



Staff Report – Starkey Industrial Project

Applicant:	8510 Warner Road LLC c/o Chuck Kuhn 44112 Mercure Circle Sterling, VA 20166 chuck.kuhn@jkmoving.com Urban, Ltd. c/o Clayton Tock 4200-D Technology Court Chantilly, VA 20151 ctock@urban-ltd.com
Request:	Approval of Starkey Industrial Project – Preliminary Plat Extension for a period of two (2) years.
Location:	Located west of Industrial Parkway on the north side of and fronting Warner Road in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Starkey Industrial Project – Preliminary Plat. This subdivision involves 98.606 acres of land and proposes 1 data center campus lot. To date, 0 lots have been final platted. Proposed utilities: ○ City of Marysville public water service ○ City of Marysville public sanitary waste disposal Preliminary Plat: ○ The Preliminary Plat was originally approved in September 2024. • Union County Engineer’s Office ○ In an email dated 08-31-26, the Engineer’s Office advised it had no new comments. • Union Soil & Water Conservation District ○ No comments received as of 09-02-26. • Union County Health Department ○ No comments received as of 09-02-26. • City of Marysville ○ In an email dated 09-02-26, the City advised it had no further comments.
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	• Jerome Township ○ The Township submitted comments in a letter dated 09-02-26. The Township did not raise concerns with the granting of a Preliminary Plat Extension. • ODOT District 6 ○ No comments received as of 09-02-26. • Union Rural Electric (URE) ○ No new comments received as of 09-02-26. • LUC Regional Planning Commission 1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of the Starkey Industrial Project – Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>