# CITIZENS ADVISORY COMMITTEE
## Minutes of September 24, 2025

**Members Present:** Vito Gentile, Bill Wine, Mike Liskey, Scott Terndrup, Sarah Mauck, Rochelle Dornatt, Mark Dotson (Planning Commission), Seth Coffman (by remote) and Lemuel Hancock and Jack Hurst from the county.

**Members Absent:** Jessica McDonald, Laura Bennett

**Member of the Public Present:** Kim Woodwell (Alliance for the Shenandoah Valley)

**Call to Order:** The meeting was called to order at 5:00 by Chairman Vito Gentile.

**Agenda:** Vito asked if there were any changes to the agenda. Hearing none, the agenda was approved as is.

**Minutes:** Sarah moved that the minutes from July 30 be approved; Bill seconded. There were no changes or objections and the minutes were approved.

**Business:**

Vito introduced Jack Hurst who is new to the county; he replaces Tyler Hinkle in the Planning Office. Vito also announced that Tim Stephens resigned from the CAC. Vito is talking to the supervisors about bringing the CAC up to full membership since Tim's is not the only seat vacant.

There was discussion about how the CAC should review the Board of Supervisors' actions to check for any actions that might not be in compliance with the Comprehensive Plan. For the moment the consensus was that links to BOS minutes should be part of the scheduling email from Lemuel/Jack to the CAC so members can review them. If there is a question about any BOS action CAC members can bring it up at the next meeting.

**EDC Breakfast Recap:** Lemuel recounted the recent EDC Breakfast event where the developer of the Tech Zone in Culpeper – which is the same developer that has is preparing the site for which a data center has been proposed for Strasburg – gave a presentation on data center development. He was clear that his firm is committed to aligning its work with the goals of the comp plan. During his presentation he was asked if developers know what will be on the chosen site before they start building? His answer was that his firm would tell the community who the client is before they build it.

For CAC purposes, water use will have a significant impact on the community should the data center become a reality and we should keep an eye as things develop in the area. For now, the developer is paying for utilities that are being used. When the site is built out energy use will change to a behind-the-meter source of payment structure. For CAC and the county, the question of what can be regulated is paramount.

**CIP Process Update:**  Lemuel reported that he and Amy Dill (Director of Finance) presented a plan to the Planning Commission for updating the CIP process for 2027-31.  It focused on writing through implementation for major improvement costs (items over $50,000).  The BOS, Planning Commission, SCPS and CAC will have a chance to assess the plan.  Currently, over 30 projects are under review.  The goal is to seek approval of the document by the end of the year.

**ADU Competition:**  Lemuel provided an update on the ADU competition.  10 properties are in the competition.  Architects have toured the sites and must turn in their submissions for design by Oct. 16.

**Housing Study:**  Lemuel said the housing study is underway. Included in the discussion are realtors, builders, reps from the school district, public services, developers and banks.

**Brownfield Grant:**  The funding to help remediate brownfields ends in 2026.  The original grant was for $500,000; there is $200,000 remaining.  The grant is to undertake basic environmental studies to identify issues like lead paint and asbestos in the community that present public danger.  Staff have already identified sites that might be appropriate for consideration:  New Market Community Center; Shenandoah Memorial Hospital Medical Office; possibly Bowman Andros.  The next step is to do a market analysis for each property.

**Ordinance Review:**  The Planning Commission will take up this matter at its meeting on October2 at 5:00 for a work session.

**Adjournment:**  The meeting adjourned at 6:36.

**Next meeting:**  The next meeting is November 19.

Respectfully submitted,

Rochelle Dornatt