohn, Greenway Engineering

REZONING APPLICATION

APPLICATION NO. R 2023-01-01

DATE RECEIVED: 1-18-2023

FEE AMOUNT: \$ 20,064.-

DATE PAID: 1-18-2023

CK#1138

WCREZ-000009-
2023

Applicant:

Name: Shenandoah Club Properties, LLC (Attn: Richard Runyon, Manager)
Address: 134 Golf Club Circle
Front Royal, VA 22630
Telephone: (540) 636-2641 Email: rrunyon@svgcgolf.com

Owner of Record: (if different than above; if more than one owner provide information for each on a separate page).

Name: Same as Applicant
Address:
Telephone : ()

Respectfully (name above) request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a rezoning for the property described below.

Property Information:

A. Location of Property:

Election District: Shenandoah
Tax Map No.: 13
Section:
Block:
Lot(s): 47
Subdivision Name:
Area of Property (acres): 195.64

B. Current land use and condition of site:

Current use is 27-hole golf course with accessory facilities and improvements operating as Shenandoah Valley Golf Club.

C. Zoning of surrounding land and property:

Agricultural, Residential One

Zoning Classification and Request:

A. Present Zoning of property: Agricultural

B. Proposed Zoning requested: Suburban Residential, Commercial, Agricultural

Proposed Use of Property:

A. Describe the proposed use of the property, including primary and secondary uses.

The proposed use consists of 103.86 acres developed as a 286-unit age-restricted residential neighborhood, 11.9 acres of commercial uses (e.g., accessory uses of existing golf club, sit-down restaurant, lodging in up to 4 detached units), and 76.75 acres of active open space consisting of a 9-hole golf course with associated infrastructure and improvements.

Plans Prepared by:

Name: Greenway Engineering, Inc. (Attn: Chris Mohn, VP/Director of Planning)

Address: 151 Windy Hill Lane

Winchester, VA 22602

Telephone : (540) 662-4185 Email: cmohn@greenwayeng.com

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for Rezoning, shall be charged to the applicant. **If the set of required documents is incomplete, your application will not be placed on the Planning Commission's agenda.**

Signature of Owner:

Date: 1-19-2023

Signature of Applicant:

Date: 1-17-2023

Signature of Co-Applicant(s):

Date:

For County Planning, Zoning, and Building Office use:

Date Authorized for Advertisement:

Advertising Deadline:

Building Dept. Review/Comments:

Planning/Zoning Dept. Review/Comments:

Date of Planning Commission Public Hearing:

Planning Commission Recommendation: Vote:

Planning Commission Conditions Attached to Application:

Date of Board of Supervisors Public Hearing:

Board of Supervisors Decision: Vote:

Board of Supervisors Conditions Attached to Application:

JOB SITE DIRECTIONS

Applicant: _____

Directions: _____

Taken by: _____



151 Windy Hill Lane
Winchester, VA 22602

VIA EMAIL AND U.S. MAIL

February 3, 2023

Warren County Board of Supervisors
220 N. Commerce Avenue, Suite 400
Front Royal, VA 22630

Re: Statement of Justification – Shenandoah Club Properties (TM #13-47)

Dear Members of the Board:

I am writing on behalf of Shenandoah Club Properties, LLC, owner of 195.64± acres in the Shenandoah Election District identified as Tax Map Parcel 13-47 (Property). The Property is currently developed as a 27-hole golf course with lodging/bed and breakfast uses pursuant to previously approved conditional use permits, and currently operates as Shenandoah Valley Golf Club. The purpose of this correspondence is to request rezoning of the Property to enable a mix of age-restricted residential, commercial, and open space/recreation uses.

This rezoning application proposes to establish 103.86± acres of Suburban Residential (SR) District zoning for development of up to 286 age-restricted dwelling units and 11.9± acres of Commercial (C) District zoning containing the existing clubhouse, lodging units, and associated improvements. The proposed Commercial zoning will enable establishment of a sit-down restaurant in the existing clubhouse facility that would be open to the public, as well as the addition of lodging units on the site. The remaining 76.75± acres of the Property are proposed to remain in some form of open space use with the owner retaining the future ability to create 1 lot from this acreage meeting Agricultural (A) District requirements. The owner's current plans for the remaining Agricultural zoned acreage involve operation of a 9-hole golf course.

The proposed rezoning is justified inasmuch as it implements the goals and objectives of the Warren County Comprehensive Plan. Notably, the rezoning promotes availability of a variety of housing types and opportunities in Warren County. An age-restricted neighborhood represents a low intensity form of residential development that creates housing opportunities accessible and desirable for older adults, whose unique needs and interests are often not aligned with traditional neighborhoods. The proposed age-restricted neighborhood will help diversify the composition of Warren County's housing inventory and provide an alternative living environment for older adults eager to make their home in Warren County.

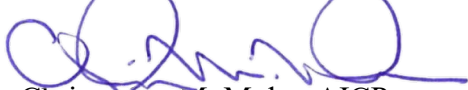
Through the combination of age-restricted residential, neighborhood-scale commercial, and open space/recreation uses, the proposed rezoning will result in a mixed-use neighborhood designed to ensure a distinctive sense of place that is both compatible with and complementary to the

Engineers Surveyors Planners Environmental Scientists Laboratory QC Inspection Services
Telephone 540-662-4185 Fax 540-722-9528
www.greenwayeng.com

Rockland Village Center. As such, your favorable consideration of this rezoning request is respectfully requested.

Please do not hesitate to contact me should you have any questions about this rezoning request. I can be reached either by email at cmohn@greenwayeng.com or phone at (540) 662-4185.

Sincerely,
Greenway Engineering, Inc.



Christopher M. Mohn, AICP
Vice President / Director of Planning

cc: Shenandoah Club Properties, LLC

From: [Fowler, Keith \(DEQ\)](#)
To: [Veronica Diamond](#); clawson@myrec.coop; [David Beahm](#)
Subject: RE: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023
Date: Friday, February 3, 2023 8:56:53 AM

Hi Veronica – as long as this project complies with relevant DEQ laws and regulations and receives any relevant DEQ approvals, DEQ has no objections to this project. Here is general information we provide for projects like this that are in the DEQ Valley Region. Please review (or relay) the general information provided below and contact me with any questions you may have at any time. We are happy to assist you in any way we can to determine what environmental permits you may need and to help you understand any other requirements associated with Virginia's environmental laws and regulations. If you happen to need any environmental permits you should know that some can be processed in a matter of days or weeks, but others may take several months or more due to coordination with other agencies and public notice requirements, and we want to make sure you can get started as soon as you desire.

Below is general information related to DEQ programs which should be considered for this project. In addition, we encourage you to refer to DEQ's Environmental Impact Reviews web site, <https://www.deq.virginia.gov/permits-regulations/environmental-impact-review>, and our Pollution Prevention / Environmental Excellence pages, <https://www.deq.virginia.gov/get-involved/pollution-prevention>, for other general information. We are glad to discuss specifics for any aspects of this project with you as it relates to any DEQ programs. Please let me know if you have any questions or need any additional information regarding environmental matters.

1. Water Quality and Wetlands. Measures must be taken to avoid and minimize impacts to surface waters and wetlands during construction activities. The disturbance of surface waters or wetlands may require prior approval by DEQ and/or the U.S. Army Corps of Engineers. The Army Corps of Engineers is the final authority for an official confirmation of whether there are federal jurisdictional wetlands or other surface waters that may be impacted by the proposed project. DEQ may confirm additional waters as jurisdictional beyond those under federal authority. Review of National Wetland Inventory maps or topographic maps for locating wetlands or streams may not be sufficient; there may need to be a site-specific review of the site by a qualified professional. Even if there will be no intentional placement of fill material in jurisdictional waters, potential water quality impacts resulting from construction site surface runoff must be minimized. This can be achieved by using Best Management Practices (BMPs). If construction activities will occur in or along any streams (perennial, intermittent, or ephemeral), open water or wetlands, the applicant should contact Eric Millard at DEQ-VRO (540-217-7483, Eric.Millard@deq.virginia.gov) to determine the need for any permits prior to commencing work that could impact surface waters or wetlands.

2. Erosion and Sediment Control and Storm Water Management. DEQ has regulatory authority for the Virginia Pollutant Discharge Elimination System (VPDES) programs related to municipal separate storm sewer systems (MS4s) and construction activities. Erosion and sediment control measures are addressed in local ordinances and State regulations. Additional information is available at <https://www.deq.virginia.gov/water/stormwater>. Non-point source pollution resulting from this project should be minimized by using effective erosion and sediment control practices and structures. Consideration should also be given to using permeable paving for parking areas and walkways where appropriate, and denuded areas should be promptly revegetated following construction work. If the total land disturbance exceeds 10,000 square feet, an erosion and sediment control plan will be required. Some localities also require an E&S plan for disturbances less than 10,000 square feet. A stormwater management plan may also be required. For any land disturbing activities equal to one acre or more, you are required to apply for coverage under the VPDES General Permit for Discharges of Storm Water from Construction Activities. The Virginia Stormwater Management Permit Authority may be DEQ or the locality. Specific questions regarding the Stormwater Management Program requirements should be directed to Eric Millard at DEQ-VRO (540-217-7483, Eric.Millard@deq.virginia.gov).

3. Other Site Development Considerations. Fugitive dust generated during construction should be controlled by using measures such as the prompt removal of spilled or tracked dirt or other materials from

paved streets, limited application of water to suppress dust, and washing of construction vehicles and paved roadways immediately adjacent to construction sites. Do not use water for dust control to the extent that it results in runoff to surface waters or wetlands. Land clearing wastes (vegetative debris) generated during construction should be properly managed in accordance with applicable regulations and local ordinances. Shredding/chipping of vegetative debris and reuse on-site is usually recommended over open burning. Any open burning of vegetative debris must be performed in accordance with the Open Burning Regulation and coordinated with the local fire official to ensure that all local ordinances are met. A copy of DEQ's open burning regulation and related information are accessible from <https://www.deq.virginia.gov/permits-regulations/laws-regulations/air>. Also, no open burning should take place in violation of the Virginia Waste Management Regulations, <https://www.deq.virginia.gov/land-waste/solid-hazardous-waste>. Contact Keith Fowler at DEQ-VRO (540-217-7480, Keith.Fowler@deq.virginia.gov) for any questions related to the proper control of fugitive dust, or open burning requirements and prohibitions.

4. Potable Water. Installation of potable water lines and appurtenances must comply with the State's Waterworks Regulations. The Virginia Department of Health (VDH), <https://www.vdh.virginia.gov/drinking-water/>, administers both federal and state laws governing waterworks operation. For more information, contact the VDH's Lexington Office of Water Programs at (540) 463-7136.

5. Wastewaters. DEQ has approval authority over wastewater discharges per the State Water Control Law and corresponding regulations. This includes discharges or land application of any wastewaters generated from washing of materials, products, or vehicles, or other practices relevant to this project, including water contaminated by chemicals used on-site. DEQ also has approval authority over plans and specifications for sewage collection systems and treatment works (except drainfields and other on-site systems approved by the local health department), per the Sewage Collection and Treatment (SCAT) Regulations, <http://law.lis.virginia.gov/admincode/title9/agency25/chapter790/>. Any wastewaters generated by this project must be properly managed and disposed. For additional information and assistance, contact Brandon Kiracofe at DEQ-VRO (540-217-7479, Brandon.Kiracofe@deq.virginia.gov).

6. Air Quality. Installation / operation / modification / replacement of stationary or portable fuel burning equipment (e.g., generators, wood chippers/grinders, boilers, etc.) or other sources of air pollutants, including dust, may be subject to registration and/or air permitting requirements (<https://www.deq.virginia.gov/permits-regulations/permits/air>); for questions regarding this, please contact Trevor Wallace at DEQ-VRO (540-217-7185, Trevor.Wallace@deq.virginia.gov).

7. Petroleum Storage Tanks. Installation / operation / modification of tanks used for the storage of petroleum and CERCLA substances may be subject to registration and/or other regulatory requirements (<https://www.deq.virginia.gov/land-waste/petroleum-tanks>). If petroleum-contaminated soils or water are encountered during excavation work, or if old petroleum tanks need to be removed or replaced, contact DEQ. For questions regarding any of this, please contact Todd Pitsenberger at DEQ-VRO (540-830-8857, Todd.Pitsenberger@deq.virginia.gov).

8. Solid and Hazardous Wastes, and Hazardous Substances. DEQ administers the Virginia Waste Management Regulations, <http://law.lis.virginia.gov/admincode/title9/agency20/>. All solid wastes, hazardous wastes, and hazardous materials, including construction and demolition (C&D) wastes and universal wastes (batteries, fluorescent lights, refrigerants, mercury switches, mercury thermostats, etc.), must be managed in accordance with all applicable federal, state, and local environmental regulations. The generation of hazardous wastes should be minimized and solid wastes generated at the site should be reduced at the source, reused, or recycled. DEQ encourages the management of certain organic wastes by on-site composting or reuse as animal feed or soil amendment. Also, if you encounter any improperly disposed solid or hazardous wastes, or petroleum contaminated soils, you should contact DEQ-VRO. You may wish to refer to the web link for "What's in My Back Yard?", <https://geohub-vadeq.hub.arcgis.com/>, to help you determine areas where residual contamination may be more likely. Contact Graham Simmerman at DEQ-VRO (540-830-8786, Graham.Simmerman@deq.virginia.gov) for any questions related to waste management / disposal, including any questions related to open burning

requirements and prohibitions. Manage / dispose of any asbestos-containing materials (ACMs) in accordance with Virginia Department of Labor and Industry (DOLI) regulations. Contact Doug Wiggins at DOLI (Richard.Wiggins@doli.virginia.gov, 540-562-3580, ext. 131) for any questions related to management / disposal of ACMs.

9. Pesticides and Herbicides. DEQ recommends that herbicides or pesticides for construction or landscape maintenance, when necessary, be used in accordance with the principles of integrated pest management, and that the least toxic pesticides that are effective in controlling the target species be used. Please contact the Department of Agriculture and Consumer Services at (804) 786-3501 for more information. If applying aquatic pesticides to surface waters, the applicant must comply with the DEQ's Pesticide General Permit, <https://law.lis.virginia.gov/admincode/title9/agency25/chapter800/>.

10. Natural Heritage Resources. The Virginia Department of Conservation and Recreation (DCR) Division of Natural Heritage (DNH) can search its Biotics Data System for occurrences of natural heritage resources from the area indicated on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered animal and plant species, unique or exemplary natural communities, and significant geologic communities. We recommend that the DNH be contacted at (804) 786-7951 to secure updated information on natural heritage resources before commencing the project.

11. Wildlife Resources. The Virginia Department of Wildlife Resources (DWR) exercises enforcement and regulatory jurisdiction over wildlife and freshwater fish, including state or federally listed endangered or threatened species. DWR determines likely impacts on fish and wildlife resources and habitat, and recommends appropriate measures to avoid, reduce, or compensate for those impacts. For more information, see the DWR website at <https://dwr.virginia.gov/wies/contact-wies/> or contact Ray Fernald at (804) 367-8364.

12. Historic and Archaeological Resources. *Section 106 of the National Historic and Preservation Act of 1966*, as amended, requires that activities that receive federal funding must consider effects to properties that are listed or eligible for listing on the National Register of Historic Places. The Department of Historic Resources (DHR) conducts reviews of projects to determine their effect on historic structures or cultural resources. If applicable, contact DHR, <https://www.dhr.virginia.gov/environmental-review/>. In the event that archaeological resources are encountered during construction, immediately contact the appropriate staff from <https://www.dhr.virginia.gov/environmental-review/staff-directory/>.

13. Pollution Prevention. DEQ recommends that construction projects incorporate the principles of pollution prevention including the following recommendations:

- Consider environmental attributes when purchasing materials. For example, the extent of recycled material content and toxicity level should be considered.
- Consider contractors' commitment to the environment when choosing contractors. Also, specifications regarding raw material selection (alternative fuels and energy sources) and construction practices can be included in contract documents and requests for proposals.
- Choose sustainable practices and materials in infrastructure and construction and design. These could include asphalt and concrete containing recycled materials and integrated pest management in landscaping.
- Integrate pollution prevention techniques into maintenance and operation activities to include source reduction (fixing leaks, energy efficient products).

Pollution prevention measures are likely to reduce potential environmental impacts and reduce costs for material purchasing and waste disposal. DEQ's [Office of Pollution of Prevention](#) hosts a number of programs and initiatives that provide non-regulatory assistance to businesses, institutions, and communities including the Virginia Environmental Excellence Program and Virginia Green. For more information, please visit our web site at <https://www.deq.virginia.gov/get-involved/pollution-prevention>.

14. Energy Conservation. Any structures should be planned and designed to comply with state and federal guidelines and industry standards for energy conservation and efficiency. For example, energy

efficiency of the structures can be enhanced by maximizing the use of the following:

- thermally-efficient building shell components (roof, wall, floor, and insulation);
- high efficiency heating, ventilation, air conditioning systems; and
- high efficiency lighting systems.

Matt Heller at the Department of Mines, Minerals and Energy, (434) 951-6351, may be contacted for assistance in meeting this challenge.

B. Keith Fowler | Deputy Regional Director | DEQ-Valley Regional Office | 4411 Early Road | P. O. Box 3000 | Harrisonburg, VA 22801 | **540-217-7480** | Keith.Fowler@deq.virginia.gov

From: Veronica Diamond <vdiamond@warrencountyva.gov>

Sent: Thursday, February 2, 2023 5:03 PM

To: Boyce, Arthur (VDOT) <Bobby.Boyce@VDOT.Virginia.gov>; clawson@myrec.coop; David Beahm <Dbeahm@warrencountyva.gov>; Fowler, Keith (DEQ) <Keith.Fowler@deq.virginia.gov>; Perry, Mark (VDH VFE) <mark.perry@vdh.virginia.gov>; LFHD-EH (VDH) <lfhdeh@vdh.virginia.gov>

Subject: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023

Hello,

Please see the documents attached with Request for Comments.

Tax Map # 13-----47

R2023-01-01

WCREZ-000009-2023

Thank you,

Veronica Diamond
Office Manager
Planning Department
220 N. Commerce Ave., Ste. 400
Front Royal, VA 22630
540-636-3354
vdiamond@warrencountyva.gov

SURVEYOR'S CERTIFICATE

Douglas C. Legge
DOUGLAS C. LEGGE, C.J.S. #1197



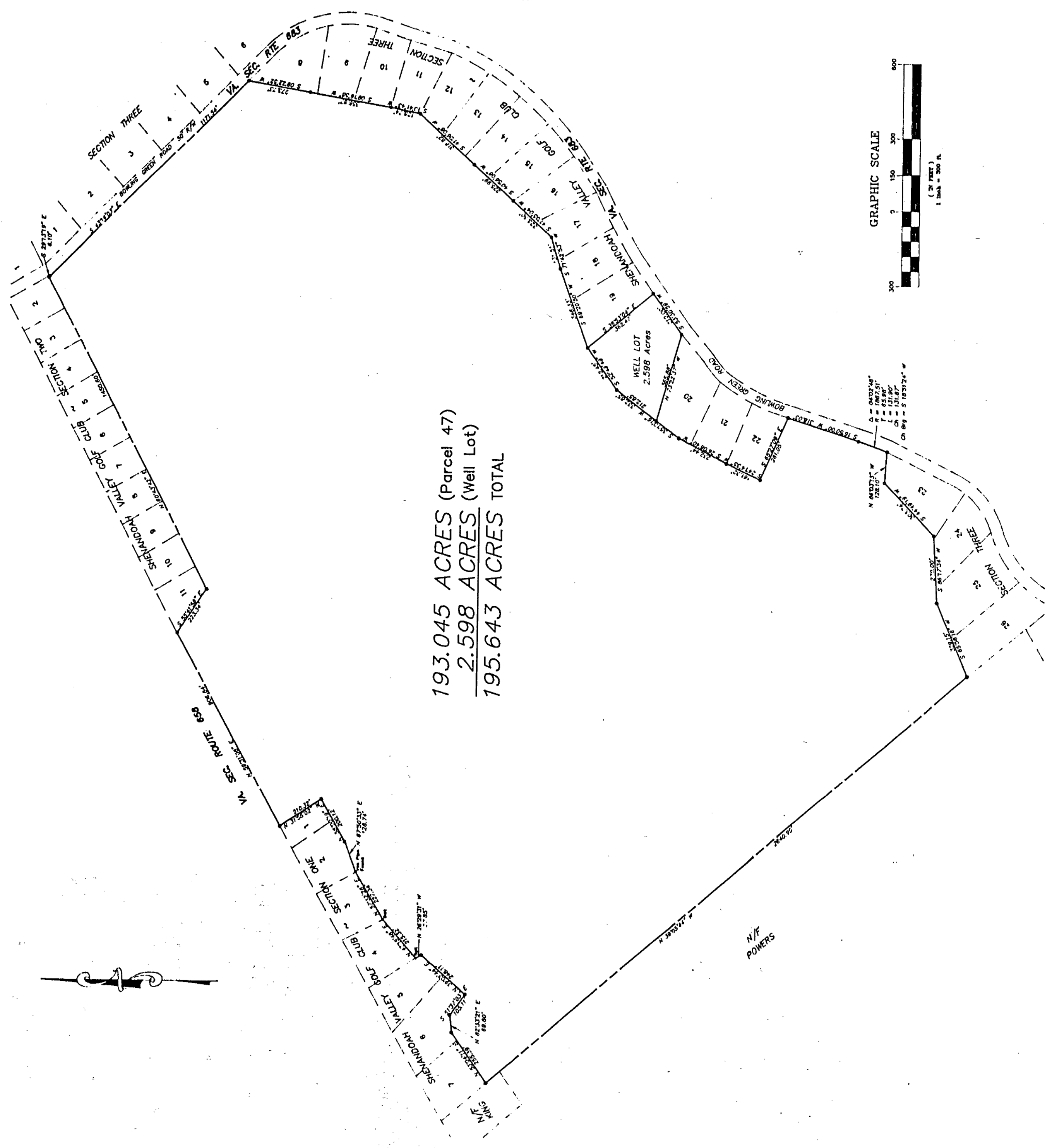
*BOUNDARY SURVEY
OF THE LAND OF
SHENANDOAH CLUB PROPERTIES
A VIRGINIA PARTNERSHIP*

 gilbert w. clifford & associates, inc.

**Engineers - Land Planners
Surveyors**

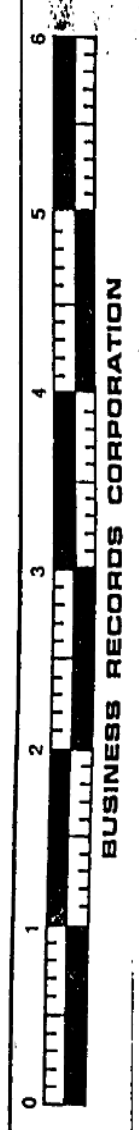
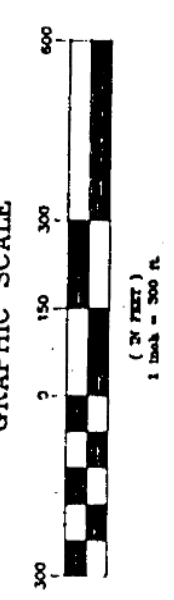
LEE C. CHAY, Chairman, Davis
Professional Group, Virginia 22404
(703) 696-2115

200 Joseph, Oakdale, Illinois
Real Estate, Virginia 22401
(703) 667-2119



193.045 ACRES (Parcel 47)
2.598 ACRES (Well Lot)
 195.643 ACRES TOTAL

GRAPHIC SCALE



SHENANDOAH CLUB PROPERTIES REZONING COMMUNITY IMPACT STATEMENT



**TM #13-47
Shenandoah Election District
Warren County, Virginia**

JANUARY 18, 2023

Current Owner: Shenandoah Club Properties, LLC

Contact Person: Christopher Mohn, AICP
Greenway Engineering, Inc.
151 Windy Hill Lane
Winchester, VA 22602
(540) 662-4185

Shenandoah Club Properties Rezoning Community Impact Statement

Background

Shenandoah Club Properties, LLC has authorized Greenway Engineering, Inc. (Greenway), to prepare a Community Impact Statement for rezoning of Tax Map Parcel 13-47 (Property), which is currently owned by Shenandoah Club Properties, LLC. The Property, consisting of 195.64± acres zoned Agricultural (A) District, is currently developed as a 27-hole golf course with associated clubhouse facilities, doing business as Shenandoah Valley Golf Club. The Property has frontage on Rockland Road (VA Route 658) and Bowling Green Road (VA Route 683), with access from Rockland Road via Golf Club Circle, a private drive extending into the site. Adjoining parcels are zoned Agricultural (A) and Residential One (R1), and contain residential, agricultural, and commercial recreation (golf course) land uses.

This application proposes rezoning 103.86± acres to Suburban Residential (SR) District and 11.9± acres to Commercial (C) District to enable a mixed-use development consisting of 286 age-restricted dwelling units and neighborhood-serving commercial uses. The application further proposes the remaining 76.75± acres will be retained as a 9-hole golf course or other open space use. The age-restricted residential acreage will be developed as single family detached lots in two clusters oriented on the internal open space. The age-restricted residential clusters will be served by a complete system of public streets and pedestrian facilities. The commercial acreage will include the existing 29,000± SF clubhouse facility, golf course maintenance building, and two recreational lodging units, with the goal of establishing a sit-down restaurant in the clubhouse facility and adding two additional lodging units in the future.

Attached for reference with this report are a Location Exhibit, Aerial Overview Exhibit, and Zoning Map Exhibit.

Rezoning Design Information

Residential Component

Rezoning 103.86± acres to the SR District is proposed to enable development of an age-restricted neighborhood that integrates with and complements the Rockland Village Center. With exceptional views of surrounding mountains, access to established recreational infrastructure, and proximity to Winchester Road (U.S. Route 522) and Interstate 66, the Property is ideally situated to provide a housing option for older individuals eager to make their home in Warren County. To make an age-restricted neighborhood viable, lot sizes need to be as small as possible and the total number of dwelling units sufficient to achieve the economies of scale required to develop, operate, and maintain necessary water and sewer treatment systems and other community infrastructure. The SR District is proposed precisely because it is the only zoning district with lot and building requirements capable of accommodating development of an age-restricted neighborhood on the

Property. While the individual lots will be ¼ acre in size, the overall land use program and clustered layout results in a gross residential density of 1.46 dwelling units per acre, which is compatible with nearby rural residential development.

Commercial Component

Rezoning 11.9± acres to the C District is proposed to enable establishment of neighborhood-serving commercial uses in the existing 29,000± square foot clubhouse facility and to expand lodging opportunities on the Property. The Owner intends to continue operation of a 9-hole golf course on 76.75± acres that will remain zoned A District, and existing accessory elements of the golf course will continue to operate within the clubhouse facility, to include the pro-shop, administrative offices, grill-style restaurant, and special events. Applying the C District to the acreage containing the clubhouse facility and related improvements will permit commercial activities that are not directly related to the golf course, with the Owner planning a sit-down restaurant open to residents of the surrounding community, providing a dynamic gathering space catering to the Rockland Village Center.

Open Space Component

The proposed rezoning will retain 76.75± acres of the Property in the A District as open space. The Owner intends to operate a 9-hole golf course on this acreage. In the event the golf course use was to cease in the future, the proposed proffer statement stipulates that this area would remain in some form of open space. This substantial open space set-aside ensures that the overall density of the neighborhood is consistent with the surrounding area.

Comprehensive Plan Objectives

The Comprehensive Plan outlines goals and objectives intended to manage growth and development in Warren County. The proposed Shenandoah Club Properties rezoning aligns with and promotes these goals and objective, as follows:

- Preserve rural character with open space and protection of agricultural lands. The rezoning proposes re-development of a portion of a parcel already developed with active recreation and associated improvements and has been a decades-long destination venue for visitors from outside the Rockland Village Center community. As such, the proposed rezoning will accommodate new residential development without resulting in the loss of “greenfield” agricultural land, effectively directing development pressure away from priority agricultural resources. Additionally, the rezoning will preserve 76.75± acres as permanent open space, which ensures a gross residential density and neighborhood design that integrates with the character of the Rockland Village Center and surrounding community.
- Encourage a variety of housing types and opportunities. An age-restricted neighborhood represents a low intensity form of residential development that creates housing opportunities accessible and desirable for older adults, whose unique needs and interests are often not aligned with traditional neighborhoods. The proposed age-restricted

neighborhood will help diversify the composition of Warren County's housing inventory and provide an alternative living environment for older adults eager to make their home in Warren County.

- Design standards blend with and take advantage of the natural environment. Inasmuch as the rezoning proposes re-development of a portion of the Property from an active golf course to an age-restricted residential neighborhood, the design avoids disturbance of pristine natural resources. Minimal clearing and grading will be required to develop the neighborhood, which will further mitigate potential environmental impacts associated with erosion and drainage. Additionally, the clustered layout design will maximize permanent open space, thereby enabling development that integrates with the surrounding environment.
- Encourage all new subdivision development to be centered around exiting village centers and developed as planned developments to create a neighborhood or community atmosphere and identity. The Property is located adjacent to the Rockland Village Center. The proposed rezoning will therefore focus new development around an established village center. While not proposed as a planned development per se, the rezoning will result in a mixed-use neighborhood designed to provide residents and visitors with a distinctive sense of place, consistent with the vision of the Comprehensive Plan. In effect, the rezoning will enable a new neighborhood that is intentionally planned to complement the Rockland Village Center and surrounding community.

Water and Sanitary Sewer

The SR District requires new development to be served by central water and sanitary sewer systems approved by the Virginia Department of Health, State Water Control Board, and/or the Department of Environmental Quality. Consistent with this requirement, the residential neighborhood proposed with this rezoning will be served by central utility systems. Coupled with open space preserved through the proposed cluster design, such central utilities promote environmental quality by mitigating the risk of ground water contamination inherent with individual on-site health systems.

The Owner has retained Inboden Environmental Services, Inc. (IES) to design the central utility systems for the proposed development, to include existing and proposed commercial uses. IES has developed a Water Supply and Wastewater Management Initial Evaluation Summary establishing projected water and sewer demand and identifying feasible treatment system alternatives. IES has also evaluated available water supply based on existing well resources.

Overall potable water demand and available supply for both residential and commercial uses are estimated as follows:

- Base Daily Total Water Demand: 65,000 gpd
- Maximum Daily Total Water Demand: 100,000 gpd
- Existing Available Potable Water Supply: 144,000 gpd

The central water system will include multiple wells with demand-based pumping, with hydro-pneumatic (captive air) tanks used to supply instantaneous demand surges. A storage tank may also be integrated into the system. Treatment, disinfection, and pressurization requirements will be determined with subsequent system engineering.

The estimated sewage generation rates for both residential and commercial uses are as follows:

- Peak Daily Sewer Flow: 47,000 gpd
- Peak Season, Weekly Average Flow: 35,600 gpd

Sanitary sewer treatment will occur in two phases via an on-site facility. Primary treatment will remove solids, settleable and floating waste components and secondary treatment will reduce pollutants and nitrogen to levels to meet regulatory requirements. If effluent disinfection is needed, IES proposes use of ultraviolet disinfection methods, which will reduce hazardous chemical handling and avoid production of chlorinated byproducts.

Effluent disposal will occur either through on-site subsurface discharge, irrigation re-use, or a combination thereof, or through off-site discharge to a receiving stream. IES has determined that any of these alternatives are feasible for the project, with the ultimate disposal method likely to be chosen based on cost and ease of permitting by relevant agencies.

A copy of IES' Water Supply and Wastewater Management Initial Evaluation Summary is attached for reference.

Law Enforcement

The Warren County Sheriff's Department is located at 200 Skyline Vista Drive in Front Royal and is approximately 10± miles from the proposed development. Response time for a law enforcement call would range from 15 to 25 minutes. The current service demand for the Property is low and it is anticipated that it will remain low with the proposed development.

Fire and Rescue Services

The Property is served by Company 10 - North Warren Fire Station located at 266 Rockland Court. The Fire Station is 3± miles from the proposed development. Response time for a safety emergency on this property should be less than 10 minutes. The existing service demand for this property is currently low and is anticipated to remain at this level with the proposed development.

Educational Facilities and Services

The age-restricted residential neighborhood will not generate school aged children and will therefore not impact public education facilities.

Library

Samuels Public Library is the closest library to service the proposed development.

Solid Waste

The age-restricted neighborhood will be actively managed, and it is anticipated that commercial trash collection will be provided through the homeowners' association. Similarly, commercial uses will have refuse removed by a commercial vendor.

County Administration Services

The project will require normal County services during the planning and construction phases of the project.

Transportation

Access

The Property fronts on Rockland Road (VA Route 658), classified as a minor collector road, and Bowling Green Road (VA Route 683), both of which intersect with Fairground Road (VA Route 661), a major collector road that extends to Winchester Road (U.S. Route 522). The existing golf club facility is accessed by two full movement entrances on Rockland Road. With rezoning of the Property, the southernmost entrance to the golf club will be converted to a right-in only entrance, with full access to the commercial area occurring through a new entrance that will replace the existing northernmost entrance, identified as Entrance #1 on the Rezoning Site Plan. The age-restricted residential neighborhood will be accessed via two entrances on Bowling Green Road, identified as Entrances #2 and #3, respectively. As depicted on the Sight Distance Exhibits provided with the Rezoning Site Plan, each of the three proposed full movement entrances meets VDOT sight distance requirements.

Internal access within the commercial area will occur through private travelways extending from the right-in only and full movement entrances. The residential neighborhood will be served by a complete system of public streets with sidewalks augmented by trail segments to promote resident recreation and connectivity.

The public streets and pedestrian facilities provided in the residential neighborhood will interconnect with the private travelways serving the commercial area to ensure multi-modal connectivity within the Property. In the event the adjoining property to the south develops in the future, the residential street network will include a "stub" to ensure connectivity between neighborhoods.

Trip Generation

The following tables provide the traffic generation rates specific to the proposed development program and existing uses on the site. The values were obtained from the Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition (TripGen 11), which is the source currently utilized by VDOT for transportation impact analysis specific to land use applications.

Trip Generation – PROPOSED Land Uses

Weekday Average Daily Traffic Volume				
<i>Land Use</i>	<i>ITE</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Residential: Single Family Detached, Age Restricted	251	4.31/DU	286 DU	1,233
Commercial: Sit-down Restaurant	932	107.2/1,000 SF GFA	15,000 SF GFA	1,608
Golf Course*	430	30.38/hole	9 holes	273
Lodging, Recreational Units	260	3.55/unit	4 units	14
				3,218
Weekday AM Peak Hour Traffic Volume				
<i>Land Use</i>	<i>ITE</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Residential: Single Family Detached, Age Restricted	251	0.34/DU	286 DU	97
Commercial: Sit-down Restaurant	932	13.68/1,000 SF GFA	15,000 SF GFA	205
Golf Course*	430	2.96/hole	9 holes	27
Lodging, Recreational Units	260	0.30/unit	4 units	1
				330
Weekday PM Peak Hour Traffic Volume				
<i>Land Use</i>	<i>ITE Code</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Residential: Single Family Detached, Age Restricted	251	0.39	286 DU	112
Commercial: Sit-down Restaurant	932	16.35/1,000 SF GFA	15,000 SF GFA	245
Golf Course*	430	3.68/hole	9 holes	33
Lodging, Recreational Units	260	0.32/unit	4 units	1
				391
*Per ITE land use description, golf course land use includes traffic generation associated with the following accessory activities: pro-shop, clubhouse/office, banquet/event facilities.				

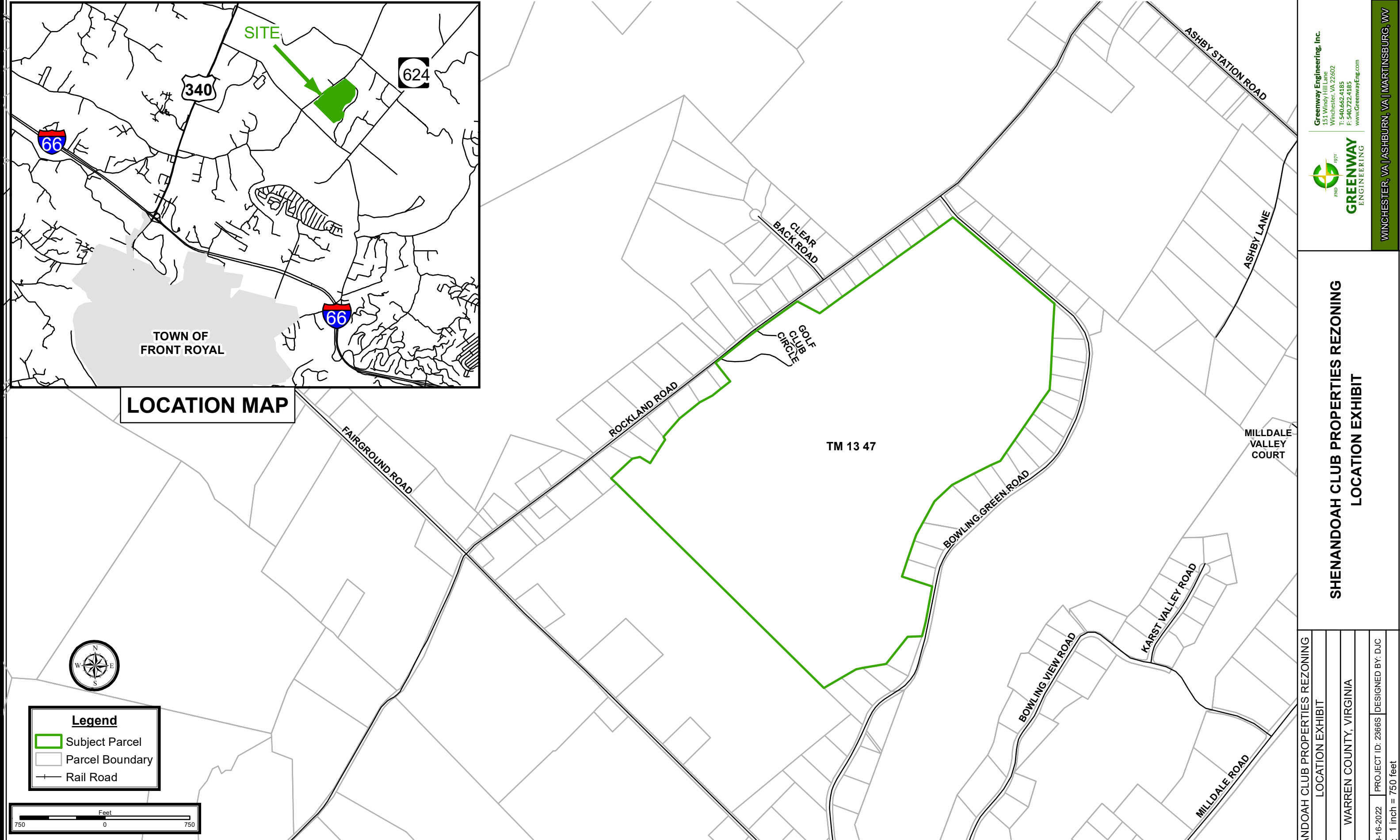
For comparison, trip generation for existing land uses on the Property is as follows:

Trip Generation – EXISTING Land Uses

Weekday Average Daily Traffic Volume				
<i>Land Use</i>	<i>ITE</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Commercial:				
Golf Course*	430	30.38/hole	27 holes	820
Lodging, Recreational Units	260	3.55/unit	2 units	7
				827
Weekday AM Peak Hour Traffic Volume				
<i>Land Use</i>	<i>ITE</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Commercial:				
Golf Course*	430	2.96/hole	27 holes	80
Lodging, Recreational Units	260	0.30/unit	2 units	1
				81
Weekday PM Peak Hour Traffic Volume				
<i>Land Use</i>	<i>ITE Code</i>	<i>ADT Rate</i>	<i>Quantity</i>	<i>ADT Totals</i>
Commercial:				
Golf Course*	430	3.68/hole	27 holes	99
Lodging, Recreational Units	260	0.32/unit	2 units	1
				100
*Per ITE land use description, golf course land use includes traffic generation associated with the following accessory activities: pro-shop, clubhouse/office, banquet/event facilities.				

Based on the information provided above, the rezoning is projected to result in a net increase of 2,391 ADT, with an additional 249 ADT and 291 ADT projected above current AM and PM peak hour trip generation, respectively. Whereas current trip generation impacts Rockland Road, the provision of entrances on Bowling Green Road will result in dispersal of project-generated trips, with residential trips expected to primarily use the Bowling Green Road entrances.

Regardless of trip distribution, the proposed rezoning will impact both Rockland Road and Bowling Green Road. That said, while operating as a 27-hole golf course with event facilities, the site has simultaneously hosted golf tournaments and weddings, with each attended by hundreds of participants. The trip generation associated with such simultaneous events has been safely and effectively accommodated by Rockland Road and the surrounding road network. It is therefore reasonable to expect this road network to be able to absorb the projected impacts attributable to the proposed rezoning.

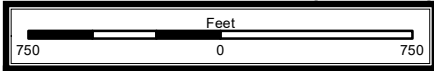


LOCATION MAP



Legend

- Subject Parcel
- Parcel Boundary
- Rail Road



Greenway Engineering, Inc.
151 Windy Hill Lane
Winchester, VA 22602
T: 540.662.4185
F: 540.722.4185
www.GreenwayEng.com

1971

END

GREENWAY
ENGINEERING

SHENANDOAH CLUB PROPERTIES REZONING
LOCATION EXHIBIT

WARREN COUNTY, VIRGINIA

DATE: 09-16-2022 | PROJECT ID: 2366S | DESIGNED BY: DJC

SCALE: 1 inch = 750 feet

SHENANDOAH CLUB PROPERTIES REZONING
LOCATION EXHIBIT

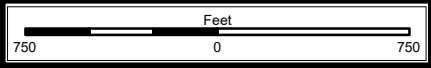
CIVIL ENGINEERING | LAND PLANNING | GIS | LAND SURVEYING | ENVIRONMENTAL | ANALYTICAL LABORATORY | QUALITY CONTROL TESTING & INSPECTIONS

Page 54 of 430



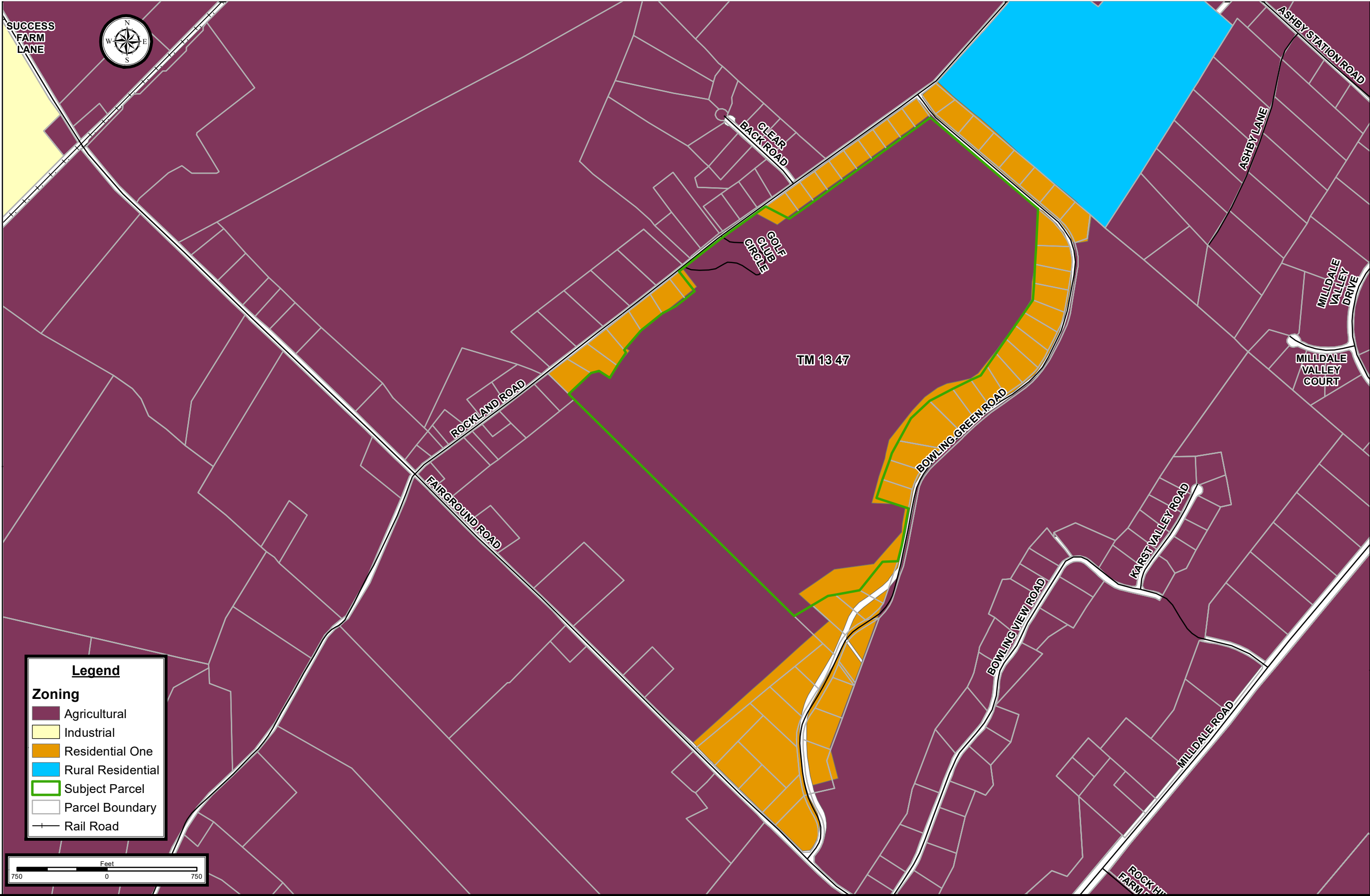
Legend

- Subject Parcel
- Parcel Boundary
- Rail Road



CIVIL ENGINEERING | LAND PLANNING | GIS | LAND SURVEYING | ENVIRONMENTAL | ANALYTICAL LABORATORY | QUALITY CONTROL TESTING & INSPECTIONS

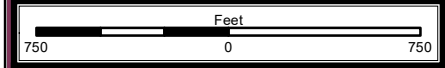
Shenandoah Club Properties Rezoning Aerial Overview Exhibit		Greenway Engineering, Inc. 151 Windy Hill Lane Winchester, VA 22602 T: 540.662.4185 F: 540.722.4185 www.GreenwayEng.com	
Warren County, Virginia		Greenway Engineering	
DATE: 09-16-2022		PROJECT ID: 2366S	
DESIGNED BY: DJC		WINCHESTER, VA ASHBURN, VA MARTINSBURG, WV	
SCALE: 1 inch = 750 feet			



Legend

Zoning

- Agricultural
- Industrial
- Residential One
- Rural Residential
- Subject Parcel
- Parcel Boundary
- Rail Road



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<p>Shenandoah Club Properties Rezoning</p> <p>Zoning Exhibit</p> <p>WARREN COUNTY, VIRGINIA</p> <p>DATE: 09-22-2022 PROJECT ID: 2366S DESIGNED BY: DJC</p> <p>SCALE: 1 inch = 750 feet</p>		<p>SHENANDOAH CLUB PROPERTIES REZONING</p> <p>ZONING EXHIBIT</p>	<p>Greenway Engineering, Inc. 151 Windy Hill Lane Winchester, VA 22602 T: 540.662.4185 F: 540.722.4185 www.GreenwayEng.com</p> <p>GREENWAY ENGINEERING</p>	<p>WINCHESTER, VA ASHBURN, VA MARTINSBURG, WV</p>
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Shenandoah Valley Golf Club Residential Development

Water Supply and Wastewater Management

INITIAL EVALUATION SUMMARY

January 12, 2023



5790 Main Street
Mt. Jackson, VA 22842
(540) 477-3300
FAX: (540) 477-3360
www.inbodenenv.com

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

OVERVIEW

The proposed redevelopment plan for Shenandoah Valley Golf Club (SVGC) property would replace much of the golf course with residential homes, community center and some commercial buildings. The new development will require water supply and sewage (wastewater management). Inboden Environmental Services, Inc. (IES) was contracted to provide preliminary engineering of the water supply systems and wastewater management system.

The purpose of this Initial Evaluation Summary report is to present the project water and wastewater management needs and outline options for meeting these needs. IES evaluated existing onsite water supplies and sewage systems, which are described below. IES then developed estimates of water requirements and sewage flows. IES then evaluated water system capacity relative to project needs. Finally, we developed and evaluated options for addressing the sewage management for the project.

Existing Sewage System

Sewage from the existing Club House building at SVGC is managed using a conventional onsite sewage system (COSS) consisting of septic tanks and drainfield located in the open grassy area south of the Club House. IES has not verified the COSS age, design or status, but we are not aware of problems and is presumed to be fully functional.

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The SVGC has two water systems, one that provides domestic or drinking water and the other irrigation water. Each water system is comprised of multiple wells, a piping network and pumping systems. Salient information about the water systems is presented below.

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The 2003 operating permit for Drinking Water system lists the following type and capacity:

- Class VI, non-transient, non-community water works
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The main components listed below

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SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

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Background

The redevelopment involves converting much of the SVGC into single family, age restricted residences. Other amenities proposed include a community center for residents, a club house with event space, food and retail space and rental cottages. These residences and amenities will require water supply and sewage management.

Water use will be for indoor water demands with potential for outdoor water use in landscape irrigation. The irrigation demands for the single-family homes could be supplied by drinking water system or the irrigation system. The amenity buildings will have primarily indoor use. Landscaping in these areas should be supplied by the site irrigation water system.

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There are 286 residences proposed in the SVGC redevelopment. Because they are age restricted, families with children are not permitted, except for visits. Due to this, the expected occupancy is generally two persons per residence. To allow for live-in care and occasional visitors, IES assumed each residence has an average occupancy of 2.5 persons on a year-round basis.

There will be variation through the week and through the year. Sewage flow will be less than potable water demands because of consumptive use and the water demands that do not generate wastewater.

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WATER DEMAND AND SUPPLY

Overview

IES developed an estimated daily water demand for the proposed redevelopment based on the types of uses and estimated or statutory flow rates. The estimated water demands are for comparison to available water supplies and will be refined in the preliminary engineering process.

Potable (Drinking) Water

Overall potable water demand is estimated for all the homes and facilities assuming that irrigation demands are met from the irrigation system.

- Base Daily Total Demand: 65,000 gpd
- Maximum Daily Total Demand: 100,000 gpd (rounded up to nearest thousand)

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

The short-term water demand has yet to be calculated but will be met through a storage tank and/or multiple wells with demand-based pumping. Hydro-pneumatic (captive air) tanks will likely be used to supply instantaneous demand surges.

Available Supply

The existing potable water system has a permitted daily capacity of 144,000 gallons. Therefore, this existing system can meet the demand. During preliminary engineering, IES will determine the treatment, disinfection, storage and pressurization requirement.

Irrigation Water

Overall irrigation water demand will decrease greatly because much of the golf course area will be converted to residences, buildings and access roads/paths. Therefore, irrigation demands can easily be met by the existing system. If necessary and practicable, some of the irrigation wells could be converted into potable water wells or back-up wells.

SEWAGE MANAGEMENT

Overview & Flow

Sewage will be generated by all the buildings in the proposed development. IES estimated sewage generation rates and evaluated several alternative for treating the sewage and managing the effluent. The sewage flows listed below are preliminary and will be refined in the subsequent engineering work.

- Peak Daily Flow: **47,000 gallons per day**
- Peak Season, Weekly Average Flow: **36,500 gallons per day**

Centralized Treatment

A centralized sewage/wastewater treatment system (WWTS) will be required due to the site constraints. The WWTS allows high quality effluent suitable for on-site or surface water discharges. At this time, it is not known if the collection system will be a conventional gravity system, a pressurized sewage system or a hybrid system. IES assumed that centralized primary, secondary and polishing treatment will be required and identified the approximate area required for these components. The property has a suitable site for a centralized treatment system.

IES completed a conceptual design of a treatment process for the projected sewage flows. The main steps in the treatment process are outlined below. Odor control measures will be implemented to minimize generation of odors that may affect residents, users and/or neighbors. It is feasible, and may be desirable, to enclose some or all of the WWTS in a building.

Primary treatment

Primary treatment is intended remove solids, settleable and floating waste components. For this project, primary screening will likely be employed to provide compact treatment with minimal residuals to be hauled off-site. Screening systems are also well suited to odor management measures.

Secondary treatment

The purpose of secondary treatment is to reduce pollutants and nitrogen to fairly low levels to meet regulatory requirements. Secondary treatment can be provided by a number of

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

proven technologies. IES has identified two options for secondary treatment as most appropriate for SVGC redevelopment as outlined below.

1. A Membrane Bioreactor (MBR) type treatment system. This relies on a concentrated aerobic microbial process with a membrane unit that extracts very clean effluent and leaves the microbes in the reactor. MBRs have been documented in scientific literature reviews as providing good removal rates for critical pollutants and nutrients.
2. Extended Aeration Activated Sludge system with nutrient removal. This type of system is well established technology for this size system and can provide excellent treatment for the regulated parameters.

Tertiary treatment

Tertiary treatment may be required or desired depending on the effluent management method chosen. Tertiary treatment reduces the residual BOD, suspended solids, and some trace organic compounds.

Disinfection

Effluent disinfection may be required depending on the effluent management method selected for this project. IES will likely use ultraviolet disinfection to provide disinfection if it is required. This reduces hazardous chemical handling and does not produce chlorinated byproducts.

Effluent Management

All treatment systems will generate effluent that must be disposed of or re-used. IES evaluated several options for managing the treated effluent for SVGC including the following:

1. On-site Subsurface Dispersal
2. Irrigation re-use.
3. Off-site discharge to receiving stream.

Onsite Subsurface Dispersal

This approach would require a large subsurface dispersal system using pressure dosed laterals or subsurface drip disposal lines. This method relies on dispersal of high-quality effluent into an area or areas with appropriate soils to receive the effluent and is regulated by the Virginia Department of Health. Advantages of onsite subsurface dispersal include easier permitting, reduced operation and monitoring cost and some beneficial re-use of nutrients in the effluent. Disadvantages include higher design and installation costs.

IES worked with Greenway Engineering to perform a very preliminary soils evaluation. The conclusion is that the property and the adjacent property that may be acquired have suitable soil types for effluent dispersal. It appears that the properties could provide sufficient area of acceptable soils to disperse the effluent. Further soils evaluations, additional design and regulatory consultation are required to fully establish the feasibility and cost of this approach.

Irrigation Re-use

This approach would involve irrigating the golf course/open space areas remaining on the SVGC property. This method relies on spray and/or subsurface dispersal of high-quality

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

effluent into an area or areas that are suitable for irrigation. Advantages are that water and nutrients are re-used thus reducing irrigation water and fertilizer. Disadvantages include a complicated design, large storage reservoir required, increased monitoring and maintenance costs.

IES developed initial water balances for this option and concluded that there is sufficient irrigation area for spray irrigation reuse. However, a very large effluent storage reservoir would be required because effluent cannot be applied between November and April. There would also be permitting challenges and revisions to the irrigation system and practices. IES concluded that this option is technically viable but appears economically unattractive.

Surface Discharge

This approach utilizes discharge of treated effluent to a surface stream or waterway. Obtaining a surface discharge permit is predicated on the following prerequisites:

- Identifying a suitable discharge channel within a reasonable distance and vetting this discharge location with Virginia Department of Environmental Quality.
- Securing rights of way across land between the project property and the discharge stream.
- Identifying and purchasing nutrient offset credits for predicted nitrogen and phosphorus loads in the effluent, as required under Chesapeake Bay Preservation Act.

Advantages of a surface discharge include potentially lower installation costs, simplicity and moderate operating costs. Disadvantages include a long and potentially difficult permitting process, higher design and permitting costs, higher monitoring costs and potential public opposition. This option also discharges harmful trace organic compounds directly to streams and rivers.

IES identified a stream located to the southwest of the property that would likely be suitable for a receiving water from a permitting perspective but did not conduct a field survey or inquire about rights of way for the discharge pipe for crossing roads and properties. IES contacted nearby municipal dischargers to inquire about obtaining nutrient offset credits but did not receive any responses to the multiple contact attempts.

IES believes that a surface discharge permit could likely be obtained but may require significant time, effort and cost. Further evaluation of the proposed discharge stream, rights of way and nutrient offset credits are required to determine the cost and viability of this option.

CONCLUSIONS

IES has the following conclusions which are based on the information presented above:

1. The existing Potable Water Systems and Irrigation systems have sufficient capacity to meet the water requirement of the proposed development.
2. Sewage will be collected and treated on site and sufficient area exists for a treatment system with adequate odor control.
3. Onsite dispersal and irrigation reuse appear to be technically viable options for wastewater effluent management with reasonable permitting requirements.

SVGC Redevelopment –Water Supply and Wastewater Management
Initial Evaluation Summary

4. Surface discharge of wastewater management appears technically feasible but may face significant permitting challenges

Further engineering work is required to fully evaluate the water and sewage management requirements. In preliminary engineering, IES will evaluate full technical feasibility, permitting requirements and initial cost opinions for the alternatives that the project teams chooses to pursue.

SHENANDOAH CLUB PROPERTIES REZONING ENVIRONMENTAL IMPACT STATEMENT



**TM #13-47
Shenandoah Election District
Warren County, Virginia**

JANUARY 18, 2023

Current Owner: Shenandoah Club Properties, LLC

**Contact Person: Christopher Mohn, AICP
Greenway Engineering, Inc.
151 Windy Hill Lane
Winchester, VA 22602
(540) 662-4185**

Shenandoah Club Properties Rezoning Environmental Impact Statement

Background

Shenandoah Club Property, LLC has authorized Greenway Engineering, Inc. (Greenway), to prepare an Environmental Impact Statement for rezoning of the property identified at Tax Map Parcel 13-47, which is currently owned by Shenandoah Club Property, LLC. The Property, consisting of 195.64± acres zoned Agricultural (A) District, is currently developed as a 27-hole golf course with associated clubhouse facilities, doing business as Shenandoah Valley Golf Club. The Property has frontage on Rockland Road (VA Route 658) and Bowling Green Road (VA Route 683), with access from Rockland Road via Golf Club Circle, a private drive extending into the site. Adjoining parcels are zoned Agricultural (A) and Residential One (R1), and contain residential, agricultural, and commercial recreation (golf course) land uses.

This application proposes rezoning 103.86± acres to Suburban Residential (SR) District and 11.9± acres to Commercial (C) District to enable a mixed-use development consisting of 286 age-restricted dwelling units and neighborhood-serving commercial uses. The application further proposes the remaining 76.75± acres will be retained as a 9-hole golf course or other open space use. The age-restricted residential acreage will be developed as single family detached lots in two clusters oriented on the internal open space. The age-restricted residential clusters will be served by a complete system of public streets and pedestrian facilities. The commercial acreage will include the existing 29,000± SF clubhouse facility, golf course maintenance building, and two recreational lodging units, with the goal of establishing a sit-down restaurant in the clubhouse facility and adding two additional lodging units in the future.

Attached for reference with this report are an Aerial Overview Exhibit, Natural Features Exhibit, and Historic Features Exhibit.

Site Inventory

A. Earth

The Property is currently developed as a 27-hole golf course with clubhouse facility, accessory buildings, and site improvements. There are no significant mineral resources located on this site. Soil and geology consist of Lodi silt loam 2-7% slopes, Lodi silt loam 7-15% slopes and Lodi silt loam, rocky 2-7% slopes. Soils of this type are generally reddish brown and yellowish red with clay films and fine to medium pores that drain well.

B. Water

There are no significant waterways or wetlands located on the Property, nor is the Property located within a floodway or flood zone. Multiple drainage channels exist on the Property but are not flowing streams. A small pond is located on the Property and will be retained as part of the 76.75± acre open space parcel.

C. Air Quality

Existing air quality is generally very good, consistent with air quality throughout the upper Shenandoah Valley.

D. Natural Processes

The Property is not within a 100-year floodplain. This Property has already been graded for the golf course use and is used for daily activities; therefore, erosion risk is low. The Property is located within a four-season climate. Average rainfall is 41.1 inches and snowfall is 22.8 inches per year.

E. Flora

The flora on Property consists of turf grasses used for golf courses such as Bermuda grass and landscaped areas with trees, shrubs, and flowering plants. The naturally occurring flora on site has been altered by human activity. There are no endangered plant species on the site.

F. Fauna

Human activity has extensively modified the fauna on the Property. There is limited undisturbed open space or potential wildlife habitat within the limits of the Property. Wildlife that may be present on the Property and in the immediate vicinity include whitetail deer, squirrels, chipmunks, opossum, groundhogs, and various of avian species. There is no record of any endangered species on the Property.

G. Land Use

The Property has been developed as a 27-hole golf course with accessory facilities for several decades. A residential structure was constructed on the Property in 1966, prior to which the Property was vacant.

H. Recreation

The Property is currently developed as a commercial recreation facility. Specifically, the Property is used as a 27-hole golf course with accessory facilities. Bowling Green Country Club is located adjacent to the Property, which consists of two 18-hole golf courses (36 holes total) and related facilities that are open to the public.

I. Aesthetics and Human Interest

The primary human interest in the Property has been for its current use as a golf course and associated facilities, to include its availability as a venue for special events. The current use of the Property further provides employment opportunities to residents of the community. Guest visits to the Property fluctuate daily depending on weather, scheduled events, and time of year.

J. Cultural Status

There are no known features of historical, archaeological, or cultural significance on the Property. The Property is located adjacent to the Rockland Rural Historic District.

K. Man-made Facilities and Activities

Human activity has extensively modified the site. The land has been cleared, landscaped, and improved for the existing commercial recreation use. Man-made facilities include a 27-hole golf course, 29,000± SF clubhouse facility, multiple wells, domestic and irrigation water lines, septic system, parking lots, two commercial lodging units, and other out-buildings for maintenance and storage. The Property is actively used by club members and the public for recreational purposes as well as special events (e.g., weddings).

IMPACT OF PROJECT

A. Modification of Natural Environment

The Property is currently developed as a 27-hole golf course with accessory facilities and improvements. Natural conditions have already been modified. Development of the project will therefore have minimal impact to the natural environment.

B. Land Transformation and Construction

The rezoning proposes transforming the 27-hole golf course to a 9-hole golf course consisting of 76.75± acres adjoined by two residential clusters totaling 286 age-restricted dwelling units. residential lots. The residential clusters will comprise 103.86± acres and will be developed with a complete system of public streets, pedestrian facilities, central water and sanitary sewer infrastructure, and stormwater management facilities. The 11.9± acre commercial area will consist of the existing 29,000± SF clubhouse facility, commercial lodging units, and related accessory improvements (e.g., parking). The internal private travelways serving the commercial area will be reconfigured pursuant to rezoning approval, but new construction is anticipated to be limited to the addition of two additional commercial lodging units, and potentially an addition to the clubhouse facility if needed to accommodate a sit-down restaurant.

C. Resource Extraction

Multiple wells are currently operated on the property for domestic and irrigation purposes. These existing wells will be used to supply water to the project's various components. Based on analysis prepared by Inboden Environmental Services, Inc. (Inboden), daily water demand is projected to range from 65,000 GPD to 100,000 GPD, and current sources can supply upwards of 144,000 GPD. As such, daily water use will fall below available supply. No other resource use is anticipated with the Project.

D. Processing

The proposed use does not entail processing activities as defined by the Warren County Zoning Ordinance (e.g., farming, ranching/grazing, feedlots, dairying, energy generation, mineral processing, metallurgical industry, chemical industry, textile industry, oil refining or lumbering).

The proposed project will include 11.9± acres of commercial use using existing facilities, 103.86± acres of age-restricted residential use, and 76.75± acres of active open space (e.g., 9-hole golf course) .

E. Land Alteration

As described above, the Property has previously been altered with development of the existing 27-hole golf course. Additional site grading will be required to construct the two clusters of age-restricted residential lots and refine elements of the remaining 9-hole golf course, although most of this grading will involve open areas of the site.

F. Resource Renewal

Reduction of the golf course from 27 to 9 holes will significantly reduce the amount of groundwater used for irrigation thereby supporting renewal of this resource. With retention of the 9-hole golf course, areas of existing trees and other landscaping will remain undisturbed and enable integration of the open space and natural areas with the residential clusters. Such integration will support further renewal of flora and fauna on the Property.

G. Changes in Traffic

Projected trip generation data is provided in the Community Impact Statement. Per this information, the rezoning is projected to result in a net increase of 2,391 ADT, with an additional 249 ADT and 291 ADT projected above current AM and PM peak hour trip generation, respectively. Whereas trip generation from the current golf course operation impacts Rockland Road, the provision of entrances on Bowling Green Road will result in dispersal of project-generated trips, with residential trips expected to primarily use the Bowling Green Road entrances.

H. Waste Storage and Treatment

Inboden Environmental Services, Inc. (IES) has prepared a Water Supply and Wastewater Management Initial Evaluation Summary for the project. As detailed in this summary, IES proposes construction of a centralized wastewater treatment facility to serve the project, which will be privately operated and maintained. The treatment facility will apply a two-phase treatment approach that will result in high quality effluent suitable for either on-site or surface water discharge. Please reference the attached Water Supply and Wastewater Management Initial Evaluation Summary for more detail.

I. Chemical Treatment

Chemical treatment may occur with the central water system pending final engineering design and permitting by applicable regulatory agencies. IES is recommending ultraviolet disinfection for wastewater effluent, which will minimize chemical use in sewage treatment and eliminate production of chlorinated byproduct. Maintenance of the 9-hole golf course as well as private residential yards may involve seasonal application of herbicides and pesticides.

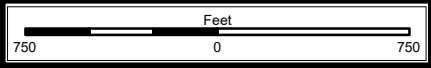
J. Accidents

VDOT data indicate low prevalence of accidents on public roads serving the Property. Given the low speed limits and rural condition of the surrounding road network, traffic generated by the project is expected to integrate safely with existing traffic conditions.



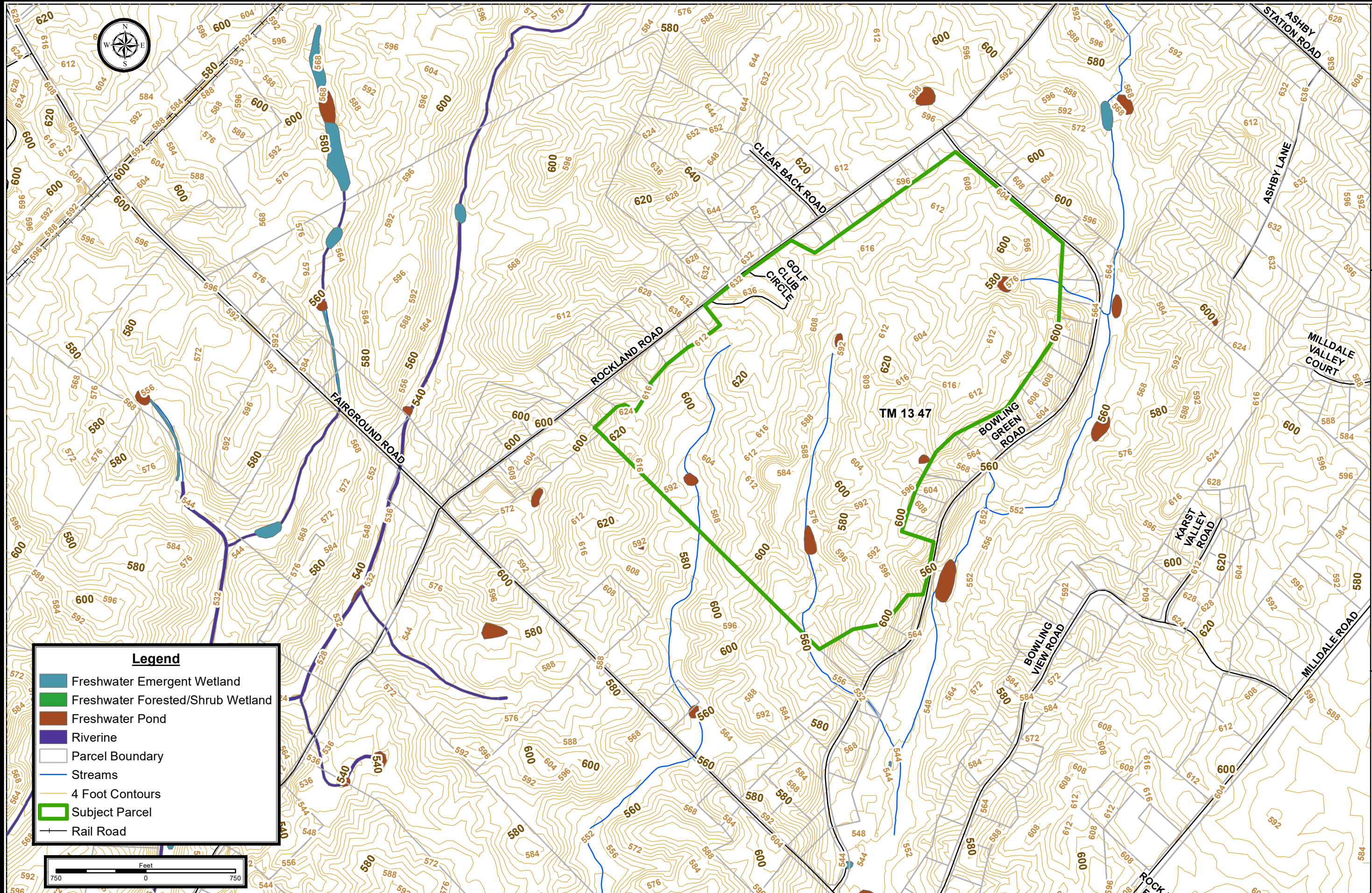
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CIVIL ENGINEERING | LAND PLANNING | GIS | LAND SURVEYING | ENVIRONMENTAL | ANALYTICAL LABORATORY | QUALITY CONTROL TESTING & INSPECTIONS

SHENANDOAH CLUB PROPERTIES REZONING AERIAL OVERVIEW EXHIBIT		Greenway Engineering, Inc. 151 Windy Hill Lane Winchester, VA 22602 T: 540.662.4185 F: 540.722.4185 www.GreenwayEng.com	
WARREN COUNTY, VIRGINIA			
DATE: 09-16-2022	PROJECT ID: 2366S	DESIGNED BY: DJC	
SCALE: 1 inch = 750 feet		WINCHESTER, VA ASHBURN, VA MARTINSBURG, WV	



SHENANDOAH CLUB PROPERTIES REZONING
NATURAL FEATURES EXHIBIT

WARREN COUNTY, VIRGINIA

DATE: 09-16-2022 | PROJECT ID: 2366S | DESIGNED BY: DJC

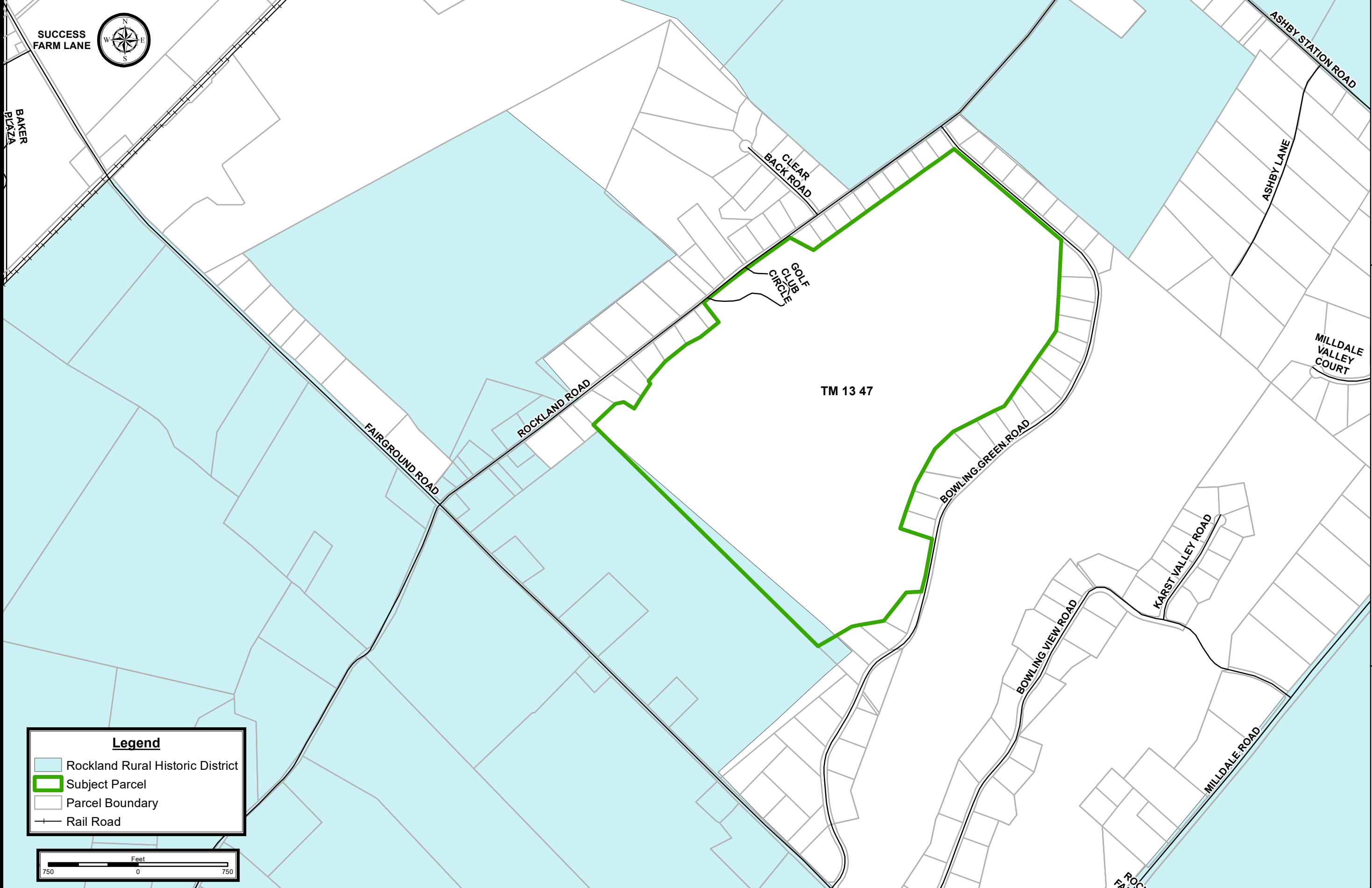
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Greenway Engineering, Inc.
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**GREENWAY**
ENGINEERING

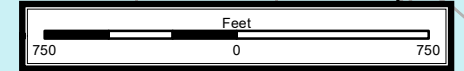
WINCHESTER, VA | ASHBURN, VA | MARTINSBURG, WV

SHENANDOAH CLUB PROPERTIES REZONING NATURAL FEATURES EXHIBIT



Legend

- Rockland Rural Historic District
- Subject Parcel
- Parcel Boundary
- Rail Road




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HISTORIC FEATURES EXHIBIT

WARREN COUNTY, VIRGINIA

DATE: 09-16-2022 | PROJECT ID: 2366S | DESIGNED BY: DJC

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1971
GREENWAY
ENGINEERING

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SHENANDOAH CLUB PROPERTIES REZONING
HISTORIC FEATURES EXHIBIT

WINCHESTER, VA | ASHBURN, VA | MARTINSBURG, WV

SHENANDOAH CLUB PROPERTIES REZONING
HISTORIC FEATURES EXHIBIT

Shenandoah Valley Golf Club Residential Development

Water Supply and Wastewater Management

INITIAL EVALUATION SUMMARY

January 12, 2023



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Mt. Jackson, VA 22842
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WATER DEMAND AND SUPPLY

Overview

IES developed an estimated daily water demand for the proposed redevelopment based on the types of uses and estimated or statutory flow rates. The estimated water demands are for comparison to available water supplies and will be refined in the preliminary engineering process.

Potable (Drinking) Water

Overall potable water demand is estimated for all the homes and facilities assuming that irrigation demands are met from the irrigation system.

- Base Daily Total Demand: 65,000 gpd
- Maximum Daily Total Demand: 100,000 gpd (rounded up to nearest thousand)

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

The short-term water demand has yet to be calculated but will be met through a storage tank and/or multiple wells with demand-based pumping. Hydro-pneumatic (captive air) tanks will likely be used to supply instantaneous demand surges.

Available Supply

The existing potable water system has a permitted daily capacity of 144,000 gallons. Therefore, this existing system can meet the demand. During preliminary engineering, IES will determine the treatment, disinfection, storage and pressurization requirement.

Irrigation Water

Overall irrigation water demand will decrease greatly because much of the golf course area will be converted to residences, buildings and access roads/paths. Therefore, irrigation demands can easily be met by the existing system. If necessary and practicable, some of the irrigation wells could be converted into potable water wells or back-up wells.

SEWAGE MANAGEMENT

Overview & Flow

Sewage will be generated by all the buildings in the proposed development. IES estimated sewage generation rates and evaluated several alternative for treating the sewage and managing the effluent. The sewage flows listed below are preliminary and will be refined in the subsequent engineering work.

- Peak Daily Flow: **47,000 gallons per day**
- Peak Season, Weekly Average Flow: **36,500 gallons per day**

Centralized Treatment

A centralized sewage/wastewater treatment system (WWTS) will be required due to the site constraints. The WWTS allows high quality effluent suitable for on-site or surface water discharges. At this time, it is not known if the collection system will be a conventional gravity system, a pressurized sewage system or a hybrid system. IES assumed that centralized primary, secondary and polishing treatment will be required and identified the approximate area required for these components. The property has a suitable site for a centralized treatment system.

IES completed a conceptual design of a treatment process for the projected sewage flows. The main steps in the treatment process are outlined below. Odor control measures will be implemented to minimize generation of odors that may affect residents, users and/or neighbors. It is feasible, and may be desirable, to enclose some or all of the WWTS in a building.

Primary treatment

Primary treatment is intended remove solids, settleable and floating waste components. For this project, primary screening will likely be employed to provide compact treatment with minimal residuals to be hauled off-site. Screening systems are also well suited to odor management measures.

Secondary treatment

The purpose of secondary treatment is to reduce pollutants and nitrogen to fairly low levels to meet regulatory requirements. Secondary treatment can be provided by a number of

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

proven technologies. IES has identified two options for secondary treatment as most appropriate for SVGC redevelopment as outlined below.

1. A Membrane Bioreactor (MBR) type treatment system. This relies on a concentrated aerobic microbial process with a membrane unit that extracts very clean effluent and leaves the microbes in the reactor. MBRs have been documented in scientific literature reviews as providing good removal rates for critical pollutants and nutrients.
2. Extended Aeration Activated Sludge system with nutrient removal. This type of system is well established technology for this size system and can provide excellent treatment for the regulated parameters.

Tertiary treatment

Tertiary treatment may be required or desired depending on the effluent management method chosen. Tertiary treatment reduces the residual BOD, suspended solids, and some trace organic compounds.

Disinfection

Effluent disinfection may be required depending on the effluent management method selected for this project. IES will likely use ultraviolet disinfection to provide disinfection if it is required. This reduces hazardous chemical handling and does not produce chlorinated byproducts.

Effluent Management

All treatment systems will generate effluent that must be disposed of or re-used. IES evaluated several options for managing the treated effluent for SVGC including the following:

1. On-site Subsurface Dispersal
2. Irrigation re-use.
3. Off-site discharge to receiving stream.

Onsite Subsurface Dispersal

This approach would require a large subsurface dispersal system using pressure dosed laterals or subsurface drip disposal lines. This method relies on dispersal of high-quality effluent into an area or areas with appropriate soils to receive the effluent and is regulated by the Virginia Department of Health. Advantages of onsite subsurface dispersal include easier permitting, reduced operation and monitoring cost and some beneficial re-use of nutrients in the effluent. Disadvantages include higher design and installation costs.

IES worked with Greenway Engineering to perform a very preliminary soils evaluation. The conclusion is that the property and the adjacent property that may be acquired have suitable soil types for effluent dispersal. It appears that the properties could provide sufficient area of acceptable soils to disperse the effluent. Further soils evaluations, additional design and regulatory consultation are required to fully establish the feasibility and cost of this approach.

Irrigation Re-use

This approach would involve irrigating the golf course/open space areas remaining on the SVGC property. This method relies on spray and/or subsurface dispersal of high-quality

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

effluent into an area or areas that are suitable for irrigation. Advantages are that water and nutrients are re-used thus reducing irrigation water and fertilizer. Disadvantages include a complicated design, large storage reservoir required, increased monitoring and maintenance costs.

IES developed initial water balances for this option and concluded that there is sufficient irrigation area for spray irrigation reuse. However, a very large effluent storage reservoir would be required because effluent cannot be applied between November and April. There would also be permitting challenges and revisions to the irrigation system and practices. IES concluded that this option is technically viable but appears economically unattractive.

Surface Discharge

This approach utilizes discharge of treated effluent to a surface stream or waterway. Obtaining a surface discharge permit is predicated on the following prerequisites:

- Identifying a suitable discharge channel within a reasonable distance and vetting this discharge location with Virginia Department of Environmental Quality.
- Securing rights of way across land between the project property and the discharge stream.
- Identifying and purchasing nutrient offset credits for predicted nitrogen and phosphorus loads in the effluent, as required under Chesapeake Bay Preservation Act.

Advantages of a surface discharge include potentially lower installation costs, simplicity and moderate operating costs. Disadvantages include a long and potentially difficult permitting process, higher design and permitting costs, higher monitoring costs and potential public opposition. This option also discharges harmful trace organic compounds directly to streams and rivers.

IES identified a stream located to the southwest of the property that would likely be suitable for a receiving water from a permitting perspective but did not conduct a field survey or inquire about rights of way for the discharge pipe for crossing roads and properties. IES contacted nearby municipal dischargers to inquire about obtaining nutrient offset credits but did not receive any responses to the multiple contact attempts.

IES believes that a surface discharge permit could likely be obtained but may require significant time, effort and cost. Further evaluation of the proposed discharge stream, rights of way and nutrient offset credits are required to determine the cost and viability of this option.

CONCLUSIONS

IES has the following conclusions which are based on the information presented above:

1. The existing Potable Water Systems and Irrigation systems have sufficient capacity to meet the water requirement of the proposed development.
2. Sewage will be collected and treated on site and sufficient area exists for a treatment system with adequate odor control.
3. Onsite dispersal and irrigation reuse appear to be technically viable options for wastewater effluent management with reasonable permitting requirements.

SVGC Redevelopment –Water Supply and Wastewater Management
Initial Evaluation Summary

4. Surface discharge of wastewater management appears technically feasible but may face significant permitting challenges

Further engineering work is required to fully evaluate the water and sewage management requirements. In preliminary engineering, IES will evaluate full technical feasibility, permitting requirements and initial cost opinions for the alternatives that the project teams chooses to pursue.

SHENANDOAH CLUB PROPERTIES, LLC
AGE-RESTRICTED & COMMERCIAL REZONING
PROFFER STATEMENT

REZONING: RZ# _____
A, Agricultural District to SR, Suburban Residential District and C,
Commercial District with Proffers

PROPERTY: Tax Parcel 13-47 (hereafter the “**Property**”)

ELECTION
DISTRICT: Shenandoah District

RECORD OWNER: Shenandoah Club Properties, LLC

APPLICANT: Shenandoah Club Properties, LLC (hereafter the “**Owner**”)

PROJECT NAME: Shenandoah Club Properties Age-Restricted & Commercial Rezoning

ORIGINAL DATE
OF PROFFERS: January 18, 2023

REVISION DATE:

Preliminary Matters

Pursuant to Section 15.2-2296 Et. Seq. of the Code of Virginia, 1950, as amended, and the provisions of the Warren County Zoning Ordinance with respect to conditional zoning, the undersigned Owner hereby proffers that in the event the Board of Supervisors of Warren County, Virginia, shall approve Rezoning Application # _____ for the rezoning of 195.64± acres from the A, Agricultural District to establish 103.86± acres of SR, Suburban Residential District with proffers, 11.9± acres of C, Commercial District with proffers, and 76.75± acres of A, Agricultural District with proffers as identified on the attached Shenandoah Club Properties Rezoning Site Plan dated January 18, 2023; development of the Property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Owners and such be approved by the Warren County Board of Supervisors in accordance with the said Code and Zoning Ordinance. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and have no effect whatsoever. These proffers shall be binding upon the Owners and any legal successors, heirs, or assigns.

The Property is identified as Tax Map Parcels 13-47 owned by Shenandoah Club Properties, LLC and recorded as Deed Book 261, Pages 668-670.

PROFFER STATEMENT

A) Land Use

1. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to develop a maximum of 286 age-restricted dwelling units on their Property which shall be limited to single-family detached units.
2. The Owner hereby agrees that the Property shall be an age-restricted community which is defined as:

“Age Restricted”

(a) Shall mean all occupied residential units shall be occupied by at least one person fifty-five (55) years of age or older and all other residents must reside with a person who is fifty-five (55) years of age or older, and be a spouse, a cohabitant, an occupant's child of nineteen (19) years of age or older or provide primary physical or economic support to the person who is fifty-five (55) years of age or older.

Notwithstanding this limitation (i) a person hired to provide live-in, long term, or terminal health care of a person who is fifty-five (55) years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care; and (ii) guests under the age of fifty-five (55) shall be permitted for periods of time not to exceed sixty (60) total days in any calendar year.

(b) If title to any lot shall become vested in any person under fifty-five (55) years of age by reason of descent, distribution, foreclosure or operation of law, the age restriction set forth in this Section 1 shall not work a forfeiture or reversion of title, but rather such person thus taking title shall not be permitted to reside on such Lot until such person shall have attained fifty-five (55) years of age or otherwise satisfies the requirements as set forth herein.

(c) Notwithstanding the foregoing limitations, a surviving spouse shall be allowed to continue to occupy a dwelling without regard to age.

The foregoing limitations shall apply to any tenant who resides in any dwelling offered for lease by the Owner thereof.

3. The Owner of the 11.9± acres proposed for C, Commercial District zoning and 76.75± acres proposed for A, Agricultural District zoning proffers that the mix and intensity of commercial and recreational uses established thereon shall be limited by the projected

weekday traffic generation of existing and proposed commercial and recreational uses. Projected weekday traffic generation shall be based on data published in the *Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition* (TripGen 11) and tabulated prior to zoning permit issuance for any new commercial use proposed on the Property. The total projected weekday trip generation for commercial and recreation uses on the Property shall not exceed 1,895 ADT.

4. The Owner of the 76.75± acres proposed to retain the existing A, Agricultural District zoning proffers to limit the use of this acreage to the established golf course or other form of active or passive open space. Notwithstanding this limitation, the Owner shall retain the right to subdivide one (1) residential lot from this acreage as per the applicable lot and building requirements of the A, Agricultural District.

B) Rezoning Site Plan

1. The use and development of the Property shall be in strict accordance with the Rezoning Site Plan – Shenandoah Club Properties Rezoning, prepared by Greenway Engineering, Inc., dated January 18, 2023.
2. Reasonable adjustments to the content of the Rezoning Site Plan may be allowed to accommodate final design and engineering constraints without the need for new conditional rezoning approval by the Warren County Board of Supervisors, provided said adjustments do not eliminate, relocate, or substantially alter the land use areas described in Proffer Section A.

C) Site Entrances

1. Full movement access to the Property shall be limited to three (3) entrances as shown on the Rezoning Site Plan.
2. The Owner shall restrict use of the existing southernmost entrance to the Property on Rockland Road to right-in only.

D) Sanitary Sewer Treatment and Conveyance

1. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to incur the costs for the design, permitting, and development of a sanitary sewer treatment and conveyance system serving the age-restricted dwelling units.
2. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to assume responsibility for the operation and maintenance of the sanitary sewer treatment and conveyance system serving the age-restricted dwelling units.

E) Water Treatment and Conveyance

1. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to incur the costs for the design, permitting, and development of a water treatment and conveyance system serving the age-restricted dwelling units.
2. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to assume responsibility for the operation and maintenance of the water treatment and conveyance system serving the age-restricted dwelling units.

F) Pedestrian Facilities


1. The Owner of the 103.86± acres proposed for SR, Suburban Residential District zoning proffers to provide pedestrian facilities consisting of either sidewalks or trails along both sides of all streets. Said facilities shall interconnect with sidewalks or trails provided in the 11.9± acres proposed for C, Commercial District zoning to enable multi-modal connectivity within the community.

Owner Signature on Following Page

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in the interest of the Owner. In the event the Warren County Board of Supervisors grants this rezoning and accepts the conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Warren County Code.

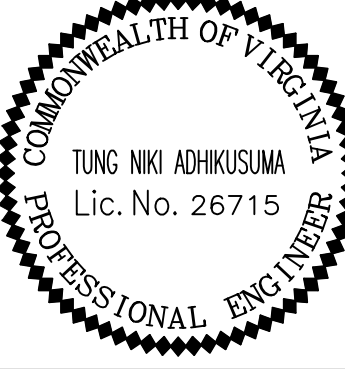


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ENGINEERING

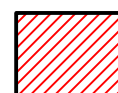
ILLUSTRATIVE REZONING EXHIBIT


SHENANDOAH CLUB PROPERTIES
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA


Rev. No.	Date
	
DATE:	01-18-2023
SCALE:	1"=150'
DESIGNED BY:	CM/TNA
FILE NO.	23665
SHEET	1 OF 5


LEGEND:


 SUB PUMP STATION


 PS & TREATMENT FACILITIES

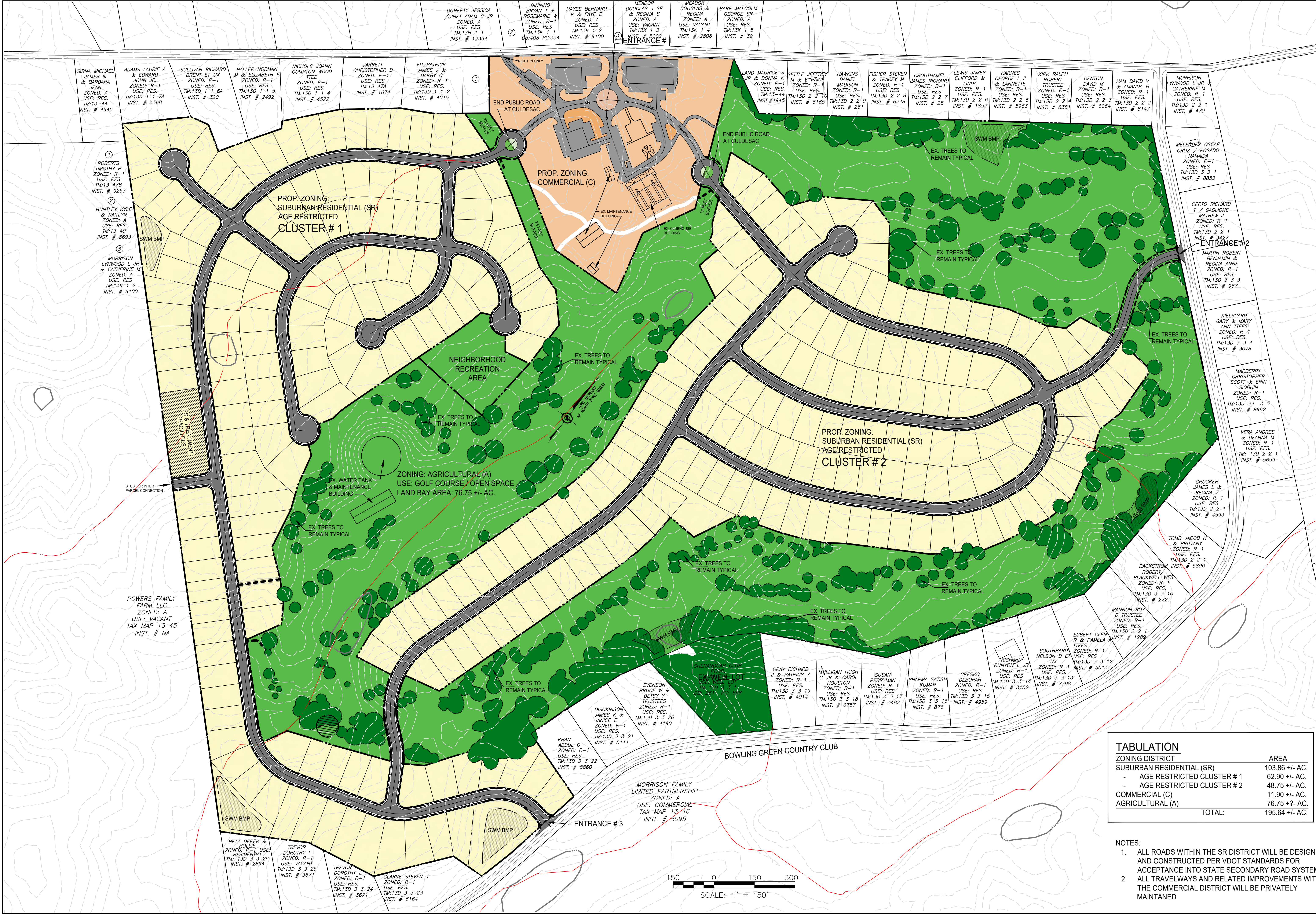
 PUBLIC ROAD SYSTEM

 PRIVATE ROAD SYSTEM / PARKING AREA

 PROP. COMMUNITY TRAIL SYSTEM

 SUBURBAN RESIDENTIAL CLUSTER 1 & 2

 COMMERCIAL PARCEL RESTAURANT / BREWERY AND CLUBHOUSE



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REZONING SITE PLAN

SHENANDOAH CLUB PROPERTIES
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

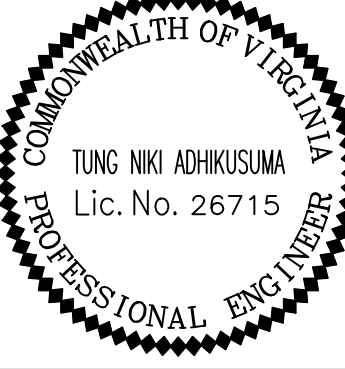
TABULATION	
ZONING DISTRICT	AREA
SUBURBAN RESIDENTIAL (SR)	103.86 +/- AC.
- AGE RESTRICTED CLUSTER #1	62.90 +/- AC.
- AGE RESTRICTED CLUSTER #2	48.75 +/- AC.
COMMERCIAL (C)	11.90 +/- AC.
AGRICULTURAL (A)	76.75 +/- AC.
TOTAL:	195.64 +/- AC.

- NOTES:
1.

ALL ROADS WITHIN THE SR DISTRICT WILL BE DESIGNED AND CONSTRUCTED PER VDOT STANDARDS FOR ACCEPTANCE INTO STATE SECONDARY ROAD SYSTEM.
2.

ALL TRAVELWAYS AND RELATED IMPROVEMENTS WITHIN THE COMMERCIAL DISTRICT WILL BE PRIVATELY MAINTAINED.

Rev. No. Date



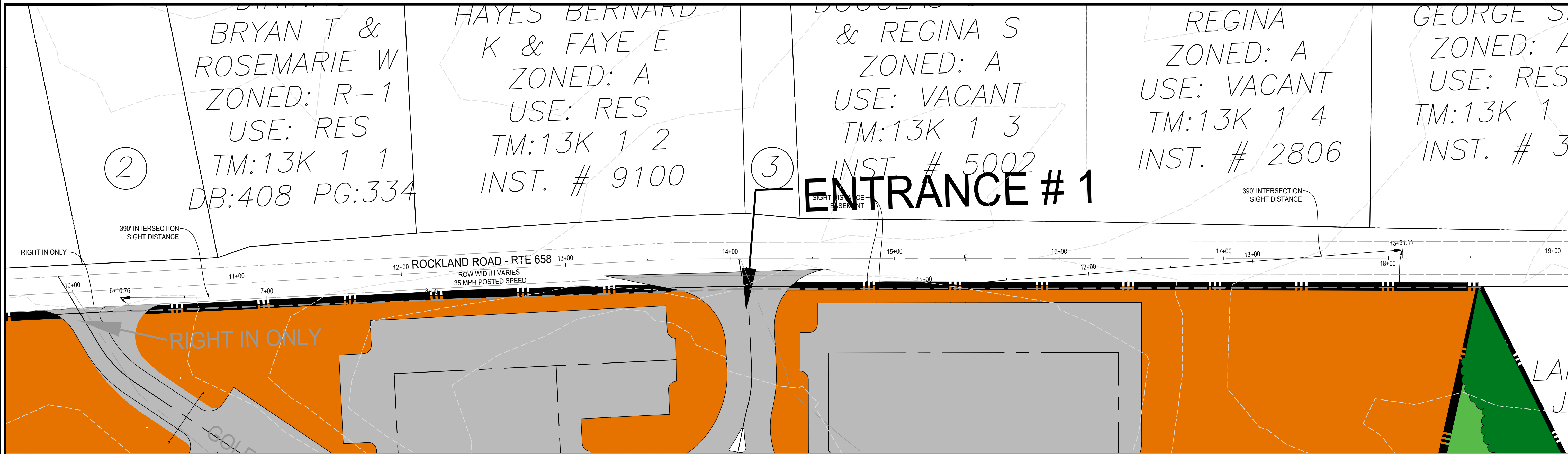
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DESIGNED BY: CM/TNA

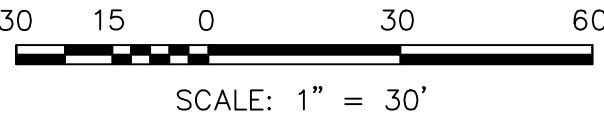
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SHEET 2 OF 5

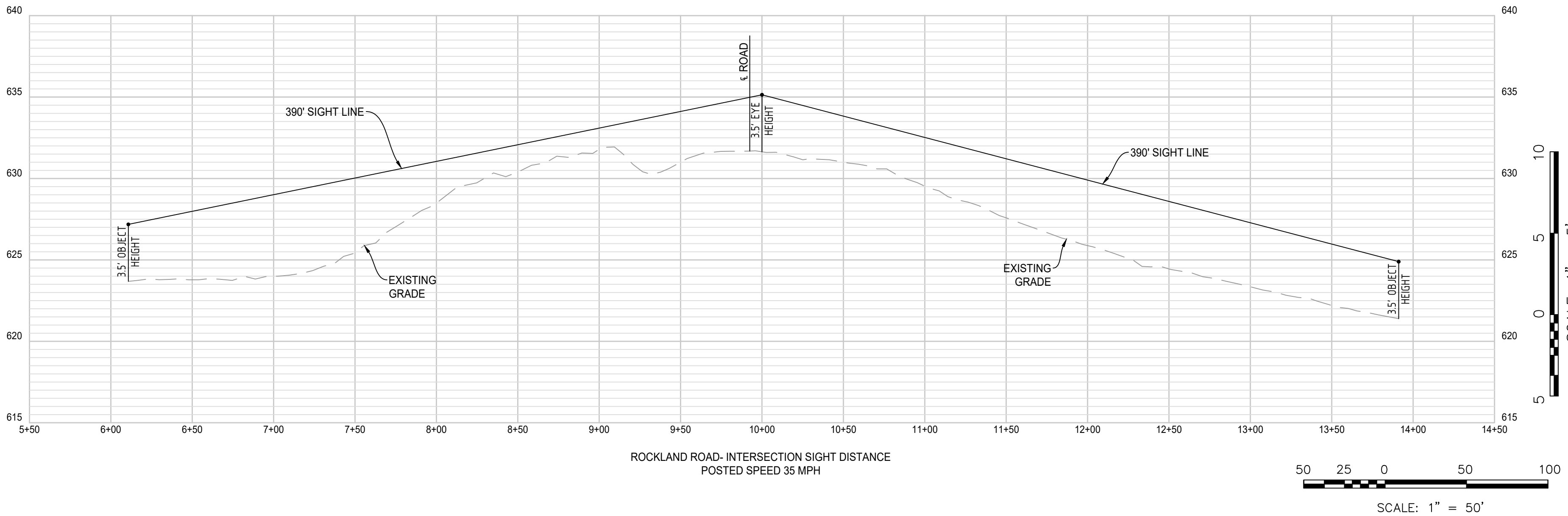
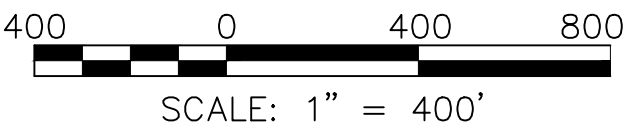


ENTRANCE #1 - PLAN VIEW

NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM APPENDIX F OF THE VDOT ROAD DESIGN MANUAL ISSUED JANUARY 2005, REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 35 MPH. THE REQUIRED INTERSECTION SIGHT DISTANCE IS 390 FT.



VICINITY MAP



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OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT

SHENANDOAH CLUB PROPERTIES

ENTRANCE #1

SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

DATE: 01/18/2023

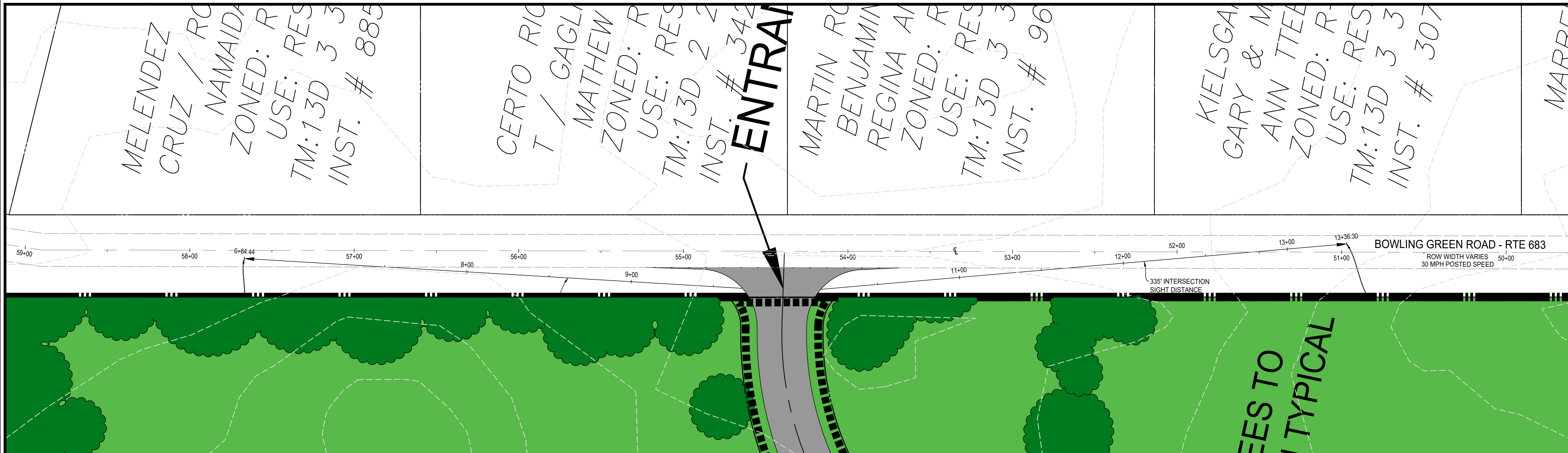
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DESIGNED BY: CM/NA

FILE NO. 23665

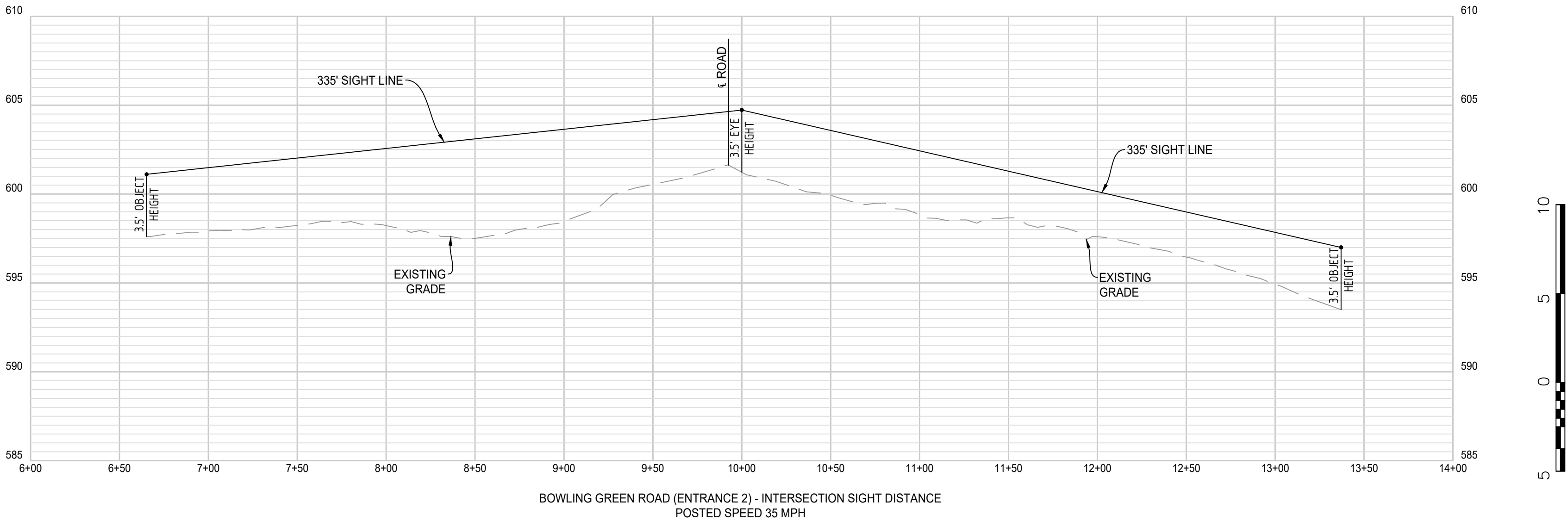
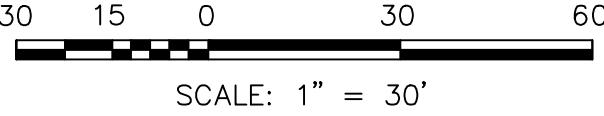
SHEET 3 OF 5

COMMONWEALTH OF VIRGINIA
TUNG NIKI ADHIKUSUMA
Lic. No. 26715
PROFESSIONAL ENGINEER



ENTRANCE #2 - PLAN VIEW

NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM APPENDIX F OF THE VDOT ROAD DESIGN MANUAL ISSUED JANUARY 2005, REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 30 MPH. THE REQUIRED INTERSECTION SIGHT DISTANCE IS 335 FT.



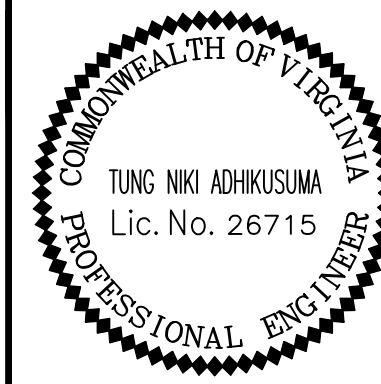
OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT

SHENANDOAH CLUB PROPERTIES

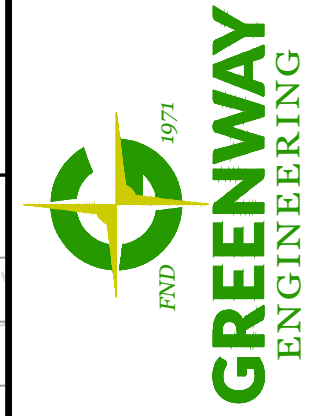
ENTRANCE #2

SHENANDOAH MAGISTERIAL DISTRICT

WARREN COUNTY, VIRGINIA

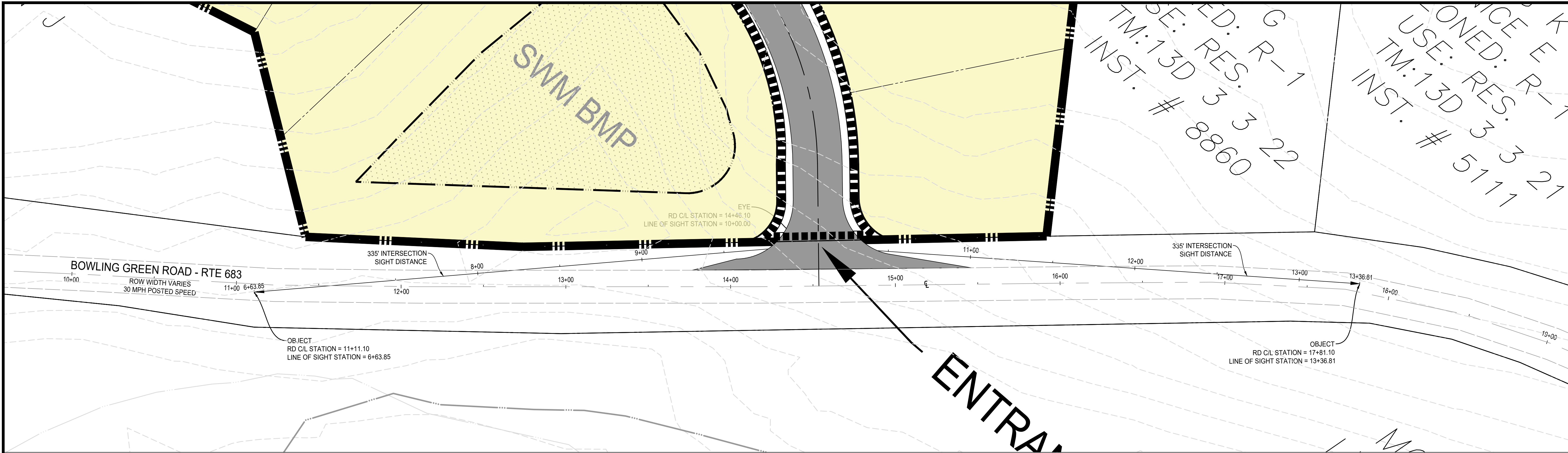


DATE:	01/18/2023
SCALE:	AS SHOWN
DESIGNED BY:	CM/NA
FILE NO.	23665
SHEET 4	OF 5



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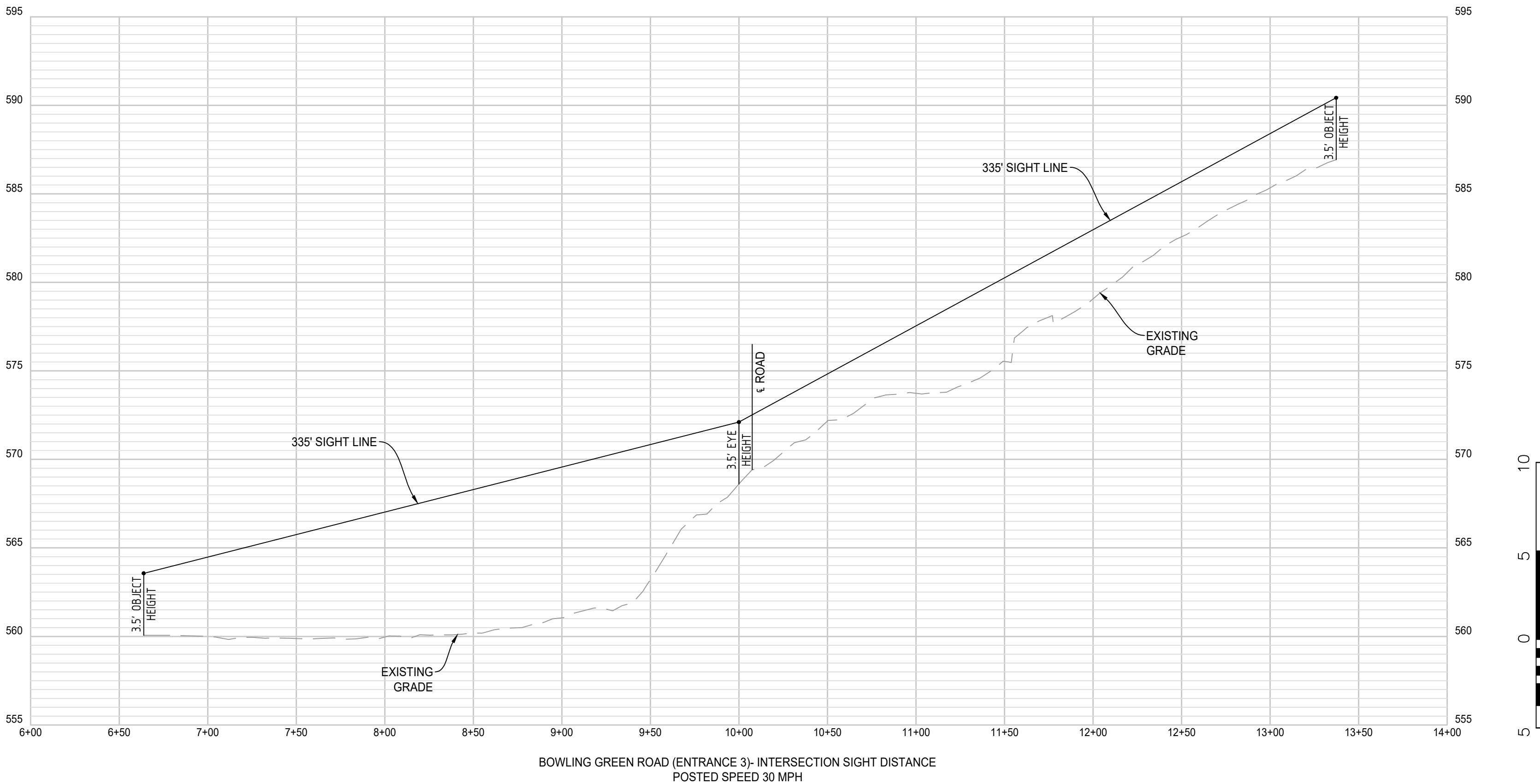
ENTRANCE #3 - PLAN VIEW

NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM APPENDIX F OF THE VDOT ROAD DESIGN MANUAL, ISSUED JANUARY 2005, REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 30 MPH. THE REQUIRED INTERSECTION SIGHT DISTANCE IS 335 FT.



VICINITY MAP

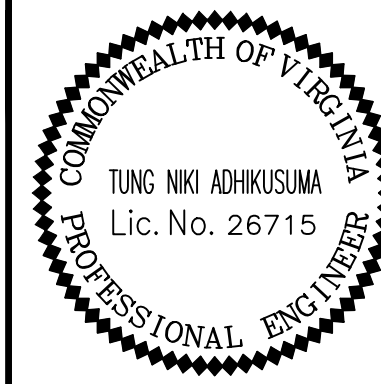
SCALE: 1" = 400'



BOWLING GREEN ROAD (ENTRANCE 3)- INTERSECTION SIGHT DISTANCE
POSTED SPEED 30 MPH

SCALE: 1" = 50'

OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT
SHENANDOAH CLUB PROPERTIES
ENTRANCE #3
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA



DATE: 01/18/2023
SCALE: AS SHOWN
DESIGNED BY: CM/NA
FILE NO. 23665
SHEET 5 OF 5

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Shenandoah Valley Golf Club Residential Development

Water Supply and Wastewater Management

INITIAL EVALUATION SUMMARY

January 12, 2023



5790 Main Street
Mt. Jackson, VA 22842
(540) 477-3300
FAX: (540) 477-3360
www.inbodenenv.com

OVERVIEW

The proposed redevelopment plan for Shenandoah Valley Golf Club (SVGC) property would replace much of the golf course with residential homes, community center and some commercial buildings. The new development will require water supply and sewage (wastewater management). Inboden Environmental Services, Inc. (IES) was contracted to provide preliminary engineering of the water supply systems and wastewater management system.

The purpose of this Initial Evaluation Summary report is to present the project water and wastewater management needs and outline options for meeting these needs. IES evaluated existing onsite water supplies and sewage systems, which are described below. IES then developed estimates of water requirements and sewage flows. IES then evaluated water system capacity relative to project needs. Finally, we developed and evaluated options for addressing the sewage management for the project.

Existing Sewage System

Sewage from the existing Club House building at SVGC is managed using a conventional onsite sewage system (COSS) consisting of septic tanks and drainfield located in the open grassy area south of the Club House. IES has not verified the COSS age, design or status, but we are not aware of problems and is presumed to be fully functional.

Existing Water Systems

The SVGC has two water systems, one that provides domestic or drinking water and the other irrigation water. Each water system is comprised of multiple wells, a piping network and pumping systems. Salient information about the water systems is presented below.

Drinking water system

The 2003 operating permit for Drinking Water system lists the following type and capacity:

- Class VI, non-transient, non-community water works
- Design Capacity of 144,000 gallons per day

The main components listed below

- At least two wells (Well D and a backup-well)
- A piping network to limited buildings connected
- Booster pump system and pressurized storage tank to supply pressure to the piping network
- No disinfection system is currently required.

Irrigation Water System

Irrigation water system is used to irrigate golf course areas and some common landscaping. The available documents list the following characteristics:

- Five wells (Well B, Well C, Well 2 , Well 4 and Well 5)
- A piping network to limited buildings connected.
- An above ground steel storage tanks.
- Booster pump system to supply pressure to the piping network.

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

Both water systems are apparently working at full capacity and IES was not made aware of problems with water supply or quality at the time of our evaluation.

PROPOSED DEVELOPMENT OVERVIEW

Background

The redevelopment involves converting much of the SVGC into single family, age restricted residences. Other amenities proposed include a community center for residents, a club house with event space, food and retail space and rental cottages. These residences and amenities will require water supply and sewage management.

Water use will be for indoor water demands with potential for outdoor water use in landscape irrigation. The irrigation demands for the single-family homes could be supplied by drinking water system or the irrigation system. The amenity buildings will have primarily indoor use. Landscaping in these areas should be supplied by the site irrigation water system.

Residences

There are 286 residences proposed in the SVGC redevelopment. Because they are age restricted, families with children are not permitted, except for visits. Due to this, the expected occupancy is generally two persons per residence. To allow for live-in care and occasional visitors, IES assumed each residence has an average occupancy of 2.5 persons on a year-round basis.

There will be variation through the week and through the year. Sewage flow will be less than potable water demands because of consumptive use and the water demands that do not generate wastewater.

Amenities and Commercial Buildings

A community center is proposed which will primarily be used by the residents. This, therefore does not add significant additional demand. Also proposed are: a remodeled club house with indoor and outdoor dining, a small retail space, a small office space and a few rental cabins and a future brew pub. To serve the residences, commercial venues and overall development there will be up to 85 employees. These employees are specifically accounted for in the demand estimates.

WATER DEMAND AND SUPPLY

Overview

IES developed an estimated daily water demand for the proposed redevelopment based on the types of uses and estimated or statutory flow rates. The estimated water demands are for comparison to available water supplies and will be refined in the preliminary engineering process.

Potable (Drinking) Water

Overall potable water demand is estimated for all the homes and facilities assuming that irrigation demands are met from the irrigation system.

- Base Daily Total Demand: 65,000 gpd
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SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

The short-term water demand has yet to be calculated but will be met through a storage tank and/or multiple wells with demand-based pumping. Hydro-pneumatic (captive air) tanks will likely be used to supply instantaneous demand surges.

Available Supply

The existing potable water system has a permitted daily capacity of 144,000 gallons. Therefore, this existing system can meet the demand. During preliminary engineering, IES will determine the treatment, disinfection, storage and pressurization requirement.

Irrigation Water

Overall irrigation water demand will decrease greatly because much of the golf course area will be converted to residences, buildings and access roads/paths. Therefore, irrigation demands can easily be met by the existing system. If necessary and practicable, some of the irrigation wells could be converted into potable water wells or back-up wells.

SEWAGE MANAGEMENT

Overview & Flow

Sewage will be generated by all the buildings in the proposed development. IES estimated sewage generation rates and evaluated several alternative for treating the sewage and managing the effluent. The sewage flows listed below are preliminary and will be refined in the subsequent engineering work.

- Peak Daily Flow: **47,000 gallons per day**
- Peak Season, Weekly Average Flow: **36,500 gallons per day**

Centralized Treatment

A centralized sewage/wastewater treatment system (WWTS) will be required due to the site constraints. The WWTS allows high quality effluent suitable for on-site or surface water discharges. At this time, it is not known if the collection system will be a conventional gravity system, a pressurized sewage system or a hybrid system. IES assumed that centralized primary, secondary and polishing treatment will be required and identified the approximate area required for these components. The property has a suitable site for a centralized treatment system.

IES completed a conceptual design of a treatment process for the projected sewage flows. The main steps in the treatment process are outlined below. Odor control measures will be implemented to minimize generation of odors that may affect residents, users and/or neighbors. It is feasible, and may be desirable, to enclose some or all of the WWTS in a building.

Primary treatment.

Primary treatment is intended remove solids, settleable and floating waste components. For this project, primary screening will likely be employed to provide compact treatment with minimal residuals to be hauled off-site. Screening systems are also well suited to odor management measures.

Secondary treatment.

The purpose of secondary treatment is to reduce pollutants and nitrogen to fairly low levels to meet regulatory requirements. Secondary treatment can be provided by a number of

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

proven technologies. IES has identified two options for secondary treatment as most appropriate for SVGC redevelopment as outlined below.

1. A Membrane Bioreactor (MBR) type treatment system. This relies on a concentrated aerobic microbial process with a membrane unit that extracts very clean effluent and leaves the microbes in the reactor. MBRs have been documented in scientific literature reviews as providing good removal rates for critical pollutants and nutrients.
2. Extended Aeration Activated Sludge system with nutrient removal. This type of system is well established technology for this size system and can provide excellent treatment for the regulated parameters.

Tertiary treatment

Tertiary treatment may be required or desired depending on the effluent management method chosen. Tertiary treatment reduces the residual BOD, suspended solids, and some trace organic compounds.

Disinfection

Effluent disinfection may be required depending on the effluent management method selected for this project. IES will likely use ultraviolet disinfection to provide disinfection if it is required. This reduces hazardous chemical handling and does not produce chlorinated byproducts.

Effluent Management

All treatment systems will generate effluent that must be disposed of or re-used. IES evaluated several options for managing the treated effluent for SVGC including the following:

1. On-site Subsurface Dispersal
2. Irrigation re-use.
3. Off-site discharge to receiving stream.

Onsite Subsurface Dispersal

This approach would require a large subsurface dispersal system using pressure dosed laterals or subsurface drip disposal lines. This method relies on dispersal of high-quality effluent into an area or areas with appropriate soils to receive the effluent and is regulated by the Virginia Department of Health. Advantages of onsite subsurface dispersal include easier permitting, reduced operation and monitoring cost and some beneficial re-use of nutrients in the effluent. Disadvantages include higher design and installation costs.

IES worked with Greenway Engineering to perform a very preliminary soils evaluation. The conclusion is that the property and the adjacent property that may be acquired have suitable soil types for effluent dispersal. It appears that the properties could provide sufficient area of acceptable soils to disperse the effluent. Further soils evaluations, additional design and regulatory consultation are required to fully establish the feasibility and cost of this approach.

Irrigation Re-use

This approach would involve irrigating the golf course/open space areas remaining on the SVGC property. This method relies on spray and/or subsurface dispersal of high-quality

SVGC Redevelopment –Water Supply and Wastewater Management Initial Evaluation Summary

effluent into an area or areas that are suitable for irrigation. Advantages are that water and nutrients are re-used thus reducing irrigation water and fertilizer. Disadvantages include a complicated design, large storage reservoir required, increased monitoring and maintenance costs.

IES developed initial water balances for this option and concluded that there is sufficient irrigation area for spray irrigation reuse. However, a very large effluent storage reservoir would be required because effluent cannot be applied between November and April. There would also be permitting challenges and revisions to the irrigation system and practices. IES concluded that this option is technically viable but appears economically unattractive.

Surface Discharge

This approach utilizes discharge of treated effluent to a surface stream or waterway. Obtaining a surface discharge permit is predicated on the following prerequisites:

- Identifying a suitable discharge channel within a reasonable distance and vetting this discharge location with Virginia Department of Environmental Quality.
- Securing rights of way across land between the project property and the discharge stream.
- Identifying and purchasing nutrient offset credits for predicted nitrogen and phosphorus loads in the effluent, as required under Chesapeake Bay Preservation Act.

Advantages of a surface discharge include potentially lower installation costs, simplicity and moderate operating costs. Disadvantages include a long and potentially difficult permitting process, higher design and permitting costs, higher monitoring costs and potential public opposition. This option also discharges harmful trace organic compounds directly to streams and rivers.

IES identified a stream located to the southwest of the property that would likely be suitable for a receiving water from a permitting perspective but did not conduct a field survey or inquire about rights of way for the discharge pipe for crossing roads and properties. IES contacted nearby municipal dischargers to inquire about obtaining nutrient offset credits but did not receive any responses to the multiple contact attempts.

IES believes that a surface discharge permit could likely be obtained but may require significant time, effort and cost. Further evaluation of the proposed discharge stream, rights of way and nutrient offset credits are required to determine the cost and viability of this option.

CONCLUSIONS

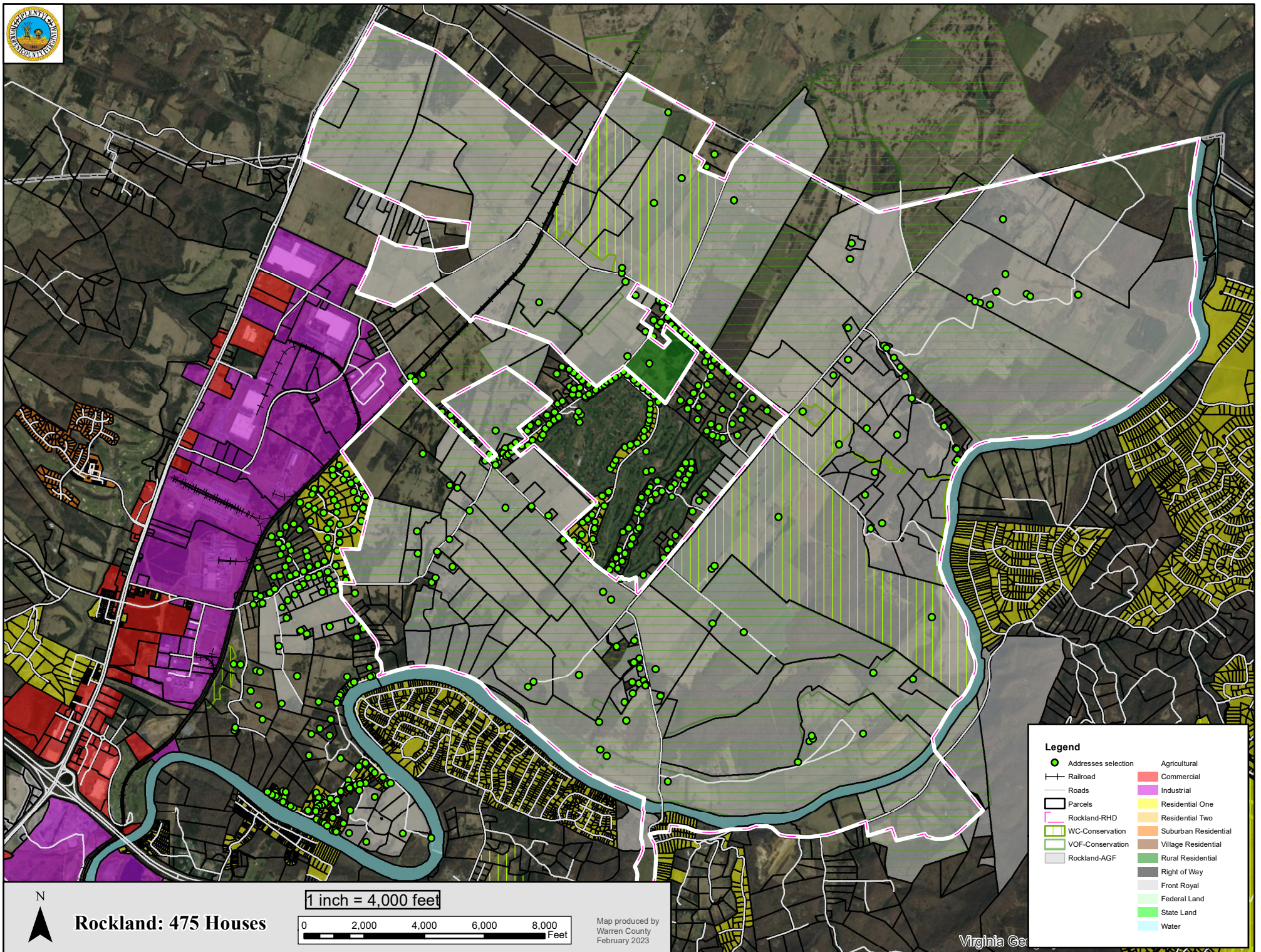
IES has the following conclusions which are based on the information presented above:

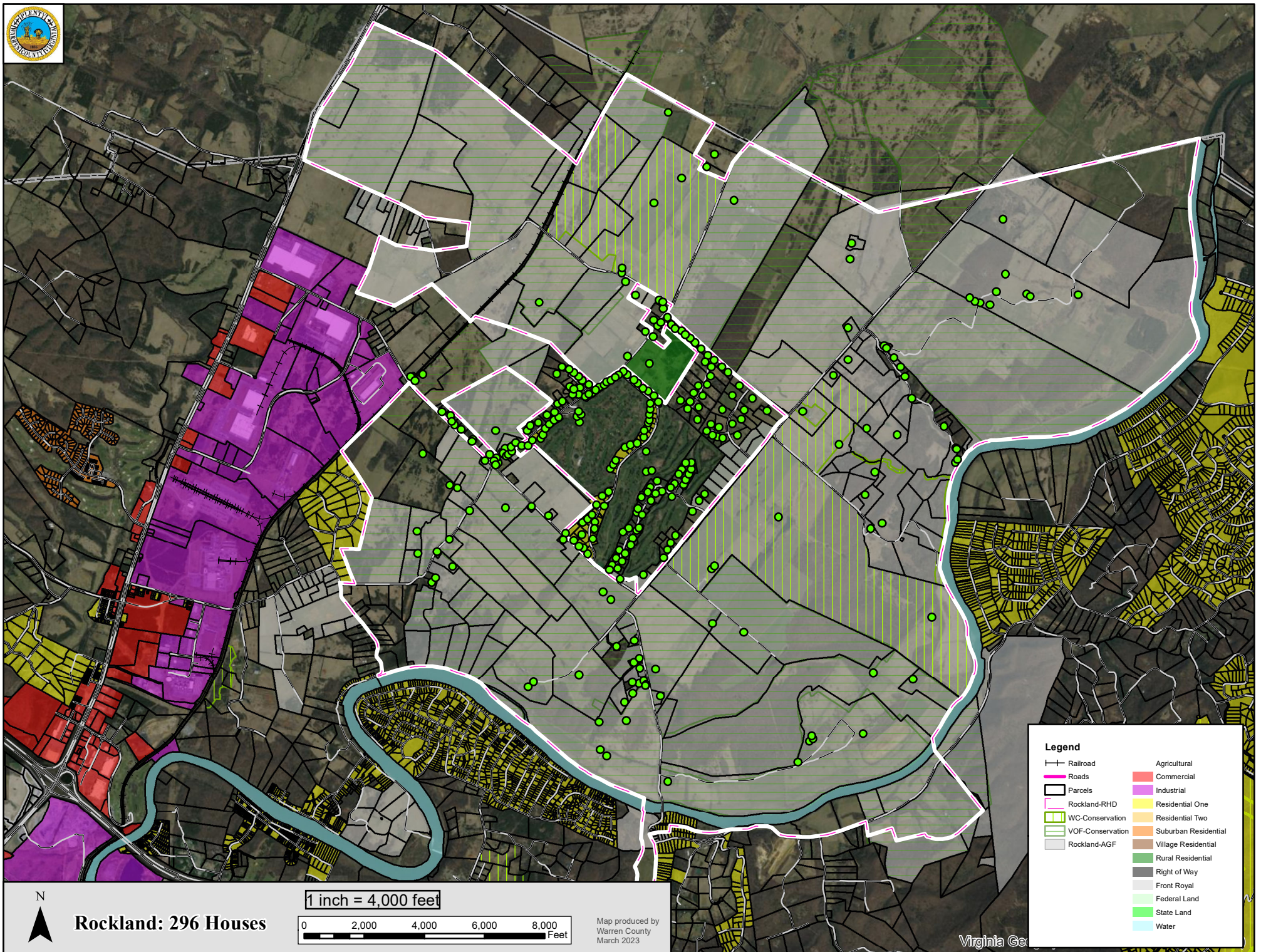
1. The existing Potable Water Systems and Irrigation systems have sufficient capacity to meet the water requirement of the proposed development.
2. Sewage will be collected and treated on site and sufficient area exists for a treatment system with adequate odor control.
3. Onsite dispersal and irrigation reuse appear to be technically viable options for wastewater effluent management with reasonable permitting requirements.

SVGC Redevelopment –Water Supply and Wastewater Management
Initial Evaluation Summary

4. Surface discharge of wastewater management appears technically feasible but may face significant permitting challenges

Further engineering work is required to fully evaluate the water and sewage management requirements. In preliminary engineering, IES will evaluate full technical feasibility, permitting requirements and initial cost opinions for the alternatives that the project teams chooses to pursue.





Virginia Ge



Warren County 2020

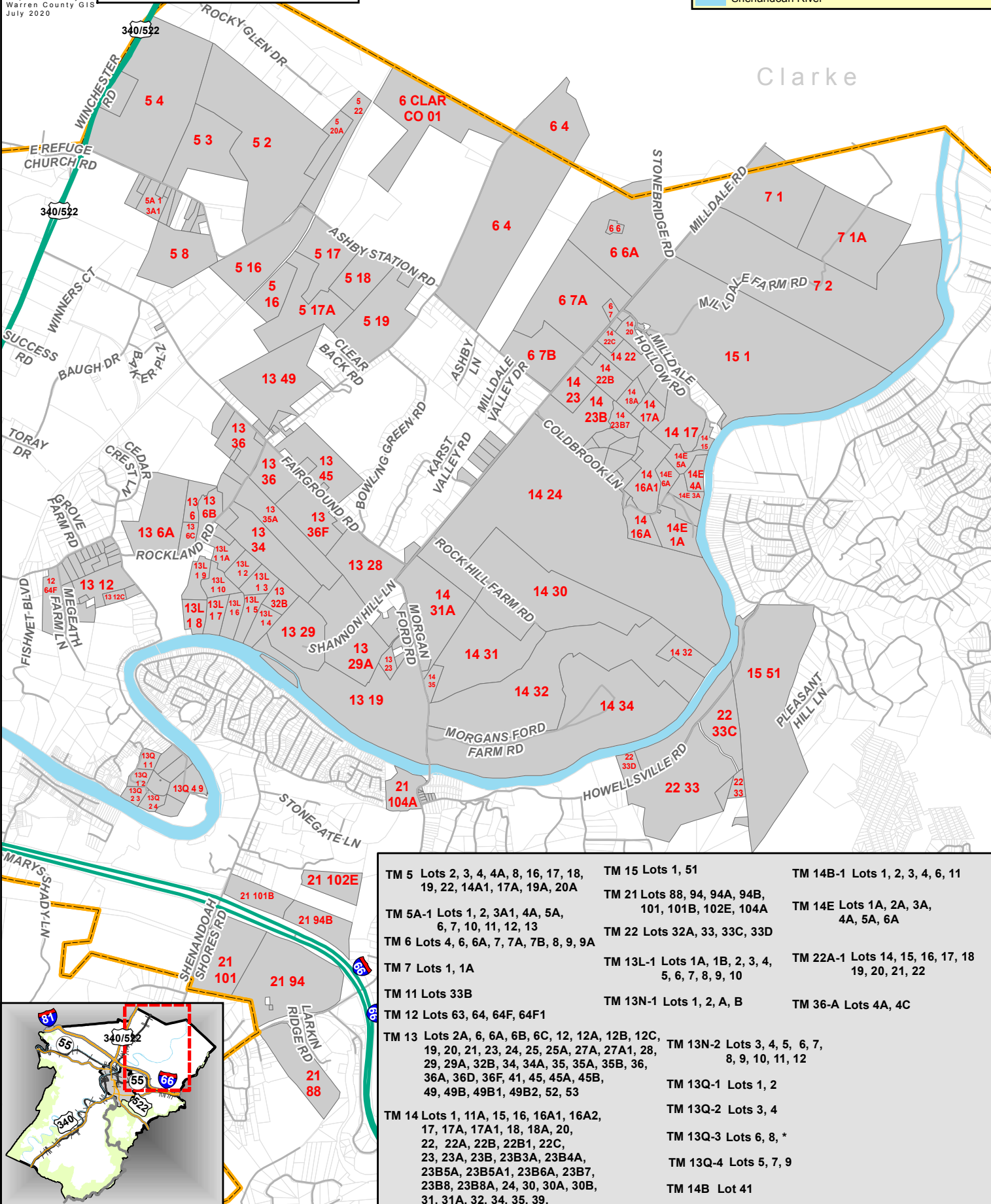


Rockland Ag/Forestal District
Total Lots: 196
Total Acreage: approx. 9,780 acres

Legend

- Rockland Ag/Forestal
- Town/County Boundary
- Parcels
- Shenandoah River
- State Hwy/ Interstate
- Roads

Map Created by
Warren County GIS
July 2020



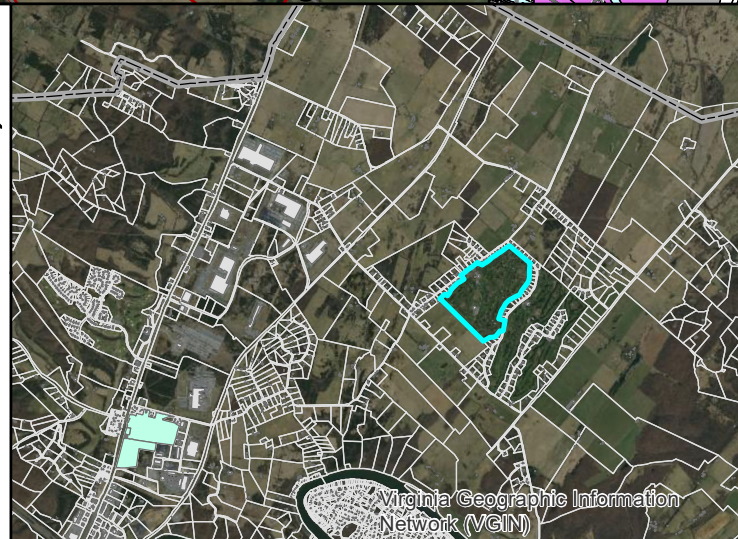
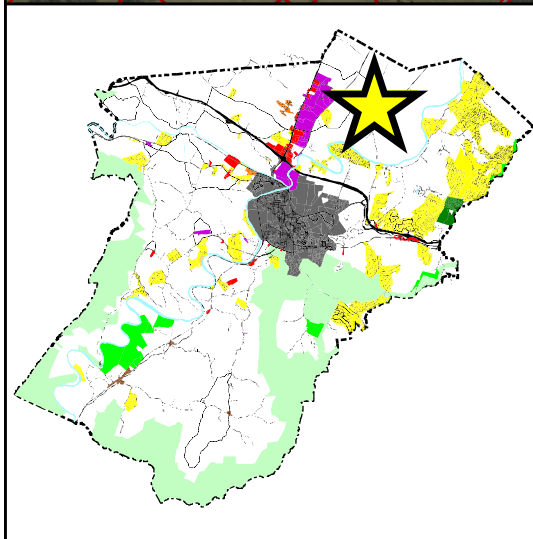
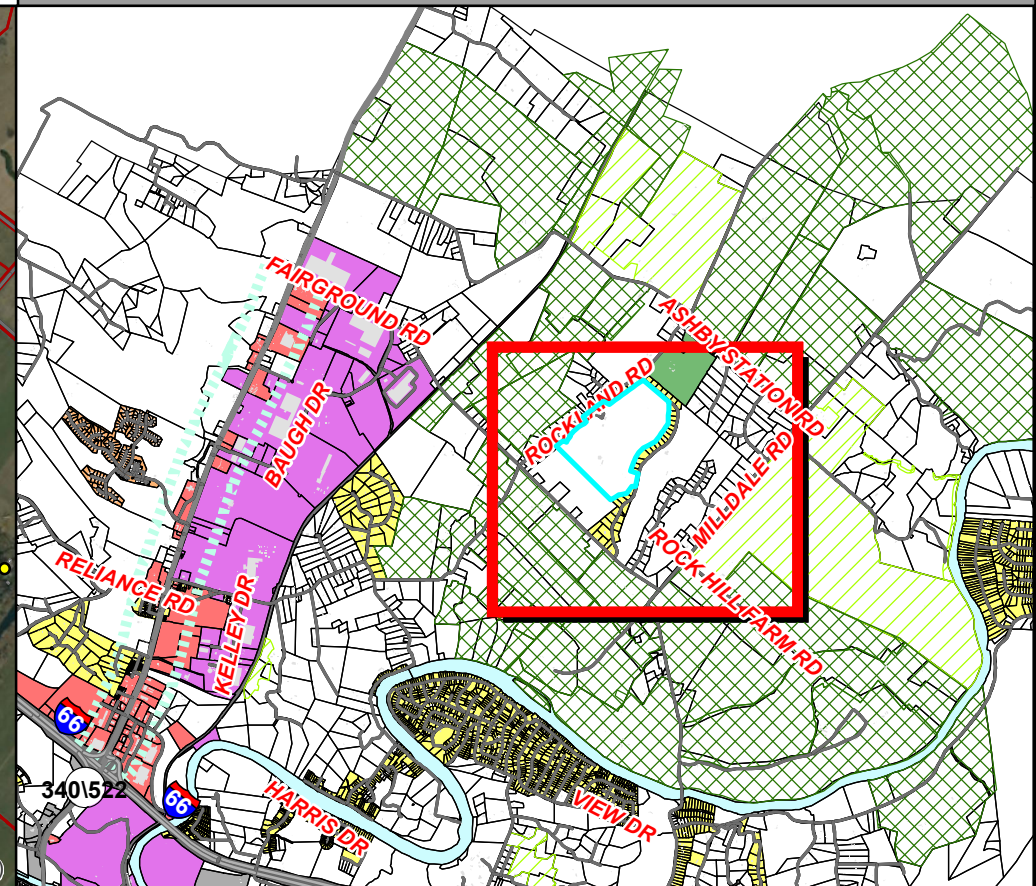
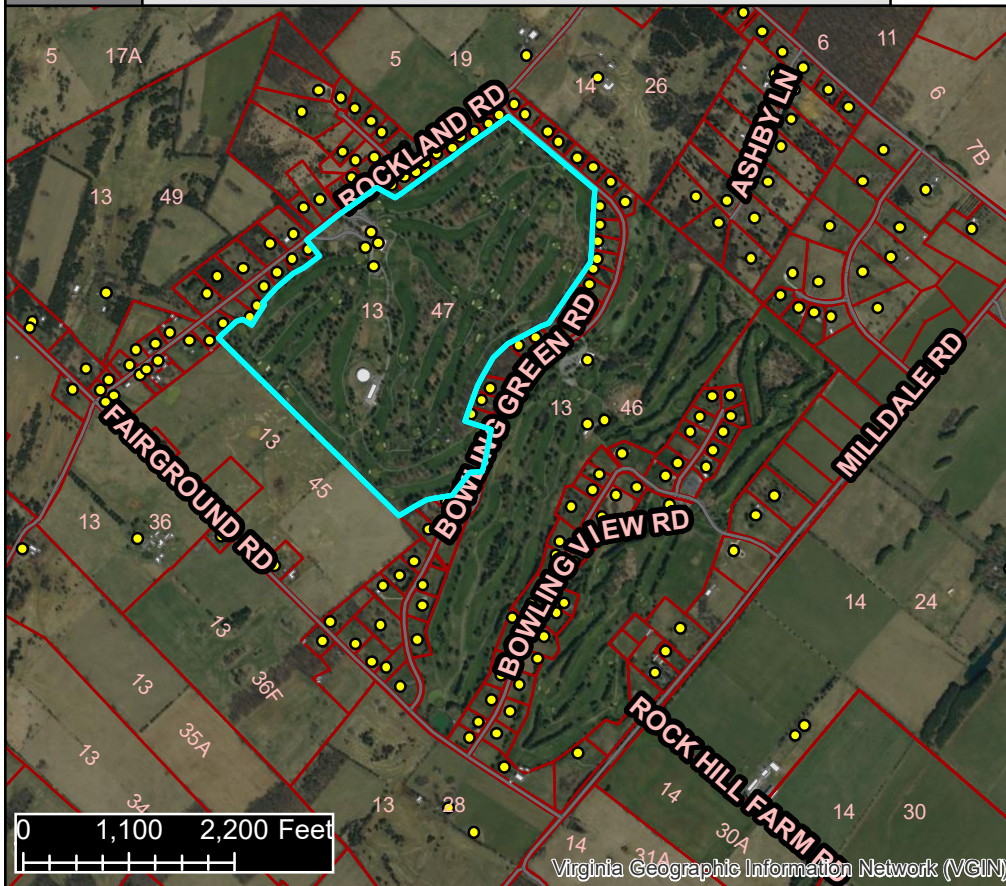
Warren County VA

CUP Location Map



Rezoning
Applicants: Shenandoah Club Properties LLC

TM 13-----47



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

Veronica Diamond

From: David Beahm
Sent: Monday, February 6, 2023 5:17 PM
To: Veronica Diamond
Cc: Paula Fristoe
Subject: RE: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023

Comments R2023-01-01 – Shenandoah Club Properties, LLC – Rezoning Application from Agricultural to Suburban Residential, Commercial and Agricultural – WCREZ-000009-2023:

- Erosion and Sediment Control (ESC) Items:
 - At this time, it appears only the rezoning of the property is taking place, but if not an application and permit would be required for ESC, which would be a normal submission including a full plan review application if any work over 10,000 square feet.
 - Any work with regards to each of the single-family dwellings would require an Agreement in Lieu of for each, for that specific work. Those procedures would be followed at that time.
 - The area of disturbance would appear to exceed five (5) acre and would require a Stormwater permit through the Department of Environmental Quality (DEQ). See provided DEQ comments for specific requirements.
 - No ESC or building permits will be issued prior to Warren County receiving a Construction General Permit (CGP) from the applicant when issued by DEQ.
- Building Inspections Items:
 - When any building construction related activity (structure, electrical, plumbing, mechanical, gas, fire suppression, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - Residential structure designs have not been provided on the current plan to appropriately determine if there is sufficient space or fire protection provided between structures.
 - Structures have been indicated to be residential and commercial and may require fire suppression (sprinklers) that would impact the intended water supply and create additional requirements.
 - All building requirements are based on the Virginia Uniform Statewide Building Code (USBC).
- Other Site Notes:
 - Measurements have not been provided on the current plan for road surfaces and no information provided for parking, no parking signage to determine if there are sufficient clearances to fire apparatus.
 - No information has been provided for fire hydrants that may also be required.

If anything should change in the scope, additional requirements may be required.

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren
540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.gov
www.warrencountyva.gov

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS

From: [Fowler, Keith \(DEQ\)](#)
To: [Veronica Diamond](#); clawson@myrec.coop; [David Beahm](#)
Subject: RE: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023
Date: Friday, February 3, 2023 8:56:53 AM

Hi Veronica – as long as this project complies with relevant DEQ laws and regulations and receives any relevant DEQ approvals, DEQ has no objections to this project. Here is general information we provide for projects like this that are in the DEQ Valley Region. Please review (or relay) the general information provided below and contact me with any questions you may have at any time. We are happy to assist you in any way we can to determine what environmental permits you may need and to help you understand any other requirements associated with Virginia's environmental laws and regulations. If you happen to need any environmental permits you should know that some can be processed in a matter of days or weeks, but others may take several months or more due to coordination with other agencies and public notice requirements, and we want to make sure you can get started as soon as you desire.

Below is general information related to DEQ programs which should be considered for this project. In addition, we encourage you to refer to DEQ's Environmental Impact Reviews web site, <https://www.deq.virginia.gov/permits-regulations/environmental-impact-review>, and our Pollution Prevention / Environmental Excellence pages, <https://www.deq.virginia.gov/get-involved/pollution-prevention>, for other general information. We are glad to discuss specifics for any aspects of this project with you as it relates to any DEQ programs. Please let me know if you have any questions or need any additional information regarding environmental matters.

1. Water Quality and Wetlands. Measures must be taken to avoid and minimize impacts to surface waters and wetlands during construction activities. The disturbance of surface waters or wetlands may require prior approval by DEQ and/or the U.S. Army Corps of Engineers. The Army Corps of Engineers is the final authority for an official confirmation of whether there are federal jurisdictional wetlands or other surface waters that may be impacted by the proposed project. DEQ may confirm additional waters as jurisdictional beyond those under federal authority. Review of National Wetland Inventory maps or topographic maps for locating wetlands or streams may not be sufficient; there may need to be a site-specific review of the site by a qualified professional. Even if there will be no intentional placement of fill material in jurisdictional waters, potential water quality impacts resulting from construction site surface runoff must be minimized. This can be achieved by using Best Management Practices (BMPs). If construction activities will occur in or along any streams (perennial, intermittent, or ephemeral), open water or wetlands, the applicant should contact Eric Millard at DEQ-VRO (540-217-7483, Eric.Millard@deq.virginia.gov) to determine the need for any permits prior to commencing work that could impact surface waters or wetlands.

2. Erosion and Sediment Control and Storm Water Management. DEQ has regulatory authority for the Virginia Pollutant Discharge Elimination System (VPDES) programs related to municipal separate storm sewer systems (MS4s) and construction activities. Erosion and sediment control measures are addressed in local ordinances and State regulations. Additional information is available at <https://www.deq.virginia.gov/water/stormwater>. Non-point source pollution resulting from this project should be minimized by using effective erosion and sediment control practices and structures. Consideration should also be given to using permeable paving for parking areas and walkways where appropriate, and denuded areas should be promptly revegetated following construction work. If the total land disturbance exceeds 10,000 square feet, an erosion and sediment control plan will be required. Some localities also require an E&S plan for disturbances less than 10,000 square feet. A stormwater management plan may also be required. For any land disturbing activities equal to one acre or more, you are required to apply for coverage under the VPDES General Permit for Discharges of Storm Water from Construction Activities. The Virginia Stormwater Management Permit Authority may be DEQ or the locality. Specific questions regarding the Stormwater Management Program requirements should be directed to Eric Millard at DEQ-VRO (540-217-7483, Eric.Millard@deq.virginia.gov).

3. Other Site Development Considerations. Fugitive dust generated during construction should be controlled by using measures such as the prompt removal of spilled or tracked dirt or other materials from

paved streets, limited application of water to suppress dust, and washing of construction vehicles and paved roadways immediately adjacent to construction sites. Do not use water for dust control to the extent that it results in runoff to surface waters or wetlands. Land clearing wastes (vegetative debris) generated during construction should be properly managed in accordance with applicable regulations and local ordinances. Shredding/chipping of vegetative debris and reuse on-site is usually recommended over open burning. Any open burning of vegetative debris must be performed in accordance with the Open Burning Regulation and coordinated with the local fire official to ensure that all local ordinances are met. A copy of DEQ's open burning regulation and related information are accessible from <https://www.deq.virginia.gov/permits-regulations/laws-regulations/air>. Also, no open burning should take place in violation of the Virginia Waste Management Regulations, <https://www.deq.virginia.gov/land-waste/solid-hazardous-waste>. Contact Keith Fowler at DEQ-VRO (540-217-7480, Keith.Fowler@deq.virginia.gov) for any questions related to the proper control of fugitive dust, or open burning requirements and prohibitions.

4. Potable Water. Installation of potable water lines and appurtenances must comply with the State's Waterworks Regulations. The Virginia Department of Health (VDH), <https://www.vdh.virginia.gov/drinking-water/>, administers both federal and state laws governing waterworks operation. For more information, contact the VDH's Lexington Office of Water Programs at (540) 463-7136.

5. Wastewaters. DEQ has approval authority over wastewater discharges per the State Water Control Law and corresponding regulations. This includes discharges or land application of any wastewaters generated from washing of materials, products, or vehicles, or other practices relevant to this project, including water contaminated by chemicals used on-site. DEQ also has approval authority over plans and specifications for sewage collection systems and treatment works (except drainfields and other on-site systems approved by the local health department), per the Sewage Collection and Treatment (SCAT) Regulations, <http://law.lis.virginia.gov/admincode/title9/agency25/chapter790/>. Any wastewaters generated by this project must be properly managed and disposed. For additional information and assistance, contact Brandon Kiracofe at DEQ-VRO (540-217-7479, Brandon.Kiracofe@deq.virginia.gov).

6. Air Quality. Installation / operation / modification / replacement of stationary or portable fuel burning equipment (e.g., generators, wood chippers/grinders, boilers, etc.) or other sources of air pollutants, including dust, may be subject to registration and/or air permitting requirements (<https://www.deq.virginia.gov/permits-regulations/permits/air>); for questions regarding this, please contact Trevor Wallace at DEQ-VRO (540-217-7185, Trevor.Wallace@deq.virginia.gov).

7. Petroleum Storage Tanks. Installation / operation / modification of tanks used for the storage of petroleum and CERCLA substances may be subject to registration and/or other regulatory requirements (<https://www.deq.virginia.gov/land-waste/petroleum-tanks>). If petroleum-contaminated soils or water are encountered during excavation work, or if old petroleum tanks need to be removed or replaced, contact DEQ. For questions regarding any of this, please contact Todd Pitsenberger at DEQ-VRO (540-830-8857, Todd.Pitsenberger@deq.virginia.gov).

8. Solid and Hazardous Wastes, and Hazardous Substances. DEQ administers the Virginia Waste Management Regulations, <http://law.lis.virginia.gov/admincode/title9/agency20/>. All solid wastes, hazardous wastes, and hazardous materials, including construction and demolition (C&D) wastes and universal wastes (batteries, fluorescent lights, refrigerants, mercury switches, mercury thermostats, etc.), must be managed in accordance with all applicable federal, state, and local environmental regulations. The generation of hazardous wastes should be minimized and solid wastes generated at the site should be reduced at the source, reused, or recycled. DEQ encourages the management of certain organic wastes by on-site composting or reuse as animal feed or soil amendment. Also, if you encounter any improperly disposed solid or hazardous wastes, or petroleum contaminated soils, you should contact DEQ-VRO. You may wish to refer to the web link for "What's in My Back Yard?", <https://geohub-vadeq.hub.arcgis.com/>, to help you determine areas where residual contamination may be more likely. Contact Graham Simmerman at DEQ-VRO (540-830-8786, Graham.Simmerman@deq.virginia.gov) for any questions related to waste management / disposal, including any questions related to open burning

requirements and prohibitions. Manage / dispose of any asbestos-containing materials (ACMs) in accordance with Virginia Department of Labor and Industry (DOLI) regulations. Contact Doug Wiggins at DOLI (Richard.Wiggins@doli.virginia.gov, 540-562-3580, ext. 131) for any questions related to management / disposal of ACMs.

9. Pesticides and Herbicides. DEQ recommends that herbicides or pesticides for construction or landscape maintenance, when necessary, be used in accordance with the principles of integrated pest management, and that the least toxic pesticides that are effective in controlling the target species be used. Please contact the Department of Agriculture and Consumer Services at (804) 786-3501 for more information. If applying aquatic pesticides to surface waters, the applicant must comply with the DEQ's Pesticide General Permit, <https://law.lis.virginia.gov/admincode/title9/agency25/chapter800/>.

10. Natural Heritage Resources. The Virginia Department of Conservation and Recreation (DCR) Division of Natural Heritage (DNH) can search its Biotics Data System for occurrences of natural heritage resources from the area indicated on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered animal and plant species, unique or exemplary natural communities, and significant geologic communities. We recommend that the DNH be contacted at (804) 786-7951 to secure updated information on natural heritage resources before commencing the project.

11. Wildlife Resources. The Virginia Department of Wildlife Resources (DWR) exercises enforcement and regulatory jurisdiction over wildlife and freshwater fish, including state or federally listed endangered or threatened species. DWR determines likely impacts on fish and wildlife resources and habitat, and recommends appropriate measures to avoid, reduce, or compensate for those impacts. For more information, see the DWR website at <https://dwr.virginia.gov/wies/contact-wies/> or contact Ray Fernald at (804) 367-8364.

12. Historic and Archaeological Resources. *Section 106 of the National Historic and Preservation Act of 1966*, as amended, requires that activities that receive federal funding must consider effects to properties that are listed or eligible for listing on the National Register of Historic Places. The Department of Historic Resources (DHR) conducts reviews of projects to determine their effect on historic structures or cultural resources. If applicable, contact DHR, <https://www.dhr.virginia.gov/environmental-review/>. In the event that archaeological resources are encountered during construction, immediately contact the appropriate staff from <https://www.dhr.virginia.gov/environmental-review/staff-directory/>.

13. Pollution Prevention. DEQ recommends that construction projects incorporate the principles of pollution prevention including the following recommendations:

- Consider environmental attributes when purchasing materials. For example, the extent of recycled material content and toxicity level should be considered.
- Consider contractors' commitment to the environment when choosing contractors. Also, specifications regarding raw material selection (alternative fuels and energy sources) and construction practices can be included in contract documents and requests for proposals.
- Choose sustainable practices and materials in infrastructure and construction and design. These could include asphalt and concrete containing recycled materials and integrated pest management in landscaping.
- Integrate pollution prevention techniques into maintenance and operation activities to include source reduction (fixing leaks, energy efficient products).

Pollution prevention measures are likely to reduce potential environmental impacts and reduce costs for material purchasing and waste disposal. DEQ's [Office of Pollution of Prevention](#) hosts a number of programs and initiatives that provide non-regulatory assistance to businesses, institutions, and communities including the Virginia Environmental Excellence Program and Virginia Green. For more information, please visit our web site at <https://www.deq.virginia.gov/get-involved/pollution-prevention>.

14. Energy Conservation. Any structures should be planned and designed to comply with state and federal guidelines and industry standards for energy conservation and efficiency. For example, energy

efficiency of the structures can be enhanced by maximizing the use of the following:

- thermally-efficient building shell components (roof, wall, floor, and insulation);
- high efficiency heating, ventilation, air conditioning systems; and
- high efficiency lighting systems.

Matt Heller at the Department of Mines, Minerals and Energy, (434) 951-6351, may be contacted for assistance in meeting this challenge.

B. Keith Fowler | Deputy Regional Director | DEQ-Valley Regional Office | 4411 Early Road | P. O. Box 3000 | Harrisonburg, VA 22801 | **540-217-7480** | Keith.Fowler@deq.virginia.gov

From: Veronica Diamond <vdiamond@warrencountyva.gov>

Sent: Thursday, February 2, 2023 5:03 PM

To: Boyce, Arthur (VDOT) <Bobby.Boyce@VDOT.Virginia.gov>; clawson@myrec.coop; David Beahm <Dbeahm@warrencountyva.gov>; Fowler, Keith (DEQ) <Keith.Fowler@deq.virginia.gov>; Perry, Mark (VDH VFE) <mark.perry@vdh.virginia.gov>; LFHD-EH (VDH) <lfhdeh@vdh.virginia.gov>

Subject: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023

Hello,

Please see the documents attached with Request for Comments.

Tax Map # 13-----47

R2023-01-01

WCREZ-000009-2023

Thank you,

Veronica Diamond
Office Manager
Planning Department
220 N. Commerce Ave., Ste. 400
Front Royal, VA 22630
540-636-3354
vdiamond@warrencountyva.gov

Lord Fairfax Health District

Warren County Health Department

465 West 15th Street, Suite 200

Front Royal, Virginia 22630

Tel. (540) 635-3159 ~ Fax (540) 635-9698

www.vdh.virginia.gov



February 27, 2023

Matt Wendling, Planning Director
220 N Commerce Ave., Suite 400
Front Royal, Virginia 22630

RE: Request for Comments (R2023-01-01)
Owner: Shenandoah Club Properties, LLC

Dear Mr. Wendling,

I have reviewed your request for comments for rezoning application: R2023-01-01 and Comp Plan Amendment and I offer the following comments:

1. This office has no objections to the rezoning of the subject property.
2. The proposed facilities must be connected to a state approved sewage system and water supply. If onsite sewage disposal is proposed, our office will require an application, fee and formal plans prepared by an Onsite Soil Evaluator (OSE) and Professional Engineer (PE).
3. The VDH Office of Drinking Water Culpeper Field Office should be contacted for comments regarding the existing waterworks and the proposed change of use.

Please contact me at (540) 635-3159 should you have any questions.

Sincerely,

Jim Davis
Environmental Health Manager

From: [Susan Bowen](#)
To: [Veronica Diamond](#)
Subject: Shenandoah Valley Golf Course Rezoning Request from Agricultural to Suburban Residential and Commercial for 286 Houses
Date: Tuesday, February 28, 2023 3:50:08 PM

Dear Members of the Warren County Planning Commission: Mr. Myers, Mr. Henry, Mr. Huson, Mr. Kersjes, and Ms. Richardson,

My name is Susan Bowen, and I live in the heart of Rockland at 2732 Rockland Road on a family farm called Gentley. I am the fourth generation born and raised here, and I am actively farming with an Angus cow-calf operation. My farm borders Rockland and Fairground Roads and is approximately a mile from the proposed housing development. I am writing to ask you to please deny this huge 286-home subdivision, which would replace most of the existing Shenandoah Valley Golf Course. It absolutely does not belong here. It will certainly change the rural agricultural character of Rockland. I will list my concerns and attempt to explain why this rezoning request is wrong and should be denied. Thank you for taking the time to read them. It was suggested by your Planning Director that I email you through Veronica Diamond rather than try to make individual phone calls when you have such busy schedules.

1. We have 475 houses in Rockland now. Most of these exist surrounding Rockland's three golf courses. The original developer of the three golf courses built three roads: Bowling Green Road, Bowling View Road, and Karst Valley Road so he could encircle all three courses with housing lots to sell. Most of us here believed this type of residential development was finished, and these good people who bought lots around these lovely, well-manicured golf courses expected their back yards would always look out over this agriculturally zoned open space. Now, their dreams are shattered, and they're horrified that they will be looking out on a sea of houses. This proposal of 286 houses is a 60% increase in the number of houses we have now in this rural area many miles out of Front Royal.
2. **Our narrow county roads are simply not adequate to meet the increased traffic demand from this proposal.** Rockland Road is too narrow for VDOT to put lines down the center to keep traffic from traveling in the middle of the road, as I so often see vehicles do. Our roads have many curves and hills, and I fear someone is going to get killed. Too many times I have been called in the middle of the night by the State Police or the Warren County Sheriff's Dept. telling me that someone has driven through one of my farm fences, and I have to go out in the dark to insure that my cattle don't get out into the road. **With the three golf courses and their clubhouse parties, traffic is already quite high, but an additional 286 houses will add significantly more traffic all year round.** I have to cross Rockland Road in my tractor in order to take large bales of hay to my cattle. My husband and I also have to cross our entire herd of cows and calves across Rockland Road several times during the year in order to rotate the pastures. We have to stop the traffic, but a greater number of vehicles will make it far more difficult. Large farm equipment must travel on all of Rockland's narrow county roads including long trailers carrying cows, horses, and hay.

3. **A 60% increase in housing could cause a serious stress or depletion of our water resources/wells.** Our wells have gone dry particularly in times of drought. The threat of not having water for our livestock is real and very frightening. They cannot be given bottled water. Rockland's limestone soil is rich and very productive for farming, but with this "karst topography" where sinkholes are frequent, there is a greater risk of polluting our groundwater from runoff from home pesticides, septic fields, etc. Therefore, it is wise to limit development.
4. This proposal is not in keeping with the goals for growth management and land use stated in our Warren County Comprehensive Plan, which aims to preserve farmland, open space, and the rural character throughout the county. **Our Comprehensive Plan wishes to limit future suburban sprawl in rural and agricultural areas where adequate public facilities, such as water and sewer, do not exist. Suburban Residential and Commercial Zoning, which Richard Runyon is requesting on his Agriculturally Zoned golf course, should only be in areas contiguous with Front Royal where adequate public facilities are available including good, safe roads.** "Smart Growth" of this magnitude should only extend out from the town and not be scattered all over Warren County's rural agricultural areas. I can only hope that you, being Warren County's Planning Commission, will honor and abide by our Comprehensive Plan and vote unanimously to deny this request. Hopefully, this will send a strong message to our Board of Supervisors to follow your recommendation.
5. One of the goals for growth management and land use in our Comprehensive Plan is to develop incentives to preserve farmland, open space, and rural character. We have done this in Rockland. Surrounding the three contiguous golf courses, **we have 10,000 acres in our Rockland Agricultural District**, which was the first to be established in Virginia in 1978. We established this in our desire to protect our farmland from development. **Because of this district, the law states that county land use decisions must take this Agricultural District into consideration.**
6. Even more importantly, many of the farmers in Rockland have gone a greater step farther in truly protecting their land from development. **10,000 acres have been put into Conservation Easements in which development rights have been forever given up. Rockland is the largest agriculturally protected or conserved area in Warren County.**
7. **One remaining reason to oppose this rezoning application is the dangerous precedent it sets for others to develop.** Not all of our farms in Rockland are in Conservation Easements, so there naturally might be more pressure on them to subdivide their land. If you allow this subdivision to go through, how could you deny one requested by another landowner? This terrible mushrooming effect so often happens, and Rockland then sadly loses its historic, truly beautiful rural identity. Indeed, it will lose it now, if this rezoning request from agriculture to suburban residential and commercial goes through.

Thank you, again, for your attention to this critical matter in my Rockland

community. I hope to see you at
the public hearing on March 8th.

Sincerely,
Susan R.

Bowen

Gentley

Farm

2732

Rockland Road

540-636-

7424

Sent from [Mail](#) for Windows

To: Warren County Planning Department, officials and attendees at the upcoming public hearing on March 9, 2023; as it relates to the rezoning of Shenandoah Valley/Runyon property from agricultural to residential: I request this document be read by the planning/zoning commission at the public meeting.

From: Tom Dowell, 635 Kingston Court, Apt. 2, Winchester, VA 22601 (e-mail: tom24t@yahoo.com)

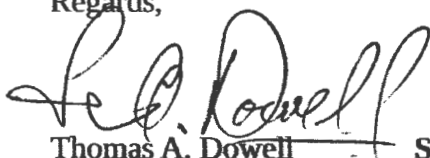
When playing golf at Shenandoah Valley golf course, I noticed many fairways, tee boxes and other areas of the course that were completely brown and no grass growing at all, I also noticed an open top water tank that was huge, holding I'm sure well in excess of 10,000 gallons of water, sitting there allowing acid rain to enter the water tank and, water evaporating into the atmosphere, not being used at all (what a waste of water, where is Virginia environmental protection resources?). Additionally, as a result of the sale of Bowling green golf course to Shenandoah Valley golf course owner, Mr. Richard Runyon; players of three individual golf courses are all playing at Shenandoah Valley golf club, wreaking havoc on tee boxes, fairways and greens, which ultimately will cause more fertilizer being used which will eventually wind up in the Shenandoah River, or possibly water wells. (see attached pictures) **Water is the lifeblood of our bodies and well-being.**

Has the zoning and planning commission or the environmental officials considered the effects of a, almost 300 home age restricted community and, considered the effects on the surrounding communities; hospital medical and other services 8 miles away in Front Royal; without the infrastructure of roads, public water availability, the negative impacts the Shenandoah River. First, let's take a look at the roads going to and from Front Royal, Virginia, to the proposed new community, some of the roads are narrow curvy windy roads with no center line in the middle, no usable shoulders on either side, from the macadam to the bottom of the soft grassy shoulder varies from 2 inch to 10 inches drop off and would be a disaster for older homeowners having to go the five miles to get to state road #522/340. Next, let's take a look at the effects on the Rockland Community Church, located on both sides of Rockland Road and have white passage lines from their historic Church Property on one side and picnic shelter and cemetery on the other side. (has the state Highway/Safety Admin reviewed this issue?)

Finally, has Warren County officials or Greenway Engineering considered the safety effects of TWO rail crossings without pedestrian safety fences, at the only TWO ingress/egress points to Route 522/340 from the proposed community? The railroad tracks service the Virginia Inland Port delivering double stacked containers as well as some hazmat materials; additionally, many 18 wheel tractor trailers coming off interstates 81 & 66, use routes 522/340 going to the inland port. Mile-long freight trains traveling at speeds up to 50 miles per hour enter the port from the north and south (Freight Trains up to two miles long or more are allowed in the United States). There is a sign at the crossings stating "if the tracks are blocked for more than five minutes, please call the Sheriff's office with the telephone number listed!" Has the above been factored into evacuation routes?

My final thoughts; I would hate to see East Rockland, Virginia, turned into another East Palestine, Ohio, toxic materials disaster!; Once agricultural land is lost to rezoning it never seems comes back! These are just some of the many negative impacts this proposal would have on the changes being considered.

Regards,



Thomas A. Dowell

See attached photos

To: Shenandoah Valley Golf Club

Attn: Mr. Mr. Richard Runyon, General Manager

From: Thomas Dowell, 635 Kingston Court, Apt. 2, Winchester, VA 22601

Dear Mr. Runyon,

I would like to inform you of an incident I experienced at your place of business, Shenandoah Valley Country Club on February 20, 2023 at approximately 12:35pm. As a result of your companies purchase of Bowling Green Country clubs two golf course's, I was told by employees at Bowling Green that my Eagle Club Membership contract would be transferable at your place of business. On Sunday 2/19/2023, I called to make a tee time and also have my membership transferred. I was told that I would have to fill out some paper work to make the transfer before my tee time. I and my neighbor were given forms to fill out, asking for lots of personal information including credit card numbers, new rules, **fees and responsibility for other members no show, short group, property damage etc, that would be charged to our credit card.** We had our pictures taken and was given our new membership cards.

Shortly thereafter, I realized that this was a new member card/contract for Shenandoah Country Club, with no law of similarity whatsoever to what we expected or was told we were eligible for. In the sales world this would be called "bait and switch" under false pretenses.

After playing my free round of golf; I told two of your employees that I wanted to cancel my membership, have my original membership form returned, and all personal information deleted from your computer system. (by my own choice, **I paid \$35.00 cash for the free round of golf**).

It's my belief you as the new owner of Bowling Green Properties, have the responsibility to honor all Bowling Green membership contracts that were part of the sale.

As a result of the above, I request the following: A return of my \$258.00, 2 year Eagle Club Membership cost paid by VISA to Bowling Green CC with an expiration date of Sept 1, 2024.

If you chose not to comply, I will exercise the following options with the information contained herein; Contact the following: Northern Virginia daily; file complaints with the state of Virginia Attorney General's office; Better Business Bureau; the Warren County zoning/planning commission, and take other actions as needed.

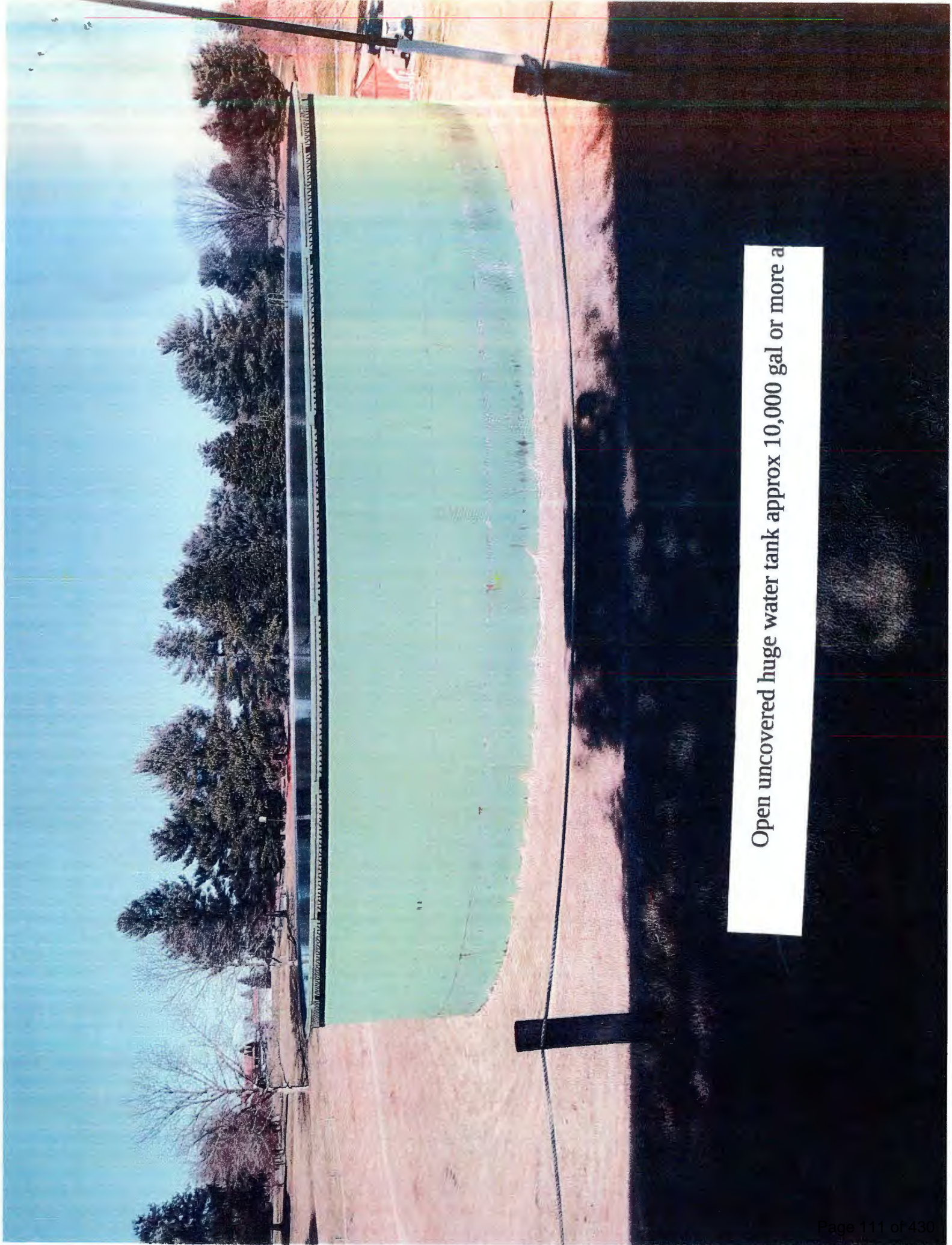
I do have contemporaneous notes/records of all the above events.

Mr. Runyon, hopefully this can be resolved in an amicable manner without any further action.

Regards,

Thomas Dowell

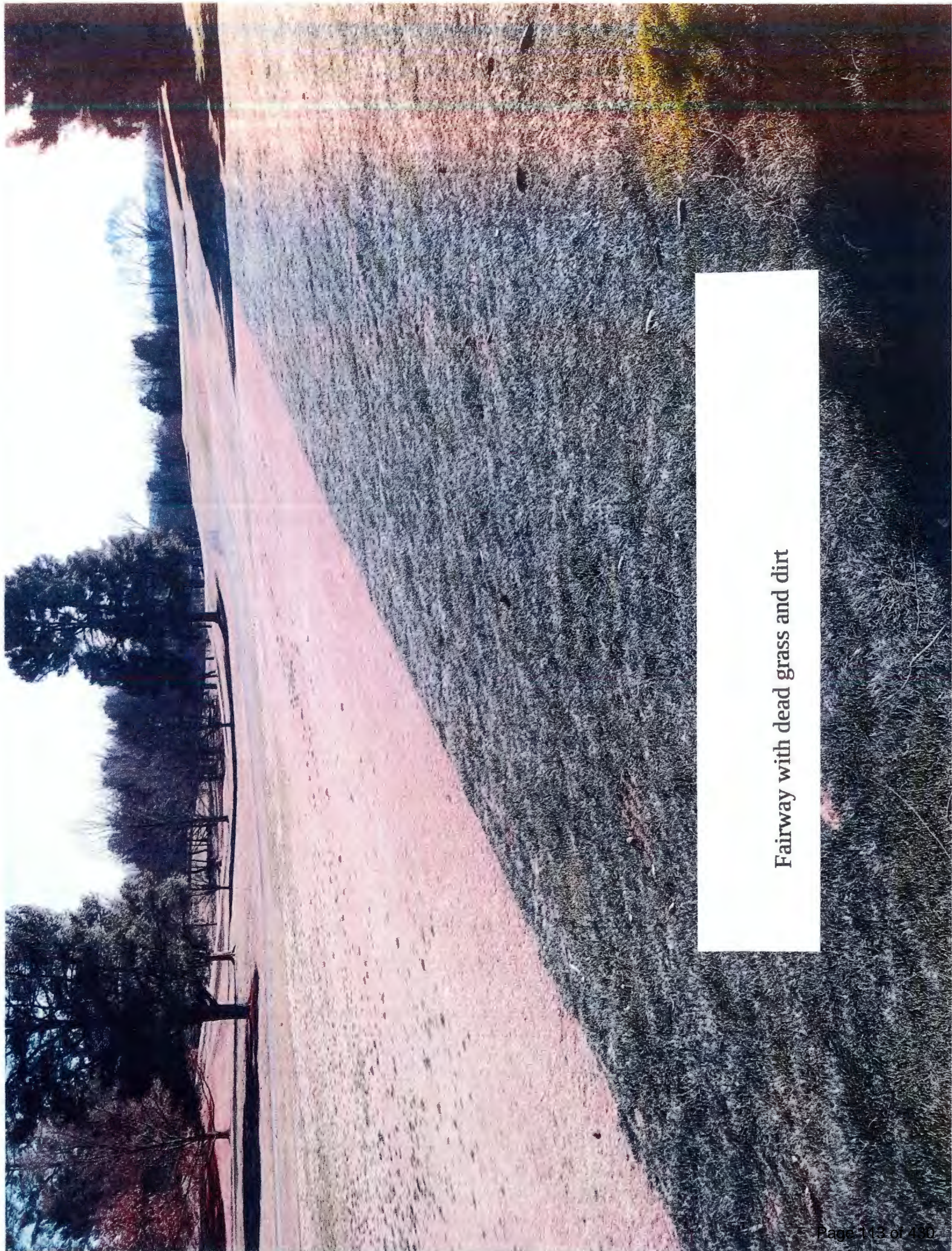
Attached, Bowling Green membership contract.



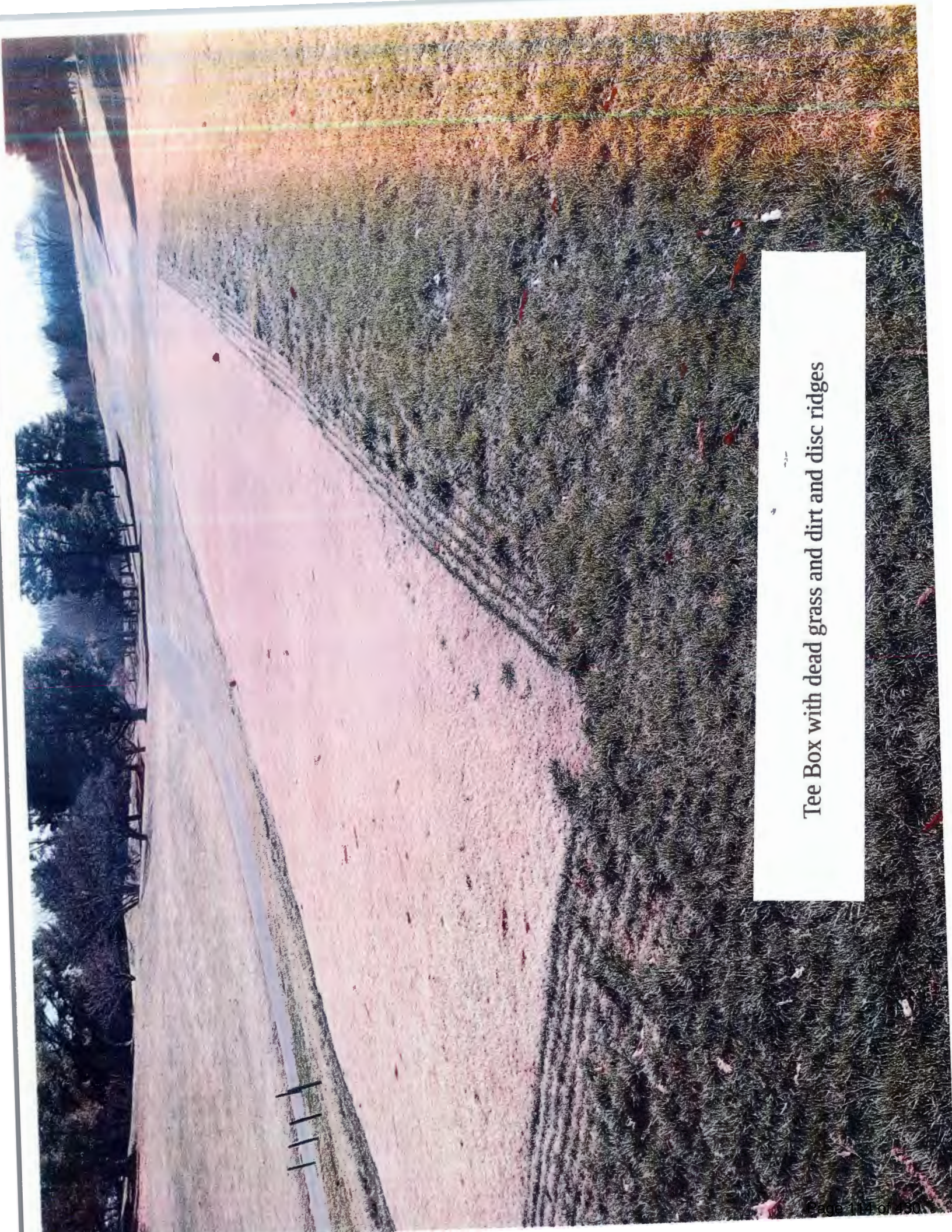
Open uncovered huge water tank approx 10,000 gal or more a



Fairway and other areas with dead grass and bare ground



Fairway with dead grass and dirt



Tee Box with dead grass and dirt and disc ridges



Fairway with dead grass and dirt and disc ridges

From: [James Fitzpatrick](#)
To: [Planning](#)
Subject: Rezoning of Shenandoah Valley Golf Course
Date: Friday, February 24, 2023 9:36:14 PM

Mr. Wendling,

I am writing to voice my opposition to the development of the Shenandoah Valley Golf Course as detailed in the Northern Virginia Daily. Our property backs up to the 9 Blue fairway on the golf course that in the development plan would be replaced by high density housing along our property line. We purchased our home on Rockland Road as our retirement home primarily because the golf course provided undeveloped green space behind our home. The proposed development destroys the reason for our purchasing the home and most likely will be very detrimental the value of our home. It also destroys the rural feel of the community which is another reason for moving to this area. I find it very interesting that Mr. Runyon is maintaining a good 100 yards of green space behind his home and the home of his relative but is providing no buffer behind those residents who do not live near his family.

I ask you to deny the application for rezoning and especially the planned development. I also ask that any future applications from Mr. Runyon include a 100 yard buffer of green space adjacent to all existing residential property boarding the golf course. Another concern I have with the planned development is the fact that the sewage treatment plan borders pasture land not owned by Mr. Runyon and fails provide a discharge point for the treated sewage. Thirdly we have neighbors who already experience issues with their wells during years with low levels of rainfall and drawing water for the large number of new homes on top of the water required to maintain the green spaces has the potential to impact all of the residential wells surrounding the golf course.

Sincerely

Jim and Darby Fitzpatrick
3360 Rockland Road
Front Royal, VA

From: [Jane Geurtsen](#)
To: [Veronica Diamond](#)
Cc: [frits.geurtsen](#); [Vicky Cook](#); [Walter Mabe](#); [Cheryl Cullers](#); [Delores Oates](#); [Jerome Butler](#)
Subject: Objection to Rezoning Request
Date: Wednesday, March 1, 2023 10:42:26 AM

Members of the Warren County Planning Commission:

We are writing to voice our strong objection to the rezoning request that has been submitted to you to enable the building of 286 houses on land currently occupied by the Shenandoah Valley Golf Course.

We moved to our home at 422 Milldale Valley Drive because we fell in love with the rural agricultural character of the neighborhood. We were pleased and impressed with Warren County's land use plan, spelled out in the Comprehensive Plan, to preserve farmland, open space and the rural character throughout the county. The rezoning request before you flies in direct contradiction to that goal and threatens to be only the first of many such projects should this request be approved.

We are particularly concerned about the dangerous impact that such a development will have on all of the surrounding roads, none of which can bear the resultant traffic that will ensue. In addition, all of the homes and farms in our community would be faced with a serious threat to our water resources and wells which could go dry particularly in the increasingly likely instances of drought.

Simply put, this proposal is not in keeping with the goals for growth management and land use expressly stated in Warren County's Comprehensive Plan and we implore the members of the Planning Commission to do the right thing and deny the request before you.

Frits and Jane Geurtsen
422 Milldale Valley Drive
Front Royal, VA 2263

cc: Warren County Board of Supervisors

From: [Janet Harshman](#)
To: [Planning](#)
Subject: Rezoning Property at 134 Golf Club Circle
Date: Saturday, February 25, 2023 12:36:39 PM

Mr. Wendling:

My neighbor informed me that she had received a notification letter from you announcing the hearing of subject property. I personally did not receive this letter nor was I listed as an adjoining property owner. In my opinion I am impacted by this proposal since I reside on Rockland Road not far from the golf course entrance.

I am very much opposed to this proposal and will not go into great detail other than reiterate some of the negative points that were listed in the Feb 17th edition of the NVD

-- Rockland is a two-lane road which cannot withstand the additional traffic that Mr. Runyon is proposing.

-- We are a community whereas the homes are supplied with wells/septic systems. I do not know of Mr. Runyon's plan to provide these services to the new subdivision but the more homes that are built around this community puts a burden on the water table.

-- Residents in this area have been dealing with the train stoppage at the track on Fairground Road for many years. This will create an additional concern in response time for emergency services especially with a 55+ neighborhood.

-- Lastly and most importantly.....a lot of residents on Rockland and surrounding areas moved into Warren County because of the scenery and spaciousness. This is rural land. If this project is approved we become an area that is similar to Northern Virginia counties which I would not like to see happen.

Thank you for your consideration in this matter.

Janet Harshman
3341 Rockland Road

From: [Maureen Lane-Maher](#)
To: [Veronica Diamond](#)
Subject: Opposition to SVGC Rezoning Request
Date: Tuesday, February 28, 2023 2:05:54 PM

Dear Members of the Warren County Planning Commission:

I have lived in the Rockland area of Warren County for almost 30 years. We were drawn to this area for its rural beauty and balance between large farms and residential homes. We were attracted to the area's designation as an Agricultural District which further protected its historic, truly beautiful rural identity. As a resident, I always felt that Warren County's Comprehensive Plan had reasonable growth and land use goals while protecting farmland and open spaces that characterize rural living.

I am opposed to Shenandoah Valley Golf Club's (SVGC) rezoning request. The rezoned property and intention to build 286 homes will ruin the rural nature of the Rockland community and turn it into one more cookie cutter suburb. Needless to say, but 286 more homes will place enormous burdens on our rural roads, our water resources, and septic systems as well as increased needs for additional public services, such as, fire and emergency services.

This rezoning request opposes and would alter the Rockland Agricultural District designation. It would cause a major change to the Warren County Comprehensive Plan by suburbanizing a previously designated rural area that so many residents and farmers want to retain as rural. How is it that one landowner has the power to change the character of an entire community?

Respectfully,
Maureen Lane-Maher
473 Milldale Valley Drive
Front Royal, VA
540-622-4488

Sent from my iPad

From: lindalitchfield@comcast.net
To: [Veronica Diamond](#)
Cc: lindalitchfield@comcast.net
Subject: Strong Opposition: Shenandoah Valley Golf Course Rezoning Request for 286 Houses - VOTE NO
Date: Tuesday, February 28, 2023 8:23:01 PM

Hello, Ms. Diamond. Can you please forward my email below to the five Planning Commission members?

Robert Myers, Chairman
Hugh Henry, Vice Chairman
Greg Huson, Shenandoah District member
Scott Kersjes
Kaylee Richardson

Dear Planning Commission Members,

I live on Bowling View Road and if approved, this rezoning request will have an extremely negative impact on both my household and the local community. Unfortunately, I will be out of town and unable to attend the public meeting scheduled on Wednesday, March 8th, at 7:00 pm. However, I would like to voice my strong opposition to the proposal to rezone the Shenandoah Valley Golf Course for the following reasons:

1. Increased Traffic. When my late husband and I moved here in 2017, the Morgan's Ford Bridge was closed for construction. However, when it was upgraded from a low water crossing to a major bridge, the traffic on Fairground Road drastically increased. Often, this includes large commercial vehicles that are cutting through the area. They are often hauling trailers or heavy equipment. While the golf course already sponsors various events, there are routinely periods of increased traffic. Adding a housing development, essentially a small town, into this area will cause a second significant increase in traffic with long term effects.
2. Existing Substandard Roads. At least one a week, I experience a near miss to avoid a head-on collision on Fairground Road, near the Rockland Cemetery. Vehicles frequently exceed the speed limit and often drift out of their lane as they travel over the crest of that hill. While I have not researched how many fatalities have occurred on Fairground Road, I would guess it's only a matter of time. The roads are substandard because there is absolutely no shoulder on the side of the road in this area to accommodate the increased flow of traffic. This makes the road extremely dangerous for bicyclists, and a death wish for any pedestrians. If a vehicle breaks down, there is no place to pull over to get out of the way. Because the traffic has already been increased with the addition of the Morgan Ford Bridge boat ramp with a large parking lot, that created additional traffic to just the bridge improvement alone.
3. Water Supply. Because our water supply is provided from individual wells, constructing a small town will put the community at risk for an insufficient water supply that is unable to meet the demands. Given the drastic environmental changes we have seen in the past couple of years, a period of drought would seriously stress the community.

4. Agricultural Character. One of the reasons my late husband and I purchased our home on Bowling View Road was due to the charming rural agricultural character of Rockland. This proposal is not in keeping with the goals for growth management and land use. Adding 286 homes to this farming community will only lead to further urban sprawl and pollute our groundwater by runoff from home pesticides and septic fields. Additionally, it could set a detrimental zoning precedence and ultimately lead some of the local farms to give up and give in to commercial enterprises that would completely erase this truly beautiful rural area.

For the reasons I have listed, I pray that you will limit development and deny the request for rezoning to build this small town on Shenandoah Valley Golf Course. Thank you for your consideration as you carefully review the full ramifications of this proposal.

Sincerely,

Linda L. Litchfield
481 Bowling View Road
Front Royal, VA 22630
Phone: 703.508.0772

From: [Tracy M](#)
To: [Matt Wendling](#); [Veronica Diamond](#)
Subject: Comments on proposed rezoning of Shenandoah Club Properties, LLC
Date: Wednesday, March 1, 2023 4:09:31 PM

1031 Bowling Green Road
Front Royal, VA 22630

Dear Mr. Matt Wendling,

I am writing in response to the proposed rezoning of 104 acres of 195 acres from agricultural to suburban residential and commercial by Shenandoah Club Properties, LLC. As a family with a home on Bowling Green Drive for more than forty years, we are dismayed by the applicant's proposal and reasoning for doing so.

Richard Runyan has stated that he is making the proposed changes to protect his family, the community, and Shenandoah Valley Golf Course as a result of the pandemic's effect on the business. While I don't know the specific financial information on the golf course, it has been well documented that once the initial lockdowns were ended, golf courses as a business benefited greatly from the pandemic. People could safely play a sport outside, which led to many new golfers joining those who had already been playing for years. Furthermore, due to flexible work schedules, more people had the freedom and time to enjoy golf. The organization Golfpass states that "golf was one of the lucky industries to not only survive but thrive during the pandemic." Our personal observations are that business continues to go well, as we have seen a steady stream of golfers over the past few years.

If one truly wants to protect the golf course and the Rockland community, one doesn't do it by tearing up the course to construct 286 houses. Certainly, the owner, builders, and banks would profit greatly. What about the rest of us, the residents who call this beautiful area home?

There would be absolutely no benefits to us. **None.**

Instead, we would deal with the following issues.

There would be a great increase in noise and pollution levels, both during the time of construction and afterward. We settled here to get away from those very issues.

The environmental damage would be immense. Both the flora and fauna of the region would be uprooted to make room for houses. As it is, gone are the plentiful animals of years past. Whereas we often saw deer, rabbits, geese, and other animals in our yard, it is now rare to see any of them. New construction would exacerbate

the situation. Those of us who are animal lovers are very much opposed to the blatant disregard for animals and their habitats. Let's not forget the menace of mice and rats. When they lose their homes, they go into ours.

There would be an enormous increase in traffic, leading to more accidents and dangers for walkers. As it is, walking one's dog on our narrow country roads is often very risky due to drivers not obeying the speed limit and their having limited visual acuity during certain times of the day. Adding more cars would make the situation even more dangerous for residents and animals who dare to walk along or cross the road.

And what about the water situation, which is already problematic? Will our wells all run dry? Even forty years ago, we soon found out that our well was dry, and we had to drill a new, deeper well. Any type of construction, whether for the houses themselves or for bringing in outside water, requires grading and demolition, which creates pollutants such as chemicals, debris, loose soil, sediment, and spilled fluids, all of which can be transported to nearby storm drains or directly into local creeks, lakes, and reservoirs.

Finally, while Shenandoah Club Properties LLC, builders, and banks would certainly profit financially from the proposed rezoning, the rest of us would suffer the financial loss of our homes' value. Now, my family can sit on our back porch, enjoying the beautiful view of the rolling hills of the golf course. It is hard to think of a more peaceful evening than those when we can marvel at the spectacular sunsets. Change that view to 286 homes, and both the view and value of our home are greatly diminished.

In short, should this ill-considered proposal succeed, we, the residents - and the wildlife - would suffer as one more beautiful part of the world is razed for the financial profit of a few. Shame on those who think that we residents would ever agree to the destruction of the wonderful neighborhood we call home.

Sincerely yours,

Tracy M. Mannon
Roy D. Mannon

From: [Matt Wendling](#)
To: [Veronica Diamond](#)
Subject: FW: Bowling Green Proposed Zoning Change
Date: Thursday, March 2, 2023 10:10:57 AM

FYI for file and packet.

From: Clark Mulligan <clark.mulligan@gmail.com>
Sent: Thursday, March 2, 2023 10:00 AM
To: Matt Wendling <Mwendling@warrencountyva.gov>
Cc: Walter Mabe <Wmabe@warrencountyva.gov>
Subject: Bowling Green Proposed Zoning Change

Dear Mr. Wendling, (CC Walt Mabe)

I am writing to express my outrage and staunch opposition to the proposed rezoning request made by Shenandoah Club Properties LLC.

Ten years ago, my wife and I moved to Bowling Green Rd. from the Northern Virginia area. With our kids out of the house, we wanted to move to a more quiet, peaceful, and tranquil place in the country and get out of the densely packed area that we were living in. We looked at a number of areas here in the Shenandoah Valley and found this beautiful gem of an area in Warren County called Rockland. Beautiful golf courses surrounded by farmland protected by conservation easements, mountain views, lightly populated, not too much traffic. We felt we had been truly blessed to find such a beautiful area in which to move live. When we moved here, it was our plan for this to be our forever home in our forever community. If we had wanted to live in a 55+ development we could have gone to Frederick or one of the many other such communities in the area. We wanted to be in a sparsely populated area surrounded by beauty and no development. The vast majority of residents out here feel the same way.

The proposed rezoning request would forever alter and destroy the landscape, ambiance, peace, and tranquility of this community. I can't even imagine what nearly 300 densely packed homes and retail would do to this area. Not to mention another nearly 300 homes that the owner of Shenandoah Club Properties certainly plans to build on the North Course of the Bowling Green Golf Club. The surrounding country roads certainly cannot accommodate the additional residents and traffic. There are numerous questions and issues such as water well consumption etc. as I am sure you are aware of.

I strongly urge you and those on the planning commission to reject this proposed rezoning request at the meeting on March 8. Make no mistake... This is not about improving the quality of life for the residents that live in the Rockland/Bowling Green area or providing available housing for the 55+ (there are plenty of 55+ communities around as you well know).

It is clearly about the owner of Shenandoah Club Properties and his developer friends making a quick buck at the expense of everyone that lives here. This area is called the "Rockland Rural Historic District." It is called that for a reason. Please, let's keep it that way.

Don't hesitate to contact me with any questions. Thank you.

Cordially,

Clark & Carol Mulligan

--

Clark Mulligan

Clark.Mulligan@gmail.com

703-220-8371

From: [Matt Wendling](#)
To: [Walter Mabe](#); [Emily Ciarrocchi](#); [Veronica Diamond](#)
Cc: [Veronica Diamond](#)
Subject: RE: Proposed Subdivision
Date: Monday, February 27, 2023 9:08:42 AM

Good Morning Walt,
We will put these in CivicClerk and the hard file.
Have a great day!
Matt

Matt Wendling
Planning Director
County Floodplain Manager
540-636-3354 ext. 325
mwendling@warrencountyva.gov

From: Walter Mabe <Wmabe@warrencountyva.gov>
Sent: Saturday, February 25, 2023 3:45 PM
To: Emily Ciarrocchi <ECiarrocchi@warrencountyva.gov>; Veronica Diamond <vdiamond@warrencountyva.gov>; Matt Wendling <Mwendling@warrencountyva.gov>
Cc: Veronica Diamond <vdiamond@warrencountyva.gov>; Walter Mabe <Wmabe@warrencountyva.gov>
Subject: Fwd: Proposed Subdivision

Emily , Veronica, Matt and team.

Please put this letter into the file and in all hands that may need one so it gets into record of opposition for the SVGC proposed subdivision.

Thanks Team,

Walt,

540-692-5801
TEXT or EMAIL Is preferred.

Shenandoah Farms District /t/2
Board of Supervisors.
wmabe@warrencountyva.gov

"Please Note the NEW Email Address"

From: Tim Roberts <troberts17@yahoo.com>
Sent: Saturday, February 25, 2023, 2:02 PM
To: Walter Mabe <Wmabe@warrencountyva.gov>
Subject: Proposed Subdivision

Hello Mr. Mabe,

My name is Tim Roberts, and I live at 3400 Rockland Road, a house that I personally designed and built over 16 years ago. It adjoins the entrance to SVGC.

I am out of town until next week, but my neighbor, Jim Fitzpatrick, informed me that you are seeking input from the Rockland community about the proposed development at SVGC.

My background: I have a Masters Degree in Regional Planning from Virginia Tech. After 25 years as a Federal civilian, I had a short second career as a small-scale builder and land developer in Warren County and Front Royal. So I am familiar with the development process, and its rules and procedures.

As for the proposed subdivision and COMMERCIAL DEVELOPMENT, the reasons why it is a very bad idea are almost too numerous to count:

Roads: The road network in the area cannot support this. I believe that the ancient right-of-way for Rockland Road is a mere 18 feet wide, and cannot be widened for a number of reasons. Set-backs to houses; proximity to wells and drain fields; run off and drainage issues. On Rockland Road, even now I slow down and pull onto the shoulder when a large vehicle approaches. Imagine the disruption and chaos from years of construction and then occupancy. Surely VDOT would not allow this.

Water: 486 houses plus commercial would consume a great deal of water. This is sure to affect the water table and static level of existing wells. Wells in the area are quite deep already. Mine is 750 feet. Others are more than 800. Wells would go dry. A thorough scientific study is needed on the impacts to the water supply.

Sewage: The developer would need to construct a private sewage treatment facility. But where would the treated effluent go? There are no streams on the property; only 1 small pond with no outflow. The Shenandoah River is more than a mile away across private property. An engineering analysis is needed.

History: The property is located in the Rockland Rural Historic District, which was created to preserve the historic rural road network and large swaths of agricultural land largely unchanged for hundreds of years. The history of the area predates the American revolution, to the time of Thomas Lord Fairfax, who employed George Washington as a surveyor. As Warren County residents, we are stewards of its history and incredible natural beauty. To allow a high density residential and commercial development in our beautiful rural historic district would be preposterous. Perhaps the Board would benefit from a presentation by the Warren Heritage Society on the history of the area. Do you agree?

Fairview Farm: The original manor house was constructed in the 1700's, and is listed on the National Register of Historic Places. (<https://catalog.archives.gov/id/41684025>) The developer proposes to rezone the house and surrounding land as commercial. Will historic Fairview house be surrounded by Sheetz and 7-11? Will it be converted to a Subway? What will prevent that if the land is re-zoned commercial?

Development and Construction: SVGC is quite hilly. To construct the proposed high density development, the developer must level the land, cutting off hilltops and filling in valleys. There is no other way to create that many lots. The land is quite rocky (it's called Rockland) with large stone outcroppings throughout. These will have to be removed using explosives; a large quantity of explosives I would think. All of this will significantly alter drainage and run off, and could adversely affect surrounding properties. It could create sinkholes where caverns are present beneath the rock. The golf fairway directly behind my

property already floods in a heavy rainstorm, becoming a shallow pond. Where will that water go in the future when water-absorbing land is covered by pavement and rooftops? Into existing basements?

By the way, under the proposal, golf course views are preserved for Mr. Runyan's home at 927 Bowling Green Road and the home he built for relatives at 3684 Rockland Road. For his neighbors, not so much.

In conclusion, I have known Mr. Runyan for nearly 20 years. He is a savvy businessman. I believe that he is aware of all of the issues that I have listed. And probably others that I haven't thought of. So I am confident that he knows this is not a viable proposal. So why propose it? Is this a case of *"ask for the world, then take whatever you can get."* I think it is.

Who knows, when the Board rejects this outlandish proposal, after the dust settles, maybe the Board will feel sorry for him and grant him say ... 20 1-acre lots completely surrounded by golf course as a buffer for existing homes. He would whistle to the bank.

As you know, Mr. Runyan recently purchased the nearby Bowling Green golf courses. Is that purchase part of a larger plan? How will he make all of this financially viable, when I don't believe that the Bowling Green courses were profitable in the past? Will he seek to re-zone those two golf courses also, with his present proposal as precedent?

Please let me know if there is anything I can do to assist.

Tim Roberts 540.660.1010

From: [Julie Sullivan](#)
To: [Warren County Government Website contact inquiry \[John Sullivan\]](#)
Subject: [Website, February 26, 2023 11:56:48 AM](#)
Date: -----

Wanted to provide you a copy of this for the planning Department, Julie or her husband will not be in the area at the March 6th meeting.

Thank You.

Walt

Walter Mahe
Warren County Board of Supervisors
Shenandoah District

Please I would prefer for you to send a
Text or a Email to get to me, I get way to many Spun calls. If your in my contacts I will answer, no need to leave a message, I will call you back.
540.695.5101

From: Walter Mahe <walmahe@warrencountypva.gov>
Sent: Monday, February 20, 2023 11:46:03 AM
To: Veronica Diermond <rdiermond@warrencountypva.gov>
Subject: [out] Warren County Government Website contact inquiry [John Sullivan]

Walt

Walter Mahe
Warren County Board of Supervisors
Shenandoah District

Please I would prefer for you to send a
Text or a Email to get to me, I get way to many Spun calls. If your in my contacts I will answer, no need to leave a message, I will call you back.
540.695.5101

From: Warren County <warren@warrencountypva.gov>
Sent: Monday, February 20, 2023 10:56:48 AM
To: Walter Mahe <walmahe@warrencountypva.gov>
Subject: [out] Warren County Government Website contact inquiry [John Sullivan]

A contract inquiry has been submitted via the employee contract form found at <https://gov42.net/links/permissions-and-link-reqs/>
(Warren County Government Website) on 2023-02-20. Please view details below.

Sender Name: julie.sullivan
Sender Email: jpsullivan@gmail.com
Day Phone: 540-671-3060
Evening Phone: N/A
Contact Preference: Either

Comments:
I am writing to you in regards to a proposal by Richard Rutenfranz to build 286 homes on SVGC. We have lived at 3210 Rockland since 1985, and our house borders the 6th hole of the golf course. We have always had a very good relationship with the owners and employees of SVGC. This proposed course at a shock and is very upsetting to my the land. For Many reasons, this development would destroy the beauty of this area and impact all the residents near and around the course in a devastating way. I have spoken to a few neighbors and they feel the same way. We are extremely upset. As our representative, I would like to have the opportunity for us to speak to you, have you aware of our opposition and learn ways to stop this development. I hope we will have your support. Thank you for your time now and in the future. Respectfully,
John Sullivan

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From: [Karen Wood](#)
To: [Veronica Diamond](#)
Subject: Re: Rezoning of Rockland Golf Course Property
Date: Wednesday, March 1, 2023 4:04:23 PM

I've resided in my home at 303 Bowling Green Road in the Rockland Community since the early 80's. We chose to live in this area because it was a rural and agricultural area with a small community of caring neighbors and close to my workplace at DuPont. It's been a wonderful area to raise children with fresh air, privacy, large acreage for play, well water, beautiful country views, safe roads, etc. I'm very fortunate to live in this area of Warren County.

Over the years, more housing has been added in the neighborhood, but overall its still kept the feeling of being rural without disrupting farming, agriculture and animal habitats surrounding this area.

With the expansion of industry and warehouses on Winchester Road, many farmers and landowners sought to protect their large tracts of land by placing them into conservation, historical designations and golf course businesses.

I'm writing to express that I'm against Mr Runyon's proposal for rezoning and developing the Shenandoah Valley Golf Club from agricultural into residential commercial.

I'm opposed to this for the following reasons:

- Number of homes (286 on 104 acres)
- Size of Lots
- Noise and lights - comes with 286 additional homes
- Additional residential traffic combined with golfing traffic on our streets
- Loss of rural atmosphere
- Loss of agricultural land
- Loss of animal habitats
- No Water supply (I've already experienced re-drilling a well)****
- Loss of privacy to existing neighbors on adjoining properties
- Change in property values
- Added traffic backup to Railroad crossings when blocked and Morgan's Ford Bridge when flooded
- Blasting in limestone areas could damage existing wells
- Added residences to Warren County Company 10 Fire Services

My belief and concern is that this re-zoning will not stop at the Shenandoah Golf Course and it will grow, and then a request for re-zoning Bowling Green will happen for a development behind Bowling View.

Strangely enough, based on observations out my window and walks I'd take during the Covid pandemic, the golf industry appeared to be one of the few businesses that was doing really quite well, when other businesses were shutting down and enforcing the six feet apart rules. I also remember on Friday nights music and events continued at the Shenandoah, from hearing music from my back porch.

Perhaps folks need to get out and take some rides, because there are housing developments by Ryan Homes exploding all around our neighboring counties. Look at Lake Frederick, Middletown near LFCC, Strasburg, Winchester, etc.

Does Mr Runyon and his backers, developers, lenders, just desire to create another Lake Frederick, make money, and walk away from this as if it's no big deal? Well it is a very big deal that affects people in our neighborhood who've lived here a long time and desire to continue to live here without a village in their backyards.

The Town of Front Royal and or Warren County may need some developments for low and single income housing, but the Rockland Community does not need this. Farmers in this area don't need this added stress either. I'm for the preservation of agricultural land for our future generations. There are plenty of empty brick and mortar buildings that could be turned into senior housing if needed. I'm not feeling warm and fuzzy about this rezoning

request.

Why did Mr Runyon recently invest in the Bowling Green Golf Course if he already had concerns about his golf business? Something about this proposal doesn't add up.

I hope the Planning Commission and Board of Supervisors will vote this down.

Sincerely
Karen Wood

Sent from my iPad

From: [David Keller](#)
To: [Veronica Diamond](#)
Subject: FW: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023
Date: Thursday, February 9, 2023 1:44:23 PM

Good Afternoon Veronica,

I have reviewed this project. At a high level, infrastructure upgrades will be required to the electrical system to accommodate this proposed development. Without additional details it is difficult to comment any future on what may be required.

Thanks,
Dave

Dave Keller
Supervisor Distribution Design
Rappahannock Electric Cooperative
137 Kelley Court
Front Royal, VA 22630
540-622-5124

*******TIMEFRAME of INSTALLATION*******

We are experiencing a backlog on materials from our vendors, as well as a shortage of materials on hand. Your electric service request may take longer to install due to materials shortages and supply chain challenges.

This may also reflect the cost of materials needed for the install.

We apologize for this inconvenience, and are doing our best to procure materials through all available resources to provide installations as soon as possible.

Please review your deadline timeframes to accommodate for your family or business customers who will be affected by long-term delays.

From: Christina Lawson <clawson@myrec.coop>
Sent: Sunday, February 5, 2023 3:46 PM
To: David Keller <dkeller@myrec.coop>
Subject: FW: Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023

Hi Dave,

This is a request for comments from Warren County.

Thanks,

Christina Lawson

Key Accounts Executive | Rappahannock Electric Cooperative

Phone: 540-622-5132 / clawson@myrec.coop



From: Veronica Diamond <vdiamond@warrencountyva.gov>

Sent: Friday, February 3, 2023 8:57 AM

To: bobby.boyce@VDOT.Virginia.gov; Christina Lawson <clawson@myrec.coop>; David Beahm <Dbeahm@warrencountyva.gov>; Keith Fowler <keith.fowler@deq.virginia.gov>; mark.perry@vdh.virginia.gov; Warren County Health Department <lfhdeh@vdh.virginia.gov>

Subject: [EXT] Request for Comments R2023-01-01-Tax Map #13-----47 – WCREZ-000009-2023

[EXT] Verify links & attachments.

Hello,

Please see the link below with Request for Comments.

Tax Map # 13-----47

R2023-01-01

WCREZ-000009-2023

<https://app.box.com/s/3vqa74sdsv98r1ihyo0a8ftsqiethuo>

Thank you,

Veronica Diamond

Office Manager

Planning Department

220 N. Commerce Ave., Ste. 400

Front Royal, VA 22630

540-636-3354

vdiamond@warrencountyva.gov

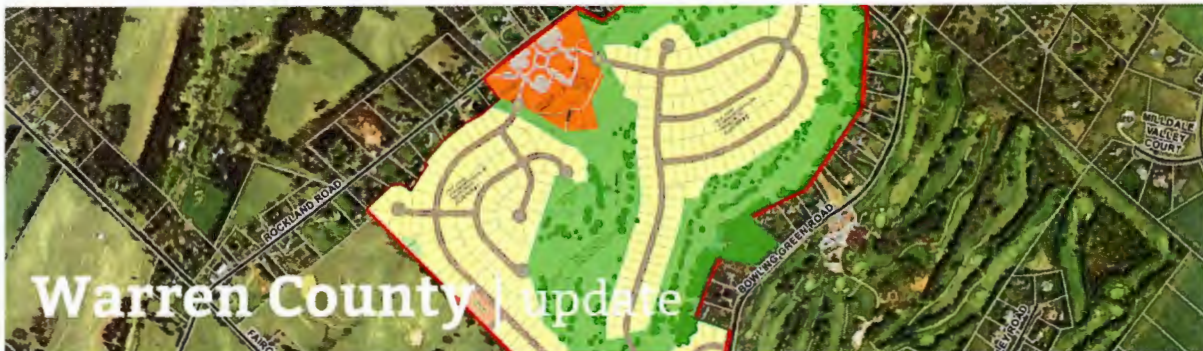
-Rappahannock Electric Cooperative Legal Disclaimer-

This message may contain confidential and/or proprietary information, and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

Veronica Diamond

From: Matt Wendling
Sent: Thursday, March 2, 2023 2:06 PM
To: Veronica Diamond
Subject: FW: Act now to Preserve Rockland's agricultural character.

From: Chris Anderson <canderson@shenandoahalliance.org>
Sent: Thursday, March 2, 2023 1:48 PM
To: Matt Wendling <Mwendling@warrencountyva.gov>
Subject: Act now to Preserve Rockland's agricultural character.



Matt,

If approved, the neighborhood around the Shenandoah Valley Golf Club and Bowling Green Country Club could become much larger and much busier: the Warren County Planning Commission is reviewing a conditional use permit to build 286 single-family homes and rezone 12 acres to commercial use.

Local officials need to hear from you that this proposal is [not in agreement with the comprehensive plan](#) because:

TAKE ACTION

Attend the Public Hearing
Wednesday, March 8 at 7:00 pm
220 N. Commerce Avenue

- The area is zoned for agriculture, not dense residential development.
- In fact, the future land use map intends for the Rockland area to *remain in agriculture*.
- The area is not served by municipal water and sewer.

Front Royal, VA 22630
([directions](#))

Write Commissioners

Email comments to
vdiamond@warrencountyva.gov



Current Aerial
([download pdf](#))



Current Zoning
([download pdf](#))



Proposed Development
([download pdf](#))

The comp plan includes the goal *'to direct future development into an efficient and serviceable form that will preserve the County's predominately rural character'*.

Rezoning from ag to suburban residential and commercial does not meet this goal.

The comp plan also states *'direct County development to areas contiguous with Front Royal or villages that are served or will be served with adequate public facilities such as roads, sewer, and water'* and *'limit future suburban sprawl in rural or agricultural areas where adequate public facilities do not exist or where their provision would not be cost-efficient'*.

The proposed 286 homes would not be served by municipal water and sewer.

The proposal does not meet these goals and objectives and is not a good idea. Rockland is a special area with numerous commitments to agricultural use including about 10,000 acres in an ag-forestal district, a rural historic designation and protection of numerous conservation easements.

The planning commission is holding a **public hearing on Wednesday, March 8 at 7:00 pm** at 220 N. Commerce Avenue, Front Royal, VA 22630 on this permit application. Please plan to attend and let the planning commissioners know that you do not support this proposal.

You can also **reach out to commissioners by emailing comments to vdiamond@warrencountyva.gov**. These communications will then go to the planning commissioners in their agenda packets.

As always, stay in touch with any questions and hope to see you out in Front Royal next week.

Chris



Chris Anderson
Page & Warren County Coordinator


canderson@shenandoahalliance.org

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Alliance for the Shenandoah Valley

PO Box 674 • New Market, VA • 22844


info@shenandoahalliance.org
shenandoahalliance.org

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Matt Wendling

From: Chris Mohn <cmohn@greenwayeng.com>
Sent: Tuesday, February 14, 2023 1:44 PM
To: Arthur Boyce; Matt Wendling
Cc: Rhonda Funkhouser; Joseph Johnson; rrunyon@svgcgolf.com
Subject: RE: Warren- Rte 658- Shenandoah Club Properties

Thanks for your clarification, Bobby – much appreciated. I'll review the content requirements and proceed accordingly.

Chris

Christopher Mohn, AICP | Vice President / Director of Planning

Phone: 540.662.4185 | Cell: 540.333.2392 | Email: cmohn@greenwayeng.com

From: Arthur Boyce <bobby.boyce@vdot.virginia.gov>
Sent: Tuesday, February 14, 2023 1:42 PM
To: Chris Mohn <cmohn@greenwayeng.com>; Matt Wendling <Mwendling@warrencountyva.gov>
Cc: Rhonda Funkhouser <rhonda.funkhouser@vdot.virginia.gov>; Joseph Johnson <josephw.johnson@vdot.virginia.gov>; rrunyon@svgcgolf.com
Subject: RE: Warren- Rte 658- Shenandoah Club Properties

Hey Chris,

We don't need a full TIA. It is a "Low Volume Road Submission" which is much less detailed than a TIA. Take a look at pages 43-44 for the level of detail. The application fee is also \$250 instead of \$1000.

From: Chris Mohn <cmohn@greenwayeng.com>
Sent: Tuesday, February 14, 2023 12:09 PM
To: Arthur Boyce <bobby.boyce@vdot.virginia.gov>; Matt Wendling <Mwendling@warrencountyva.gov>
Cc: Rhonda Funkhouser <Rhonda.funkhouser@vdot.virginia.gov>; Joseph Johnson <josephw.johnson@vdot.virginia.gov>; rrunyon@svgcgolf.com
Subject: RE: Warren- Rte 658- Shenandoah Club Properties

Thanks for your initial comments, Bobby. To clarify, as I recall from the Engineer Review meeting on 12/13/22, it was determined that while §15.2-2222.1 applied in this case, there was no utility in having a full TIA prepared for this application. Rather, I was advised to include trip generation values with the impact statement and that the focus of VDOT review would be on evaluating the proposed entrances (e.g., sight distance, etc.). This was a point raised by Brad Reed and seemingly accepted/endorsed by other VDOT representatives in attendance, and we proceeded according to this feedback.

That said, I recognize that the information shared in an Engineer Review meeting is not necessarily the final word on VDOT requirements and it can ultimately be determined that a TIA is indeed needed/required upon receipt of application materials, which is obviously our situation. As such, I will coordinate with the applicant to hire a traffic consultant and we will be in touch to schedule a scoping meeting ASAP.

Regards,
Chris

Christopher Mohn, AICP | Vice President / Director of Planning

Phone: 540.662.4185 | Cell: 540.333.2392 | Email: cmohn@greenwayeng.com

Matt Wendling

From: Arthur Boyce <bobby.boyce@vdot.virginia.gov>
Sent: Tuesday, February 14, 2023 11:17 AM
To: Matt Wendling
Cc: Rhonda Funkhouser; Joseph Johnson; cmohn@greenwayeng.com; rrunyon@svgcgolf.com
Subject: Warren- Rte 658- Shenandoah Club Properties

Matt,

In accordance with §15.2-2222.1 and Traffic Impact Analysis Regulations, 24 VAC 30-155 a “Low Volume Road Submission” will need to be submitted for review by VDOT prior to the department providing any comments on this rezoning. We discussed this requirement with the applicant during an engineering review meeting on December 13, 2022. This review is required for any residential rezoning that generates more than 400 trips per day on a State controlled highway that will double the trips on the adjacent road(s). Attached is a link to VDOT’s [Administrative Guidelines for the Traffic Impact Analysis Regulations 24VAC30-155](#), the details of the required elements of the study are on pages 43-44.

A \$250 fee for the review will need to be submitted to VDOT with the traffic impact statement. If you have any questions, please let me know.

Sincerely,

Bobby Boyce

VDOT- Land Development Engineer
Shenandoah, Frederick, Clarke, & Warren Counties
14031 Old Valley Pike
Edinburg, VA 22824
(540) 534-3211

From: [Justin Proctor](#)
To: [Veronica Diamond](#)
Subject: Strongly against 286 homes adjacent to Shenandoah Valley Golf Club
Date: Thursday, March 2, 2023 2:26:13 PM

Hi Veronica,

As a Warren County resident and lead conservation biologist in our county, I **strongly oppose** the proposed development for 286 homes in the Rockland area.

Our team (and many others) do conservation work on farmland surrounding this proposed development. The impact this would have on ag lands and the quiet rural character of that area would be irreversible.

Please don't let this happen. We gotta set the bar a little higher here in Warren County and be ok with putting the brakes on massive development that changes the character of our county.

Please let me know if I can contribute anything more to have my vote in this issue be meaningful.

Thank you,
Justin

--

C. Justin Proctor
Cell: 607-229-6255
President, Front Royal-Warren County Anti Litter Council
Member, Front Royal's Environmental Sustainability Advisory Committee
Coordinator, Virginia Grassland Bird Initiative, Smithsonian's Virginia Working Landscapes

Matt Wendling

From: Chase Lenz
Sent: Friday, February 3, 2023 1:03 PM
To: Matt Wendling
Subject: Spot Zoning

Matt,

The Code of VA does not specifically reference spot zoning or sunset clauses. See below Code on amendments to zoning ordinances and maps.

Code of VA §15.2-2286.A.7. states:

*“For the amendment of the regulations or district maps from time to time, or for their repeal. **Whenever the public necessity, convenience, general welfare, or good zoning practice requires,** the governing body may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property. Any such amendment may be initiated (i) by resolution of the governing body; (ii) by motion of the local planning commission; or (iii) by petition of the owner, contract purchaser with the owner's written consent, or the owner's agent therefor, of the property which is the subject of the proposed zoning map amendment, addressed to the governing body or the local planning commission, who shall forward such petition to the governing body; however, the ordinance may provide for the consideration of proposed amendments only at specified intervals of time, and may further provide that substantially the same petition will not be reconsidered within a specific period, not exceeding one year. Any such resolution or motion by such governing body or commission proposing the rezoning shall state the above public purposes therefor.*

In any county having adopted such zoning ordinance, all motions, resolutions or petitions for amendment to the zoning ordinance, and/or map shall be acted upon and a decision made within such reasonable time as may be necessary which shall not exceed 12 months unless the applicant requests or consents to action beyond such period or unless the applicant withdraws his motion, resolution or petition for amendment to the zoning ordinance or map, or both. In the event of and upon such withdrawal, processing of the motion, resolution or petition shall cease without further action as otherwise would be required by this subdivision.”

My Complete Illustrated Book of Development Definitions defines Spot Zoning as, **“Rezoning of a lot or parcel of land to benefit an owner for a use that is not permitted in the surrounding area, where there is no compelling reason or public benefit, and where it does not further the comprehensive plan.”**

An interpretation of the above State Code would be that spot zoning is not legal since it would not be good zoning practice, would not address a public necessity or convenience, would not be for the general welfare of the public, and would go against the comprehensive plan. The key is that all text amendments and rezonings must align with the comprehensive plan or be based on public necessity, convenience, or general welfare. There needs to be an essential nexus with the comp plan.

Unfortunately, most of these interpretations come from case law and not the actual Code of VA.

Regards,

Chase Lenz, CZA, CFM

Zoning Administrator

Warren County Planning Department

220 North Commerce Ave., Suite 400

Front Royal, VA 22630

Phone: (540) 636-3354

Fax: (540) 636-4698

www.warrencountyva.gov

Warren County Zoning Code

Zoning Setbacks

Warren County GIS

MEMO

TO: Warren County Planning Commission

FROM: Douglas W. Napier, Esquire

DATE: August 11, 1994

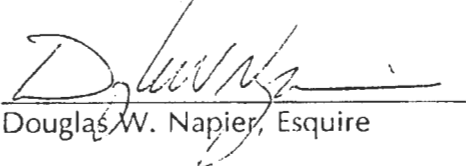
RE: Spot Zoning (Presgraves and Haun Applications)

Spot zoning is the singling out of a small parcel of land for a use clarification inconsistent with that of the surrounding area, for the benefit of the owner and to the detriment of others. The term describes a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-developed plan.

What appears to be spot zoning may be legal where the re-zoning is for the public good. A relevant consideration in determining whether purported spot zoning is valid is whether the ordinance or proposed amendment provides a public benefit. In order to have property rezoned, the person making the change may be required to establish that there is a public need for the proposed use of the property. The standard is not the advantage or detriment to particular neighboring landowners, but rather the effect upon the entire community as a social, economic, and political unit.

Court cases have determined that while the rezoning of a small parcel in a residential district to permit the establishment of a commercial use is peculiarly vulnerable to challenge on the ground of spot zoning, as amendment of this kind may be upheld where it would be a substantial benefit to the economy without posing a major disruption of the comprehensive plan.

The real evil of spot zoning is that an area is rezoned for use not consistent with the general neighborhood. Thus, in addition to the benefit or detriment to the individual landowner or the public, and the size of the property involved, consideration may be given to whether the use for which a parcel has been rezoned is consistent with other uses in the area. Where an individual seeks to have an area rezoned, the fact that there are other nonconforming land uses in the immediate vicinity may militate against a finding of spot zoning. Spot zoning, for instance, may be found in amendments which downgrade small parcels to permit commercial uses in well-developed residential neighborhoods and in areas zoned residential where no commercial uses are located in the immediate vicinity.


Douglas W. Napier, Esquire

From: Emily Ciarrocchi
Sent: Friday, February 24, 2023 2:15 PM
To: Matt Wendling
Subject: FW: Hearing concerning Shenandoah Golf Course - Walter Mabe

FYI received this today.

--Emily

From: Paige Settle <paige4csjunkie@gmail.com>
Sent: Friday, February 24, 2023 1:52 PM
To: Warren County Information <info@warrencountyva.gov>
Subject: RE: Hearing concerning Shenandoah Golf Course - Walter Mabe

Paige and Jeff Settle, residents of 3638 Rockland Rd, Front Royal, VA 22630, have very strong concerns about the drastic changes that will be taking place should the proposal of the golf course be replaced for a housing development.

With the housing comes a devastating impact on current residents' water, sewer, years of noise and all that comes with construction. In addition, the narrow, already inadequate roads absolutely cannot possibly withstand the traffic. A car and regular sized truck are barely able to pass each other. First hand yesterday, we were on Rockland road when a large construction truck was beside us and the truck had to ride off the road onto the side of the road. In addition, we are already trapped by railroad schedules. With more rails being planned, more residents will further endanger transportation.

I ask you to please stand for the residents of your district to veto this proposal.

Paige and Jeff Settle

From: Taryn Logan
Sent: Wednesday, March 1, 2023 9:18 AM
To: Matt Wendling
Cc: Edwin Daley
Subject: FW: Strong Opposition: Shenandoah Valley Golf Course Rezoning Request for 286 Houses - VOTE NO

Please give to the Planning Commission tonight.

From: Vicky Cook <vcook@warrencountyva.gov>
Sent: Wednesday, March 1, 2023 7:56 AM
To: Emily Ciarrocchi <ECiarrocchi@warrencountyva.gov>
Cc: Edwin Daley <Edaley@warrencountyva.gov>; Taryn Logan <Tlogan@warrencountyva.gov>
Subject: FW: Strong Opposition: Shenandoah Valley Golf Course Rezoning Request for 286 Houses - VOTE NO

For our records

V/R

Vicky L. Cook
Fork District Supervisor
Warren County, VA
703-626-9242

From: lindalitchfield@comcast.net <lindalitchfield@comcast.net>
Sent: Tuesday, February 28, 2023 8:28 PM
To: Jerome Butler <jbutler@warrencountyva.gov>; Vicky Cook <vcook@warrencountyva.gov>; Cheryl Cullers <Ccullers@warrencountyva.gov>; Walter Mabe <Wmabe@warrencountyva.gov>; Delores Oates <Doates@warrencountyva.gov>
Cc: lindalitchfield@comcast.net
Subject: Strong Opposition: Shenandoah Valley Golf Course Rezoning Request for 286 Houses - VOTE NO

Dear Board of Supervisors Representative,

I live on Bowling View Road and if approved, this rezoning request will have an extremely negative impact on both my household and the local community. Unfortunately, I will be out of town and unable to attend the public meeting scheduled on Wednesday, March 8th, at 7:00 pm. However, I would like to voice my strong opposition to the proposal to rezone the Shenandoah Valley Golf Course for the following reasons:

(1) Increased Traffic. When my late husband and I moved here in 2017, the Morgan's Ford Bridge

was closed for construction. However, when it was upgraded from a low water crossing to a major bridge, the traffic on Fairground Road drastically increased. Often, this includes large commercial vehicles that are cutting through the area. They are often hauling trailers or heavy equipment. While the golf course already sponsors various events, there are routinely periods of increased traffic. Adding a housing development, essentially a small town, into this area will cause a second significant increase in traffic with long term effects.

(2) Existing Substandard Roads. At least one a week, I experience a near miss to avoid a head-on collision on Fairground Road, near the Rockland Cemetery. Vehicles frequently exceed the speed limit and often drift out of their lane as they travel over the crest of that hill. While I have not researched how many fatalities have occurred on Fairground Road, I would guess it's only a matter of time. The roads are substandard because there is absolutely no shoulder on the side of the road in this area to accommodate the increased flow of traffic. This makes the road extremely dangerous for bicyclists, and a death wish for any pedestrians. If a vehicle breaks down, there is no place to pull over to get out of the way. Because the traffic has already been increased with the addition of the Morgan Ford Bridge boat ramp with a large parking lot, that created additional traffic to just the bridge improvement alone.

(3) Water Supply. Because our water supply is provided from individual wells, constructing a small town will put the community at risk for an insufficient water supply that is unable to meet the demands. Given the drastic environmental changes we have seen in the past couple of years, a period of drought would seriously stress the community.

(4) Agricultural Character. One of the reasons my late husband and I purchased our home on Bowling View Road was due to the charming rural agricultural character of Rockland. This proposal is not in keeping with the goals for growth management and land use. Adding 286 homes to this farming community will only lead to further urban sprawl and pollute our groundwater by runoff from home pesticides and septic fields. Additionally, it could set a detrimental zoning precedence and ultimately lead some of the local farms to give up and give in to commercial enterprises that would completely erase this truly beautiful rural area.

For the reasons I have listed, I pray that you will limit development and deny the request for rezoning to build this small town on Shenandoah Valley Golf Course. Thank you for your consideration as you carefully review the full ramifications of this proposal.

Sincerely,

Linda L. Litchfield
481 Bowling View Road
Front Royal, VA 22630
Phone: 703.508.0772

From: Walter Mabe
Sent: Saturday, February 25, 2023 3:45 PM
To: Emily Ciarrocchi; Veronica Diamond; Matt Wendling
Cc: Veronica Diamond; Walter Mabe
Subject: Fwd: Proposed Subdivision

Emily , Veronica, Matt and team.

Please put this letter into the file and in all hands that may need one so it gets into record of opposition for the SVGC proposed subdivision.

Thanks Team,

Walt,

540-692-5801
TEXT or EMAIL Is preferred.

Shenandoah Farms District /t?2
Board of Supervisors.
wmabe@warrencountyva.gov

"Please Note the NEW Email Address"

From: Tim Roberts <troberts17@yahoo.com>
Sent: Saturday, February 25, 2023, 2:02 PM
To: Walter Mabe <Wmabe@warrencountyva.gov>
Subject: Proposed Subdivision

Hello Mr. Mabe,
My name is Tim Roberts, and I live at 3400 Rockland Road, a house that I personally designed and built over 16 years ago. It adjoins the entrance to SVGC. I am out of town until next week, but my neighbor, Jim Fitzpatrick, informed me that you are seeking input from the Rockland community about the proposed development at SVGC. My background: I have a Masters Degree in Regional Planning from Virginia Tech. After 25 years as a Federal civilian, I had a short second career as a small-scale builder and land developer in Warren County and Front Royal. So I am familiar with the development process, and its rules and procedures. As for the proposed subdivision and COMMERCIAL DEVELOPMENT, the reasons why it is a very bad idea are almost too numerous to count:
Roads: The road network in the area cannot support this. I believe that the ancient right-of-way for Rockland Road is a mere 18 feet wide, and cannot be widened for a number of reasons. Set-backs to

houses; proximity to wells and drain fields; run off and drainage issues. On Rockland Road, even now I slow down and pull onto the shoulder when a large vehicle approaches. Imagine the disruption and chaos from years of construction and then occupancy. Surely VDOT would not allow this.

Water: 486 houses plus commercial would consume a great deal of water. This is sure to affect the water table and static level of existing wells. Wells in the area are quite deep already. Mine is 750 feet. Others are more than 800. Wells would go dry. A thorough scientific study is needed on the impacts to the water supply.

Sewage: The developer would need to construct a private sewage treatment facility. But where would the treated effluent go? There are no streams on the property; only 1 small pond with no outflow. The Shenandoah River is more than a mile away across private property. An engineering analysis is needed.

History: The property is located in the Rockland Rural Historic District, which was created to preserve the historic rural road network and large swaths of agricultural land largely unchanged for hundreds of years. The history of the area predates the American revolution, to the time of Thomas Lord Fairfax, who employed George Washington as a surveyor. As Warren County residents, we are stewards of its history and incredible natural beauty. To allow a high density residential and commercial development in our beautiful rural historic district would be preposterous. Perhaps the Board would benefit from a presentation by the Warren Heritage Society on the history of the area. Do you agree?

Fairview Farm: The original manor house was constructed in the 1700's, and is listed on the National Register of Historic Places. (<https://catalog.archives.gov/id/41684025>) The developer proposes to rezone the house and surrounding land as commercial. Will historic Fairview house be surrounded by Sheetz and 7-11? Will it be converted to a Subway? What will prevent that if the land is re-zoned commercial?

Development and Construction: SVGC is quite hilly. To construct the proposed high density development, the developer must level the land, cutting off hilltops and filling in valleys. There is no other way to create that many lots. The land is quite rocky (it's called Rockland) with large stone outcroppings throughout. These will have to be removed using explosives; a large quantity of explosives I would think. All of this will significantly alter drainage and run off, and could adversely affect surrounding properties. It could create sinkholes where caverns are present beneath the rock. The golf fairway

directly behind my property already floods in a heavy rainstorm, becoming a shallow pond. Where will that water go in the future when water-absorbing land is covered by pavement and rooftops? Into existing basements?

By the way, under the proposal, golf course views are preserved for Mr. Runyan's home at 927 Bowling Green Road and the home he built for relatives at 3684 Rockland Road. For his neighbors, not so much.

In conclusion, I have known Mr. Runyan for nearly 20 years. He is a savvy businessman. I believe that

he is aware of all of the issues that I have listed. And probably others that I haven't thought of. So I am

confident that he knows this is not a viable proposal. So why propose it? Is this a case of "ask for the

world, then take whatever you can get." I think it is.

Who knows, when the Board rejects this outlandish proposal, after the dust settles, maybe the Board will

feel sorry for him and grant him say ... 20 1-acre lots completely surrounded by golf course as a buffer for

existing homes. He would whistle to the bank.

As you know, Mr. Runyan recently purchased the nearby Bowling Green golf courses. Is that purchase

part of a larger plan? How will he make all of this financially viable, when I don't believe that the Bowling

Green courses were profitable in the past? Will he seek to re-zone those two golf courses also, with his

present proposal as precedent?

Please let me know if there is anything I can do to assist.

Tim Roberts 540.660.1010

From: [Jean Isner](#)
To: [Veronica Diamond](#)
Cc: [Matt Wendling](#); [Walter Mabe](#)
Subject: Planning Commission Hearing Scheduled for March 8, 20023
Date: Friday, March 3, 2023 1:38:57 PM

Veronica,

Would you please distribute my comments to the members of the Planning Commission? Thank you so much.

Regards,

Jean Isner
70 Clear Back Rd.
Front Royal, VA 22630

As a resident of the Rockland community, I ask that you deny the two requests by Shenandoah Club Properties, LLC (R2023-01-01 and Comprehensive Plan Amendment - Future Land Use Map) to change the zoning from Agricultural to Suburban Residential/Commercial for a large portion of land in this area. This community does not have the existing infrastructure to support a buildout of this size.

Fairground Rd. is a modest rural highway in the community that sees quite a bit of traffic currently on a daily basis. Some of the other roads in the community, in particular Rockland Rd., are just barely two lanes. The shoulders of a good portion of these roads deteriorate on a regular basis. Meeting large vehicles such as dump trucks and tractor trailers on the roads have caused me to cringe on several occasions.

There is no municipal water and sewer in this area. The existing wells in the area could begin to dry up with the number of proposed housing units that are currently requested.

The Rockland area simply isn't equipped to handle another 286 housing units (and 286+ cars) with more planned later on. We can't withstand a Lake Frederick like community.

Thank you for your consideration in this matter.

Jean Isner
70 Clear Back Rd.
Front Royal, VA 22630



COUNTY OF WARREN, VIRGINIA

PLANNING COMMISSION AGENDA ITEM

DATE	ITEM	SUBJECT:
March 8, 2023	VI.B.	Comprehensive Plan Amendment – Future Land Use Map – Shenandoah Club Properties, LLC

EXPLANATION & SUMMARY:

The applicant is requesting to rezone part of a property from Agricultural (A) to Suburban Residential (SR) and Commercial (C). The subject property is 195.64± acres in size, of which the request is for 103.86± acres to Suburban Residential (SR) and 11.9± to Commercial (C). The remaining balance of the property's 76.75± acres would remain as Agricultural (A). The property is located at 134 Golf Club Circle and identified on tax map 13, parcel 47, within the Shenandoah Magisterial District, and adjacent to the Rockland Agricultural/Forestral District and the Rockland Historical District. (See attached maps)

The land-uses being requested are for a Planned Residential Development (PRD) for active adults/age-restricted residential, commercial, and agricultural as identified in the zoning ordinance. The property currently is a 27-hole golf course which would be decreased to a 9-hole golf course and used for recreational open space for the community. The property currently has two active conditional use permits issued for the golf course with banquet clubhouse facility, pro shop, 28th-hole grille-luncheonette, administrative offices and a Bed & Breakfast for overnight accommodation. The property also includes the historic home and carriage house.

The current Future Land Use Map designates this property as Agricultural which the County Code identifies as, *"This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best explained for parks, playgrounds, game preserves and similar uses."*

STAFF COMMENTS:

- This request does not comply with the Comprehensive Plan and Future Land Use Maps of the 2013 Comprehensive Plan. Section 4 of the plan identifies a number of "Rural Character Issues" along with goals and objectives which should be considered in decisions relating to this rezoning request".
- Addressing the impact of this proposed development on County Fire and Rescue services. There are currently 475 houses in the Rockland area (see map) from "Railroad to River" and this would add an additional 287 dwelling units to this area. We are concerned about the impact to public services such as Fire & Rescue/EMS especially when there are times when the railroad is blocked at Fairground and Rockland Roads and emergency services response time could be affected.
- Addressing the impact on transportation on these rural roads and any comments received from VDOT once they have reviewed the "Low Volume Road Submission" Traffic Impact Analysis (TIA). The Rockland Road flyover is planned to be built in the near future at the railroad crossing near Rockland Park and this could impede traffic in the area while construction is taking place.
- Addressing spot zoning, particularly in regard to the proposed commercial in the Rockland area for a proposed commercial restaurant not included in the existing banquet facility and clubhouse grille-luncheonette.
- Addressing how this development fits into the Comprehensive Plan when this area has not been planned for this type of land-use.
- The density of residential development and commercial uses is not consistent with the purpose and

intent of the adjacent Rockland Agricultural and Forstal District properties. The enactment of this ordinance was to conserve, protect, and encourage the development and improvement of its agricultural and forestal lands..." and currently includes 9,780 acres of land in the Rockland area.

- This property centrally located in the Rockland Rural Historic District which includes nearly 10,000 acres and a 16 square mile but is not included in the district; this district was incorporated to identify and maintain Warren County historical assets in the Rockland area to mitigate impact to historic structures and properties imposed by new development inconsistent with its rural character.
- The concern that this land-use would significantly change the rural character of the community and result in disharmony of the existing development with the proposed zoning and land-uses.

Attached are the applicant's statement of justification for the Comprehensive Plan Amendment, area maps, supplemental documents and staff comments.

COST & FINANCING:

PROPOSED OR SUGGESTED MOTION:

I move that the Planning Commission forward to the Board of Supervisors the recommendation to approve the proposed Comprehensive Plan amendment to amend the future land use map for the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as shown on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

I move that the Planning Commission forward to the Board of Supervisors the recommendation to deny the proposed Comprehensive Plan amendment to amend the future land use map for the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as shown on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

I move that the Planning Commission table the request for further consideration and review.

OR

I move that the Planning Commission postpone the closing of the public hearing for additional input from the public and for further consideration of agency comments.

SUBMITTED BY:	ATTACHMENTS:
Matt Wendling, Planning Director	<ol style="list-style-type: none">1. 14-SCP Location Map2. Comp Plan Amendment_Shenandoah Club Properties_PC 2nd Meeting Cover Sheet_Final3. Comp Plan_Shenandoah Club Properties, LLC_Email

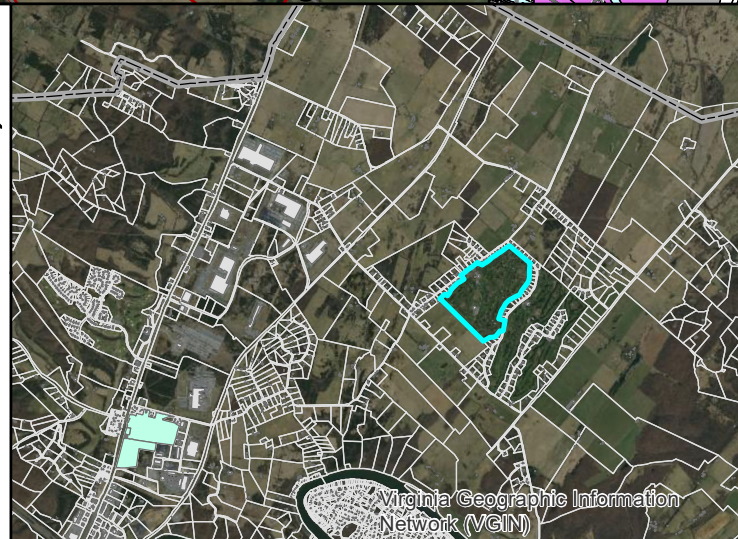
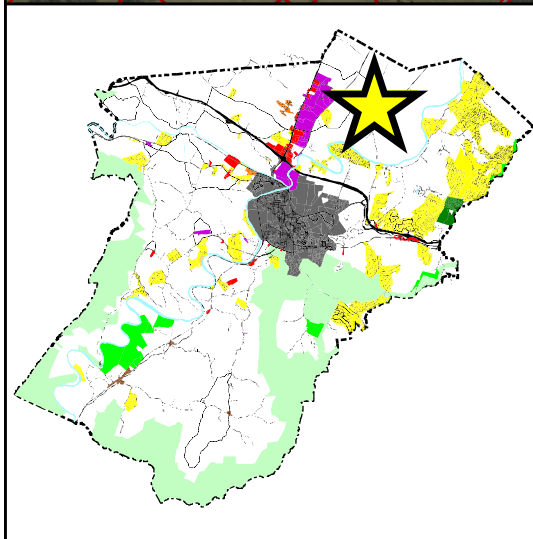
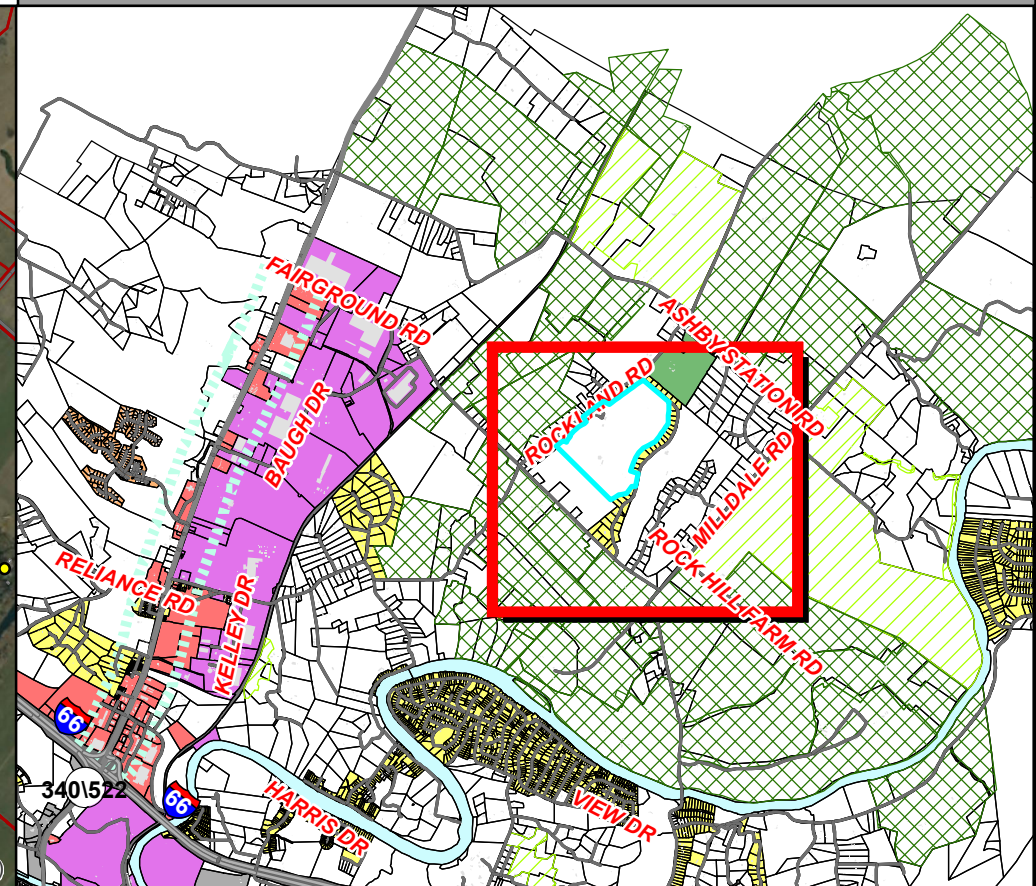
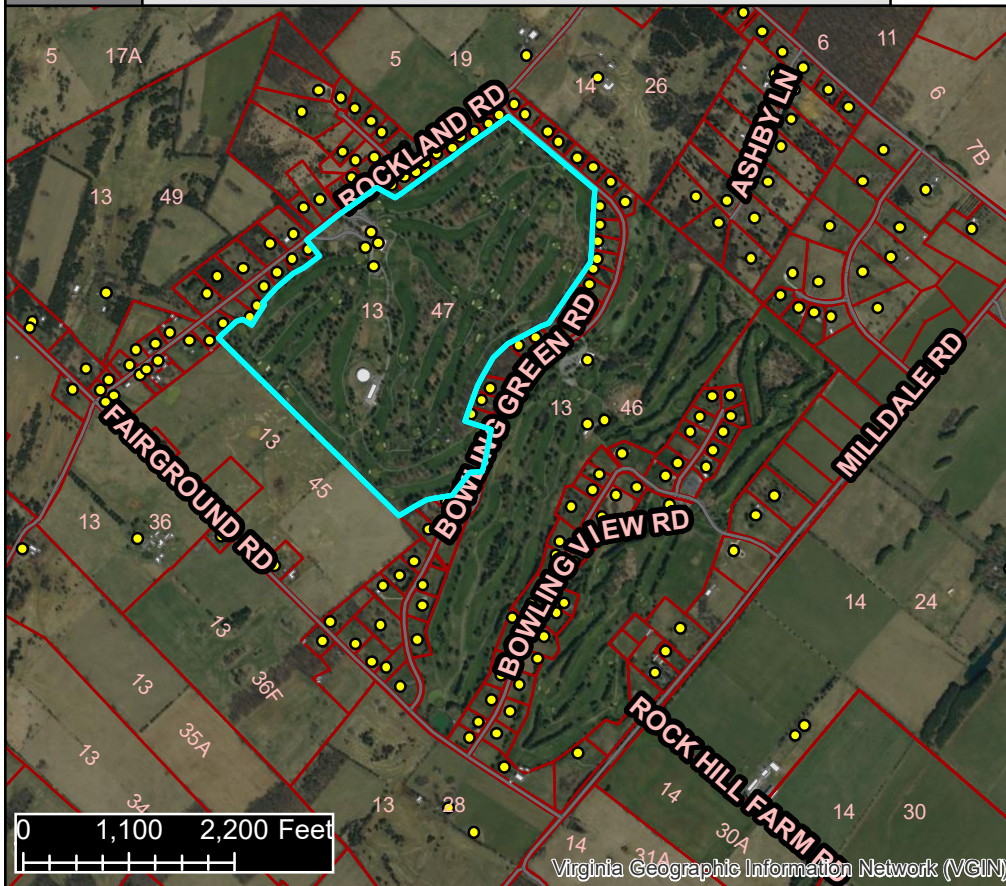
Warren County VA

CUP Location Map



Rezoning
Applicants: Shenandoah Club Properties LLC

TM 13-----47



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements



COUNTY OF WARREN, VIRGINIA PLANNING COMMISSION AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
3/08/2023	VI - B	Comprehensive Plan Amendment Future Land Use Map Shenandoah Club Properties, LLC <i>Agricultural (A) to Suburban Residential (SR)</i>	1 of 1

EXPLANATION & SUMMARY:

The applicant is requesting to rezone part of a property from Agricultural (A) to Suburban Residential (SR) and Commercial (C). The subject property is 195.64± acres in size, of which the request is for 103.86± acres to Suburban Residential (SR) and 11.9± to Commercial (C). The remaining balance of the property's 76.75± acres would remain as Agricultural (A). The property is located at 134 Golf Club Circle and identified on tax map 13, parcel 47, within the Shenandoah Magisterial District, and adjacent to the Rockland Agricultural/Forestal District and the Rockland Historical District. (See attached maps)

The land-uses being requested are for a Planned Residential Development (PRD) for active adults/age-restricted, commercial, and agricultural as identified in the zoning ordinance. The property currently is a 27-hole golf course which would be decreased to a 9-hole golf course and used for recreational open space for the community. They currently have two active conditional use permits issued for the golf course with banquet clubhouse facility, pro-shop, 28th-hole grille-luncheonette, administrative offices and a Bed & Breakfast for overnight accommodations in the historic home and carriage house.

The current Future Land Use Map designates this property as Agricultural which the County Code identifies as, *"This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses."*

STAFF COMMENTS:

- This request does not comply with the Comprehensive Plan and Future Land Use Maps of the 2013 Comprehensive Plan. Section 4 of the plan identifies a number of "Rural Character Issues" along with goals and objectives which should be considered in decisions relating to this rezoning request".
- Addressing the impact of this proposed development on County Fire and Rescue services. There are currently 475 houses in the Rockland area (see map) from "Railroad to River" and this would add an additional 287 dwelling units to this area. We are concerned about the impact to public services such as Fire & Rescue/EMS especially when there are times when the railroad is blocked at Fairground and Rockland Roads and emergency services response time could be affected.
- Addressing the impact on transportation on these rural roads and any comments received from VDOT once they have reviewed the "Low Volume Road Submission" Traffic Impact Analysis (TIA). The Rockland Road flyover is planned to be built in the near future at the railroad crossing near Rockland Park and this could impede traffic in the area while construction is taking place.

- Addressing spot zoning, particularly in regard to the proposed commercial in the Rockland area for a proposed commercial restaurant not included in the existing banquet facility and clubhouse grille-luncheonette.
- Addressing how this development fits into the Comprehensive Plan when this area has not been planned for this type of land-use.
- The density of residential development and commercial uses is not consistent with the purpose and intent of the adjacent Rockland Agricultural and Forstal District properties. The enactment of this ordinance was to conserve, protect, and encourage the development and improvement of its agricultural and forestal lands..." and currently includes 9,780 acres of land in the Rockland area.
- This property centrally located in the Rockland Rural Historic District which includes nearly 10,000 acres and a 16 square mile but is not included in the district; this district was incorporated to identify and maintain Warren County historical assets in the Rockland area to mitigate impact to historic structures and properties imposed by new development inconsistent with its rural character.
- The concern that this land-use would significantly change the rural character of the community and result in disharmony of the existing development with the proposed zoning and land-uses.

Attached are the applicant's statement of justification for the Comprehensive Plan Amendment, area maps, supplemental documents and staff comments.

PROPOSED OR SUGGESTED MOTION:

I move that the Planning Commission forward to the Board of Supervisors the recommendation to **approve** the proposed Comprehensive Plan amendment to amend the future land use map for the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as shown on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

I move that the Planning Commission forward to the Board of Supervisors the recommendation to **deny** the proposed Comprehensive Plan amendment to amend the future land use map for the property, identified as portions of tax map 13, parcel 47 from Agricultural (A) 195.64± acres to Suburban Residential (SR) 103.86± acres and Commercial (C) 11.9± acres as shown on the Shenandoah Club Properties Illustrative Zoning Exhibit dated January 18, 2023.

OR

I move that the Planning Commission **table** the request for further consideration and review.

OR

I move that the Planning Commission **postpone** the closing of the public hearing for additional input from the public and for further consideration of agency comments.

SUBMITTED BY: Matt Wendling, CFM <i>Planning Director</i> <i>County Floodplain Manager</i>	DISPOSITION OF COMMISSION: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (Describe)	PROCESSED BY:
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151 Windy Hill Lane
Winchester, VA 22602

VIA EMAIL AND U.S. MAIL

January 20, 2023

Matt Wendling, Planning Director
County of Warren
220 N. Commerce Avenue, Suite 400
Front Royal, VA 22630

Re: Comprehensive Plan Amendment – Shenandoah Club Properties (TM #13-47)

Dear Mr. Wendling:

I am writing on behalf of Shenandoah Club Properties, LLC, owner of 195.64± acres in the Shenandoah Election District identified as Tax Map Parcel 13-47 (Property). The Property is developed as a 27-hole golf course with lodging/bed and breakfast uses pursuant to previously approved conditional use permits, and currently operates as Shenandoah Valley Golf Club. The purpose of this correspondence is to request amendment of the Warren County Comprehensive Plan to expressly identify the future use of the Property as a mix of age-restricted residential, commercial, and open space/recreation.

This amendment request is provided in concert with a rezoning application for the Property to establish 103.86± acres of Suburban Residential (SR) District zoning for development of age-restricted dwelling units and 11.9± acres of Commercial (C) District zoning containing the existing clubhouse, lodging units, and associated improvements. The proposed Commercial zoning will enable establishment of a sit-down restaurant in the existing clubhouse facility that would be open to the public, as well as the addition of lodging units to the site. The remaining 76.75± acres of the Property are proposed to remain in some form of open space use, with current plans involving operation of a 9-hole golf course on the acreage.

Planned/Future Land Use Designation

The Future Land Use Plan of the Warren County Comprehensive Plan identifies the Property as Agricultural and as being in the vicinity of the Rockland Village Center. The Agricultural designation is essentially the default land use for property in Warren County except for what has already been zoned and the commercially and industrially designated land within the Route 340/522 Corridor. As such, an amendment to the Future Land Use Plan is appropriate with virtually any rezoning application, to include the Shenandoah Club Properties proposal.

Current Land Use

As noted above, the Property is currently developed and operated as a 27-hole golf course with accessory facilities, to include a 29,000± SF clubhouse wherein an 80-seat grill-style restaurant,

Engineers Surveyors Planners Environmental Scientists Laboratory QC Inspection Services
Telephone 540-662-4185 Fax 540-722-9528
www.greenwayeng.com

administrative offices, pro-shop, and banquet facility are located. Also developed on the Property are two bed-and-breakfast style lodging units. The banquet facility routinely hosts special events, many of which are attended by several hundred guests, and the golf course itself hosts tournaments with innumerable golfers and spectators. The Property is therefore a well-established center of commercial recreation and hospitality services in the community, and is not agricultural in any way, shape, or form, despite its planned use designation.

Proposed Land Use

The Property is proposed to consist of a mix of age-restricted residential, neighborhood-scale commercial, and recreation/open space uses. To that end, the following amendments to the Future Land Use applicable to the Property are requested:

- **Age-restricted Residential Land Use (Suburban Residential)**

This request seeks to designate 103.86± acres of the Property for Future Suburban Residential Land Use to enable development of an age-restricted neighborhood. With exceptional views of surrounding mountains, access to established recreational infrastructure, and proximity to Winchester Road (U.S. Route 522) and Interstate 66, the Property is ideally situated to provide a housing option for older individuals eager to make their home in Warren County. To make an age-restricted neighborhood viable, lot sizes need to be as small as possible and the total number of dwelling units sufficient to achieve the economies of scale required to develop, operate, and maintain necessary water and sewer treatment systems and other community infrastructure. Applying the Suburban Residential land use, and in turn the SR District, is proposed precisely because it is the only designation enabling lot and building standards capable of accommodating development of an age-restricted neighborhood on the Property. While this designation would support individual lots ¼ acre in size, the overall land use program and clustered layout proposed for the Property results in a gross residential density of only 1.46 dwelling units per acre, which is compatible with the medium density residential land use (e.g., 1 to 2 dwellings per acre) established in adjoining areas of Residential One (R-1) District zoning.

- **Commercial Land Use**

This request seeks to designate 11.9± acres of the Property for Future Commercial Land Use to enable establishment of neighborhood-serving commercial uses in the existing 29,000± square foot clubhouse facility and to expand lodging opportunities on the Property. The owner intends to continue operation of a 9-hole golf course on 76.75± acres that will remain zoned A District, and existing accessory elements of the golf course would continue to operate within the clubhouse facility, to include the pro-shop, administrative offices, grill-style restaurant, and banquet facility. Applying the Commercial land use, and in turn the C District, to the acreage containing the clubhouse facility and related improvements would allow commercial activities that are not directly related to the golf course. Specifically, this designation would enable plans to move forward for establishment of a sit-down restaurant open to residents of the surrounding

community, providing a dynamic gathering space catering to the Rockland Village Center.

- Open Space/Recreation Land Use

This request seeks to designate 76.75± acres of the Property for Future Open Space/Recreation Land Use. This designation would support continued operation of golf course facilities on the Property but would also clarify that the land is expected to remain in some form of open space use in the event the golf course was to cease operation. This substantial open space set-aside ensures that the overall density of the neighborhood is consistent with the surrounding area.

Justification for Amendment

The Comprehensive Plan outlines goals and objectives intended to manage growth and development in Warren County. The proposed amendment is justified inasmuch as it implements these goals and objectives, as follows:

- Preserve rural character with open space and protection of agricultural lands. The amendment proposes re-development of a portion of a parcel already developed with active recreation and associated improvements and has been a decades-long destination for visitors from outside the Rockland community. As such, the proposal will accommodate new residential development without resulting in the loss of “greenfield” agricultural land, effectively directing development pressure away from priority agricultural resources. Additionally, the proposal will preserve 76.75± acres as permanent open space, which ensures a gross residential density and neighborhood design that integrates with the character of the Rockland Village Center and surrounding community.
- Encourage a variety of housing types and opportunities. An age-restricted neighborhood represents a low intensity form of residential development that creates housing opportunities accessible and desirable for older adults, whose unique needs and interests are often not aligned with traditional neighborhoods. The proposed age-restricted neighborhood will help diversify the composition of Warren County’s housing inventory and provide an alternative living environment for older adults eager to make their home in Warren County.
- Design standards blend with and take advantage of the natural environment. Inasmuch as this amendment and subsequent rezoning proposes re-development of a portion of the Property from an active golf course to an age-restricted residential neighborhood, the design avoids disturbance of pristine natural resources. Minimal clearing and grading will be required to develop the neighborhood, which will further mitigate potential environmental impacts associated with erosion and drainage. Additionally, the clustered layout design will maximize permanent open space, thereby enabling development that integrates with the surrounding environment.
- Encourage all new subdivision development to be centered around existing village centers and developed as planned developments to create a neighborhood or community

atmosphere and identity. The Property is located adjacent to the Rockland Village Center and is therefore properly located for new subdivision development. Moreover, the proposed amendment will result in a mixed-use neighborhood designed to provide residents and visitors with a distinctive sense of place, consistent with the vision of the Comprehensive Plan. The amendment and subsequent rezoning will enable a new neighborhood that is intentionally planned to complement the Rockland Village Center and surrounding community.

Please do not hesitate to contact me should you have any questions about this amendment request or the corresponding rezoning application. I can be reached either by email at cmohn@greenwayeng.com or phone at (540) 662-4185.

Sincerely,
Greenway Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Christopher M. Mohn', is written over the printed name.

Christopher M. Mohn, AICP
Vice President / Director of Planning

cc: Shenandoah Club Properties, LLC