



PLANNING COMMISSION WORK SESSION
Wednesday, October 5, 2022, **6:00 PM**
Town Hall Conference Room, 2nd Floor

AGENDA

- I. Call to Order
- II. Roll Call
- III. Cake with Mr. Jones
- IV. Work Session Business
 - **2200352 – Life Point Church** – A request for a Special Use Permit for a daycare to be located within the church located at 1111 Shenandoah Avenue and identified by Tax Map 20A2-444-12A, 13, 14, 15, 16 & 17. The property is zoned C-1.
 - **2200367 – The Minick Group LLC** – A request for a Special Use Permit to allow a short-term rental located at 206 Lee Street and identified by Tax Map 20A7-4-91A. The property is zoned R-3 and is located in the Historic Overlay District.
 - **2200348 – Doug Ichiuji** – A request for a Special Use Permit to allow a short-term rental located at 200 E. Main Street and identified by Tax Map 20A8-4-33. The property is zoned C-2 and is located in the Historic Overlay District.
 - **2200349 – Aaron Hike** – A request for a Special Use Permit to allow a short-term rental located at 1116 N. Royal Avenue and identified by Tax Map 20A2-443-2, 3, 4, 5 & 6. The property is zoned C-1 and is located in the Entrance Corridor Overlay District.
 - **2200386 – Leandra Justice** – A request for a Special Exception to waive the parking requirements of Town Code Chapter 148-870 for property located at 12 Chester Street and identified by Tax Map 20A8-4-43. The property is zoned C-2 and is located in the Historic Overlay District.
 - **2200319 – SeeSuu LLC** – A request for a Special Use Permit to allow the conversion of an existing commercial structure into a greater number of dwelling units as a matter of right up to a height of sixty feet (60'). The property is located at 131 E. Main Street and identified on Tax Map 20A7-4-37. The property is zoned C-2 and is located in the Historic Overlay District.
- V. Adjournment

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TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 2263

Main: 540.635.4236
Fax: 540.631.2727
www.frontroyalva.com

2200352

SPECIAL USE PERMIT REQUEST

FRSPU

APPLICANT:

NAME LifePoint Church PHONE _____
(formerly First Assembly of God)
ADDRESS 1111 Shenandoah Ave, Front Royal, VA 22630
E-MAIL 1stagfr@gmail.com

Pastor John Kenney Jr.

PROPERTY OWNER:

NAME First Assembly of God PHONE 540-336-2070 *
ADDRESS 1111 Shenandoah Ave, Front Royal, VA 22630
E-MAIL 1stagfr@gmail.com

PROPERTY DESCRIPTION

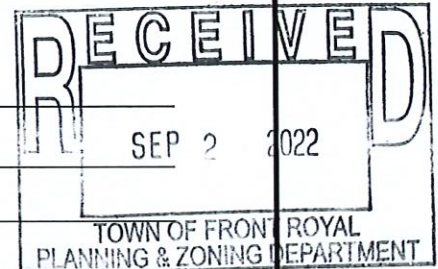
PROPERTY ADDRESS 1111 Shenandoah Ave Front Royal, VA
2042-44-12 thru 20 44
TAX MAP _____ SECTION _____ BLOCK 44 LOT 12-20 22680
SUBDIVISION NAME Front Royal Riverton Improvement Co ACRES 1.618

REQUEST

ZONING DISTRICT C-1

PROPOSED USE OF PROPERTY Daycare

SPECIFIC SPECIAL USE PERMIT REQUEST _____



ATTACHMENTS --The following must be submitted with the application. Additional information may be required depending on the nature of the request.

1. Survey/Plat of property showing all **existing** improvements.
(10 copies if larger than 11" X 17")
2. Site Plan Application
3. Application Fee of \$400.00 Receipt # 093851 Check # 18756 Date Paid 9/2/2022
4. Additional information as required by the Dept. of Planning & Community Development.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature _____

Date 9/02/22

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

Mission Statement of LifePoint Child Day Care Center
1111 Shenandoah Ave., Front Royal, VA

Infant to Pre-K
(Formerly First Assembly of God)

It is the mission of the ***LifePoint Child Day Care Center*** to provide quality childcare for all families in the community in a warm, nurturing, loving and educational environment. The childcare needs of all economic levels are served, enabling families to obtain employment or to further their education.

It is the Goal of the *LifePoint Day Care Center*:

- To provide high quality, developmentally appropriate childcare for preschool children with focus on the individual child's age and ability to stimulate social, cognitive, physical, and emotional growth.
- To provide a safe, nurturing, and recreational environment for preschool age children
- while their parents work or attend school
- To provide opportunities for families to be involved with their children's education and have access to parenting support and education.

The objectives of the *LifePoint Day Care Center* are:

- To provide a curriculum which enables each child to develop new skills at their own ability levels, to prepare each child to succeed in kindergarten and to provide a safe, healthy environment for the children so their parents can obtain peace of mind about their child's care.
- To provide a variety of activities in a safe, friendly, supportive environment.
- To provide opportunities for parental involvement in the operations of the Center.

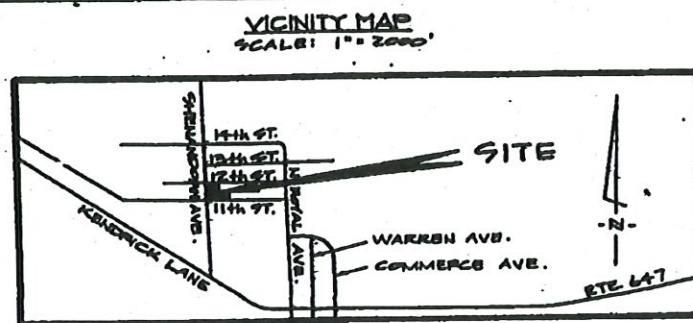


FIRST FLOOR PLAN

FIRST ASSEMBLY OF GOD
 1111 SHENANDOAH AVE.
 FRONT ROYAL, VA 22630
 (703) 635-7153

PARKING
1111 Shenandoah Ave., Front Royal, VA

- THERE ARE 107 PARKING SPACES
- A LARGE PORTION OF THE PARKING LOT IS ENCLOSED WITH FENCING



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS A PORTION OF THE LANDS CONVEYED TO FIRST ASSEMBLY OF GOD BY DEEDS DATED OCTOBER 26, 1963 AND MARCH 21, 1973 OF RECORD IN THE WARREN COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 151, AT PAGES 167 & 171, AND IN DEED BOOK 201, AT PAGE 64, AND A PORTION OF THE VACATED ALLEYS AS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FRONT ROYAL DATED APRIL 28, 1997.

Mark D. Smith
MARK D. SMITH, L.S.

OWNER'S CERTIFICATE

THE ABOVE AND FOREGOING BOUNDARY LINE ADJUSTMENT OF THE LANDS OF FIRST ASSEMBLY OF GOD AND THE VACATED ALLEYS, AS APPEARS HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

R. Sherman Elliott *Leslie*
Michael Sharp *Trustee*
Robert S. Wines *Trustee*

COMMONWEALTH OF VIRGINIA
CITY / COUNTY OF WARREN TO WIT:
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May, 1997 BY *R. Sherman Elliott*

R. Sherman Elliott *Robert S. Wines*
Mark D. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/99

NOTES:

1. 1/4" = 1/4" REBAR END, 1/8" = 1/8" REBAR SET, NF = NAIL END, NS = FK NAIL SET, PT = POINT.
2. NO TITLE REPORT FURNISHED.
3. THE VACATED PORTIONS OF THE ALLEYS SHOWN AS THIS (10000) ARE HEREBY ADDED TO AND MADE AN INTEGRAL PART OF THE ADJOINING LOTS AS SHOWN HEREON AND IS IN ACCORDANCE WITH THE APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF FRONT ROYAL DATED APRIL 28, 1997.
4. PLAT SHOWING FRONT ROYAL AND RIVERTON IMPROVEMENT CO. RECORDED IN DEED BOOK 9, AT PAGE 300.
5. T.M. 20A2-(13)-(44)-12 thru 20

AREA TABULATION:

LOTS 12 thru 20 168000 (16184 AC.)
VACATED ALLEYS 10000 (0.104 AC.)
TOTAL AREA 164400 (16184 AC.)

DATE: 05/14/97

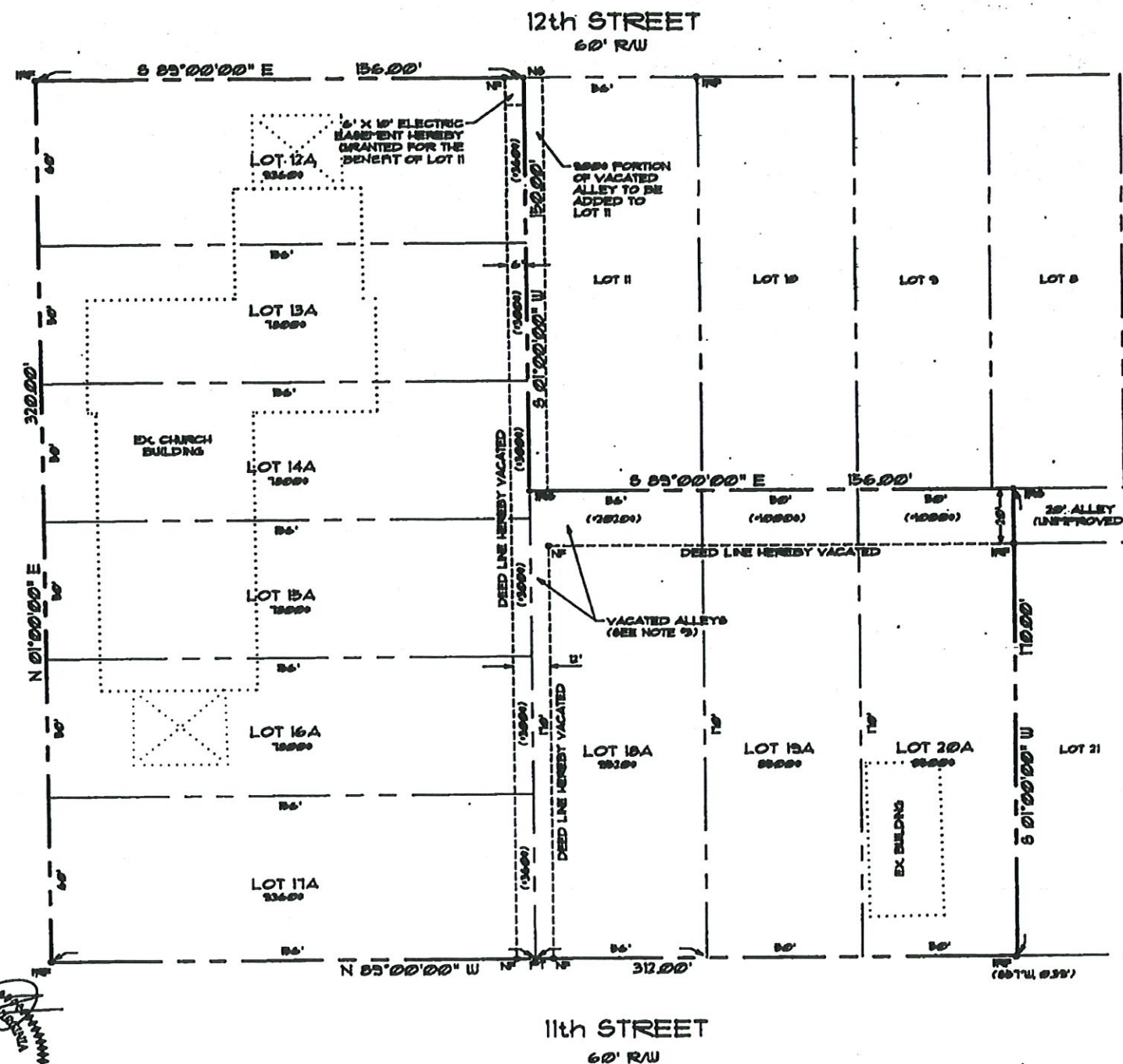
SCALE: 1" = 30'

DESIGNED BY: KDP

JOB NO. A404

SHEET 1 OF 1

PLAT SHOWING
ALLEY VACATION
AND BOUNDARY LINE ADJUSTMENT WITH
LOTS 12 thru 20
BLOCK 44
FRONT ROYAL AND RIVERTON IMPROVEMENT CO.
TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA



DATE	REVISION

APPROVAL	
<i>Kimberly P. Fogle</i>	5/23/97
DIRECTOR OF PLANNING	DATE
<i>John M. Smith</i>	5/24/97
TOWN MANAGER	DATE
<i>John M. Smith</i>	5/23/97
DIRECTOR OF FINANCE	DATE

GREENWAY ENGINEERING
151 Windy Hill Lane
Winchester, Virginia 22602
Telephone 540-682-4185
FAX 540-722-9528





Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

#2200367
Main: 540-635-4236
Fax: 540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: The Minick Group, LLC PHONE: 703-594-9421
ADDRESS 206 Lee St Front Royal, VA 22630
E-MAIL minickproperty@yahoo.com

PROPERTY OWNER:

NAME: The Minick Group LLC PHONE: 703-594-9421
ADDRESS 206 Lee St Front Royal, VA 22630
E-MAIL minickproperty@yahoo.com

PROPERTY DESCRIPTION:

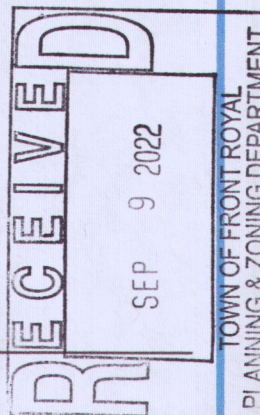
PROPERTY ADDRESS 206 Lee St Front Royal, VA 22630
TAX MAP 20A7 SECTION 4 BLOCK _____ LOT 91A
SUBDIVISION NAME _____
ZONING DISTRICT R-3 ACREAGE _____
SPECIFIC SPECIAL USE PERMIT REQUEST _____

- ☒ Whole house rental ☐ Partial rental, # of rooms rented _____
☐ Primary Residence ☐ Secondary Residence

ATTACHMENTS: The following must be submitted with the application. Additional information may be required depending on the nature of the request.

- ☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.
☒ Provide a map of area attractions
☐ Provide proof that notification to operate was sent to the HOA, if applicable. MA
☒ Complete management plan.
☒ Written consent given to the Town to inspect for compliance.
☐ Emergency dwelling evacuation diagram (posted in each bedroom)
☒ Application fee of \$400.00

Receipt # 01001856958 Date Paid 9/9/2022
pd @ Finance w/acc



IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) _____
at (phone number) _____ or (property manager) Emily Minicil
at (phone number) 703-594-9421.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Volunteer Fire & Rescue: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at _____ People and _____ Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Parking is limited to _____ cars in the driveway.

TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

Blue trash barrels on the side of the house.
Trash day is Tuesday morning

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day)

Tuesday morning is trash day.
Barrels go out Monday night and are put back on the side of the house Tuesday afternoon.

CHECK-IN & CHECK-OUT

Provide details

Check in is at 3 pm. Check out is at 10 am.
A code is provided via email to enter the house at 3 pm. Check out
procedures are located in the management book.

WIFI/PHONE/ETC

Provide details for special amenities if available

Wifi provided - password on the back of the router under the TV
cabinet

SPECIFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

~~There is a small~~
small in town lot, partial fenced in yard. Storage shed on property (not
available to guests and remains locked)

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
- No outdoor fire burning
- No fireworks

As per 175-3

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:
§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$400.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.
- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature: _____

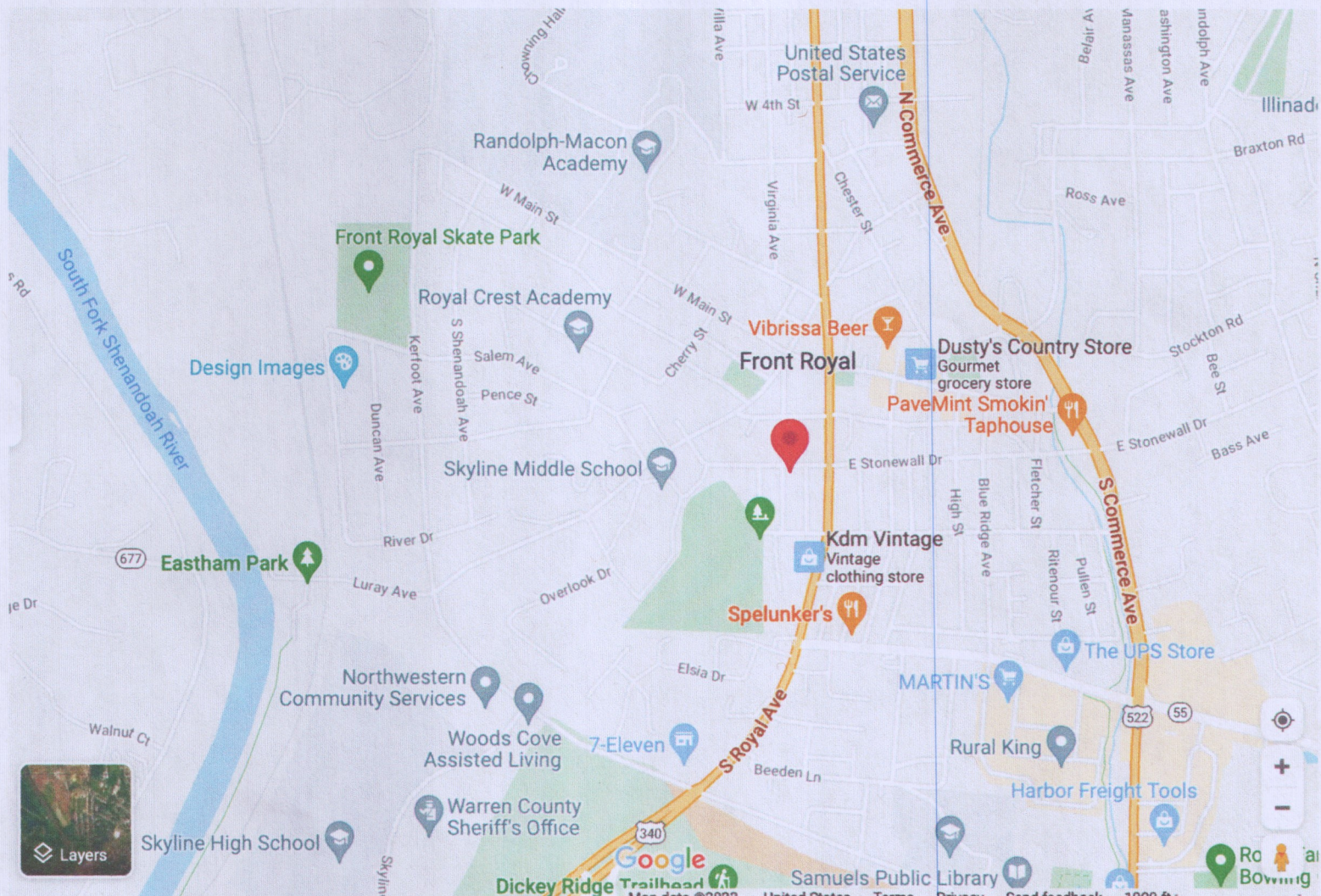
CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature _____

Date _____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.



**206 Lee St
Front Royal, VA**

House Vacation Rental Management Plan

Welcome to your oasis in the Blue Ridge Mountains. Front Royal is a beautiful place rich in history, nature, dining and small town charm.

We hope you will use this time to recharge, gather with family and friends and enjoy all the Front Royal has to offer. We know that you will fall in love with this town and want to come back!

In this hospitality book you will find a list of our house rules and recommendations for local cuisine, attractions and sites that if you have time you should check out.

Noise

This house is located on a quiet residential street. You will often see people passing by on a walk or children walking home from school. Please be mindful of the neighbors and keep noise to a minimum between the hours of 9pm-9am.

Town of Front Royal Noise Code

Chapter 106 of the Town of Front Royal Municipal Code outlines rules for noise in the town limits.

Generally it shall be unlawful for any person to create any unreasonably loud, disturbing and unnecessary noise. Noise of such character, intensity and duration as to be determined to the life or health of any person or unreasonably to disturb or annoy the quiet, comfort or repose of any person is hereby prohibited.

The following acts are declared to be noise disturbances in violation of this Chapter: E.g. Operating or premising the use or operation of any radio receiving set, musical instrument, television, photography or any other device for the production of sound, between the hours of 10:00pm and 8:0am the following day, in such manner as to be plainly audible across the property boundaries or through partitions comment o two residences within a building

Any person who violates any provision of this Chapter shall be deemed to be guilty of a Class III misdemeanor.

Entry

You were provided a key code prior to check in. This is your code for the remainder of your stay to enter the house. When you leave the house, please make sure the back door is locked.

Check in/Check Out

Check in is at 3pm. If you plan on arriving later that is fine but please let us know. Check out is promptly at 10am.

Parking

There is ample street parking along Lee St in front of the house and along Stonewall Dr.

Trash

Trash day is Tuesday morning. Please roll the blue trash can out to the street after 6pm on Monday evening. After the trash services comes to pick up the trash on Tuesday please roll the barrel back to the right side of the house. Please do not leave any trash in the yard.

Smoke Detectors

There are smoke detectors installed in each bedroom, kitchen and living room. There is also a carbon monoxide detector installed. Please do not tamper with these or remove them from their location. If they start beeping for the battery to be changed, there is a basket with extra batteries under the kitchen sink. Or you may give us a call and we can come by and change the battery.

Internet

Wifi Network and passcode are written posted on the back of the router, on the TV stand.

Temperature

The thermostat is located in the kitchen. When you leave and check out, we ask that in the winter you leave the heat on 65 degrees and in the summer leave the air conditioning on 70 degrees.

Emergency

In case of an emergency, please call 911.

For all other non-emergencies or maintenance issues, please call us at 703-594-9421. If no one answers, please send a text.

If you have an emergency issue with your water, sewer or electric, please contact the Town of Front Royal. If the issue is during business hours, Monday-Friday, 8:00am-5:00pm, please call (540)635-7799. After contacting the Town of Front Royal, then please notify us.

If the emergency with your water, sewer or electric arises during nonbusiness hours, weekends or holidays, please call the Front Royal police department at their non-emergency phone number (540)635-2111. After contacting the police department, then please notify us.

There is an emergency evacuation route posted in each bedroom. Please do not remove these from the wall. Look it over and familiarize yourself with it in case of emergency.

Other important numbers

Front Royal Police Department: 540-635-222, 900 Monroe Ave, Front Royal
Front Royal Volunteer Fire & Rescue: 540-635-2540, 211 N Commerce Ave, Front Royal
Warren Memorial Hospital: 540-636-0300, 351 Valley Health Way, Front Royal

House Rules and Check Out

Please empty all the trash inside and place it in the blue trash can.

Remove all food and other items from the refrigerator and freezer.

Put all dirty dishes in the dishwasher and start a cycle.

Remove all personal belongings out of the home.

Strip the beds. Put all sheets and linens in the laundry basket by the washer and dryer in the bathroom.

Set temperature to 65 degrees in the winter or 70 degrees in the summer.

Turn off all the lights in the house and all exterior lights.

Fire Pit

There is an outdoor fire pit for your enjoyment, complete with logs and sticks for smores. The fire must be put out in the fire pit when you are finished. Please refer to the Town of Front Royal's Open Burning Code 78 Below:

It shall be unlawful for any owner or else of land to set fire to or to procure another to set fire to any woods, brush, logs, leaves, grass, debris or other flammable material upon such land unless he previously shall have taken all reasonable care and precaution, by having cut and piled the same or carefully cleaned around the same, to prevent the spread of such fires to lands other than those owns or lead by him. It shall also be unlawful for any employee of such owner or lessee of land to set fire to or to procure another to set fire to any woods, crush, logs, leaves, grass, debris or other flammable material upon such land unless he shall have taken similar precautions to prevent the spread of such fire to any other land.

During the period beginning March 1 and ending may 15 of each yea, even though the precautions required by the foregoing subsection shall have been taken, it shall be unlawful for any person to set fire to or to recur another to set fire to any bush, leaves, grass, debris or field containing dry grass or other flammable material capable of spreading fire, located in the Town, except between the hours of 4:00 p.s. and 12:00 midnight. The provisions of this subsection shall not apply to fire set on rights of way of railroad companies by their duly authorized employees.

Any period violating any provision of this section shall, upon conviction, be fined bot less than ten dollars (\$10.) nor more than one hundred dollars (\$100.) for each separate offense.

Area Attractions

Front Royal is rich in history, culture and uniqueness. You won't find a town quite like Front Royal anywhere else. Surrounded by natural beauty with the Shenandoah River and beautiful hikes with Skyline Drive and the Blue Ridge Mountains. Below are some local area attractions that we hope you can check out while you are here that we know you will fall in love with and want to come back and enjoy again.

On the kitchen counter you will also find a brochure stand with some local information on things to do while you are here and places to visit.

Need more ideas on places to visit or places to eat? Contact us- we love to give recommendations.

This area is also serviced by Instacart and Doordash

Dining

Vibrissa Brewery

The Mill

El Maguey

Talk of the Mountain Seafood

Castiglia Italian Food

Anthony's Pizza

The Element

Wineries

Rappahannock Cellars

Glen Manor Vineyards

Fox Meadows

Chester Gap Cellars

Coffee

Starbucks

Daily Grind

DL Campus Coffee and Ice Cream

Parks

Rockland Park

FantasyLand Park and Splash Pad

Eastham Park and River Walk and Boat Landing

Skyline Soccerplex

Things to Do

Shenandoah Ax Throwing Company

Front Royal Bowling Alley

Code Ninjas

Shenandoah Canoe Company

Dinosaur Land

Royal Cinemas

Skyline Drive and Hiking Trails (free entry on federal holidays)

Blue Ridge Shadows Golf Course

Shenandoah Golf Course

Warren Heritage History Museum

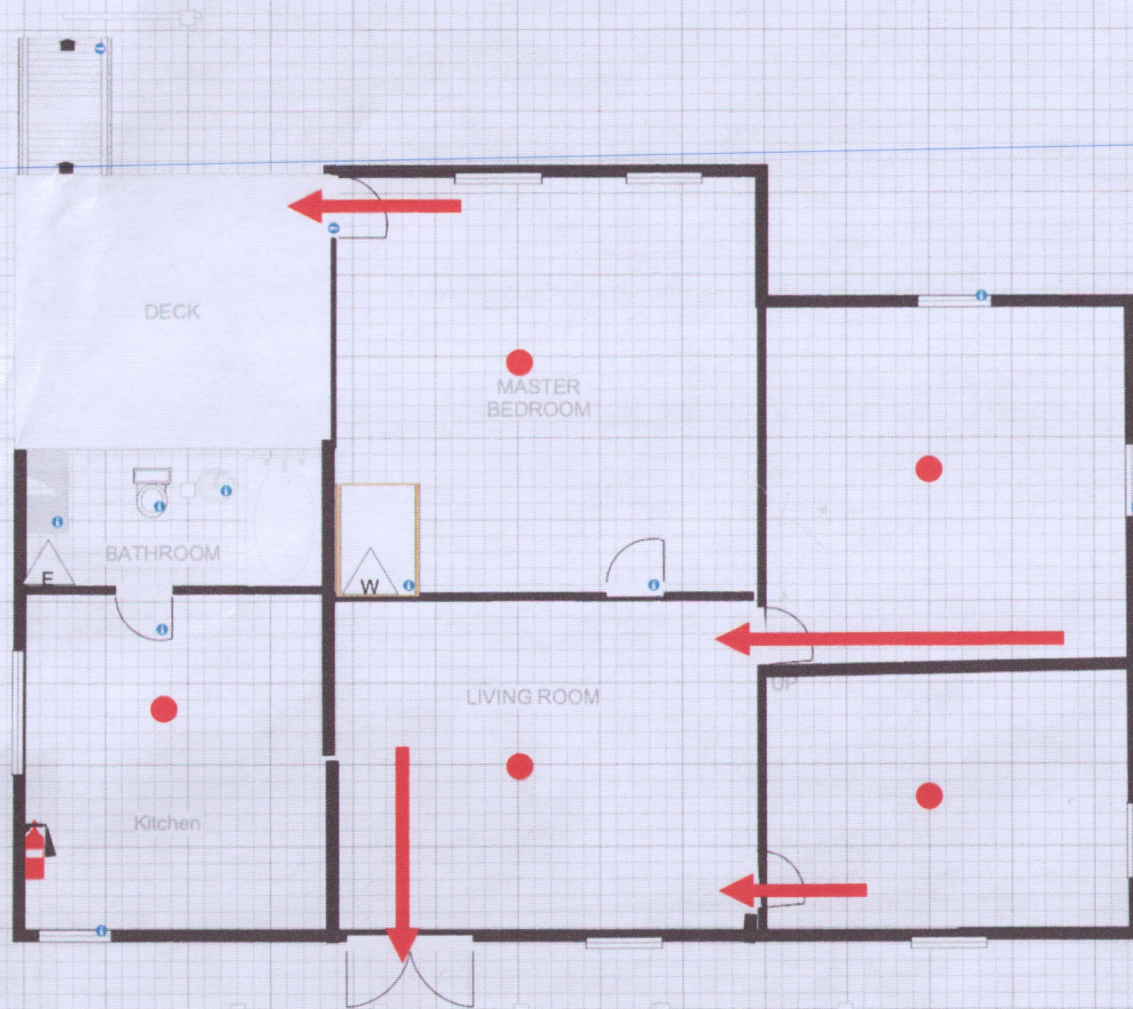
Virginia Beer Museum

Local Stores

Martins/Aldi

Walmart/Target

CVS



LEGEND

-  EXIT ROUTE
-  FIRE EXTINGUISHER
-  FIRE DETECTOR
-  ELECTRIC SHUT OFF
-  WATER SHUT OFF

THIS PLAT WAS MADE WITH THE FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNERS.

BY

THE MINICK GROUP, LLC

ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March 2022.

MY COMMISSION EXPIRES 05/31/2024

NOTARY



CEMETARY LN.

LEE ST.

SUBJECT PARCEL

W. STONEWALL DR.

S. ROYAL AVE.

SCALE 1"= 200'
VICINITY MAP

- · — · — DENOTES OVERHEAD WIRES.
— x — x — DENOTES WOOD FENCE LINE.
○ DENOTES EXISTING PIN OR PIPE.
● DENOTES PIN SET.
⊙ DENOTES UTILITY POLE.
⊙ DENOTES SAN. SEWER CLEANOUT.
⊙ DENOTES WATER METER.
BRL DENOTES REQUIRED BUILDING SETBACK LINE.

LINE	BEARING	DISTANCE
L1	S 86°00'44" E	51.70'
L2	N 89°48'51" E	30.78'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: THE MINICK GROUP LLC
PER INST. # 190005817

PROPERTY ZONED R-3.
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

AREA TABULATION

NEW LOT 91 4,996.5 SQ. FT.
NEW LOT 91A +4,996.5 SQ. FT.
TOTAL AREA 9,993 SQ. FT.

APPROVED BY THE TOWN OF FRONT ROYAL
BY VARIANCE FRBZA 2235-2020

ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR

DATE

DIRECTOR OF PLANNING AND ZONING

DATE

TOWN MANAGER

DATE

This survey was produced before me on the
2 day of June, 2 022,
at 2:55 am/pm, and with certificate of
acknowledgement thereto attached was
admitted to record with instrument no.
220003613

Copy Teste:

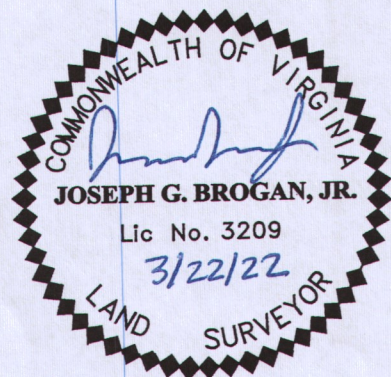
Deputy Clerk
Warren County Circuit Court

MINOR SUBDIVISION OF LOT 91
OF THE LEE AND SHIPE SUBDIVISION
FORK MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL
WARREN COUNTY, VA.**

PREPARED BY
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
tel&fax (540)635-5657
DECEMBER 1, 2020
MARCH 22, 2022 ADDENDUM

SHEET ONE OF TWO



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS THE LAND CONVEYED TO THE MINICK GROUP, LLC PER DEED DATED NOVEMBER 4, 2019 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE IN INSTRUMENT # 190005817, THAT I HAVE SURVEYED THIS PROPERTY ON THE GROUND, THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOSEPH G. BROGAN, JR.

LC. # 3209

PER PLAT IN INST. # 020007020

LEE STREET

EX. DRILL HOLE
0.2' W

WATER METER WATER METER

C.T.M. 20A7-4 PARCEL 93 N/F PILEGAARD
PER INST. # 120006957 ZONED R-3

EX. PIPE
0.1' S.

14.6' REFUSE

(3) PROPOSED
PARKING
SPACES

T.M. 20A7-4
NEW LOT 91A
A = 4,996.5 SQ. FT.

206 Lee St

T.M. 20A7-4
NEW LOT 91
A = 4,996.5 SO. FT.

24 w Stonell

STONEWALL DRIVE

LINE	BEARING	DISTANCE
L1	S 86°00'44" E	51.70'
L2	N 89°48'51" E	30.78'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

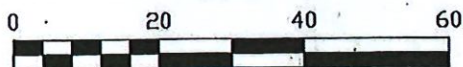
DERIVATION OF TITLE TO: THE MINICK GROUP, LLC
PER INST. # 190005817

PROPERTY ZONED R-3.

PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

MINOR SUBDIVISION OF LOT 91
OF THE LEE AND SHIPE SUBDIVISION
FORK MAGISTERIAL DISTRICT

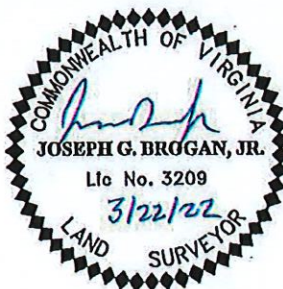
**TOWN OF FRONT ROYAL
WARREN COUNTY, VA.**



SCALE 1" = 20'

PREPARED BY
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
tel&fax (540)635-5657
DECEMBER 1, 2020
MARCH 22, 2022 ADDENDUM

SHEET TWO OF TWO



2200348



Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main: 540-635-4236
Fax: 540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: DOUGLAS ICHIJU PHONE: 202 669 8087
ADDRESS 125 W 1ST STREET FRONT ROYAL, VA 22630
E-MAIL d.ichiju@gmail.com

PROPERTY OWNER:

NAME: ROCKLEDGE DEVELOPMENT CO LLC PHONE: 202 669 8087
ADDRESS 125 W 1ST ST FRONT ROYAL, VA 22630
E-MAIL d.ichiju@gmail.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 200^A E Main ST FRONT ROYAL VA 22630
TAX MAP 20 SECTION A8 BLOCK 4 LOT 33
SUBDIVISION NAME _____
ZONING DISTRICT C-2 ACREAGE .163
SPECIFIC SPECIAL USE PERMIT REQUEST SHORT TERM RENTAL

☐ Whole house rental

☒ Partial rental, # of rooms rented 2

☐ Primary Residence

☐ Secondary Residence

ATTACHMENTS: The following must be submitted with the application. Additional information may be required depending on the nature of the request.

☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.

☒ Provide a map of area attractions

☐ Provide proof that notification to operate was sent to the HOA, if applicable.

☒ Complete management plan.

☒ Written consent given to the Town to inspect for compliance.

☒ Emergency dwelling evacuation diagram (posted in each bedroom)

☒ Application fee of \$400.00

Receipt # 093849 Date Paid 9-1-2022

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) DOUG ICHWILL
at (phone number) 202 669 8087 or (property manager) LAUREN EDDINGTON
at (phone number) 540 389-9242.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Volunteer Fire & Rescue: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 4 People and 2 Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Parking is limited to 4 cars in the driveway.

TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

IN BACK OF BUILDING/ALLEY. GUESTS TO LEAVE BAGS IN APT, CLEANING CREW WILL REMOVE AND PLACE IN TRASH CONTAINERS

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day)

N/A

CHECK-IN & CHECK-OUT

Provide details

CHECK-IN 4:00 PM
CHECK-OUT 11:00 AM

WIFI/PHONE/ETC

Provide details for special amenities if available (XFINITY)

NETWORK - ROCKLEDGE
PASSWORD - ROCKLEDGE

SPECIFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

FULL USE OF APPLIANCES (STOVE, FRIG, WASHER/DRYER) - CENTRAL AIR.

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
 - No outdoor fire burning
 - No fireworks
- } INCLUDING THESE.

NO SMOKING, ^{NO} PARTIES, NO LOUD MUSIC, CLEANLINESS.

As per 175-3

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:

§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$400.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.
- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature: _____



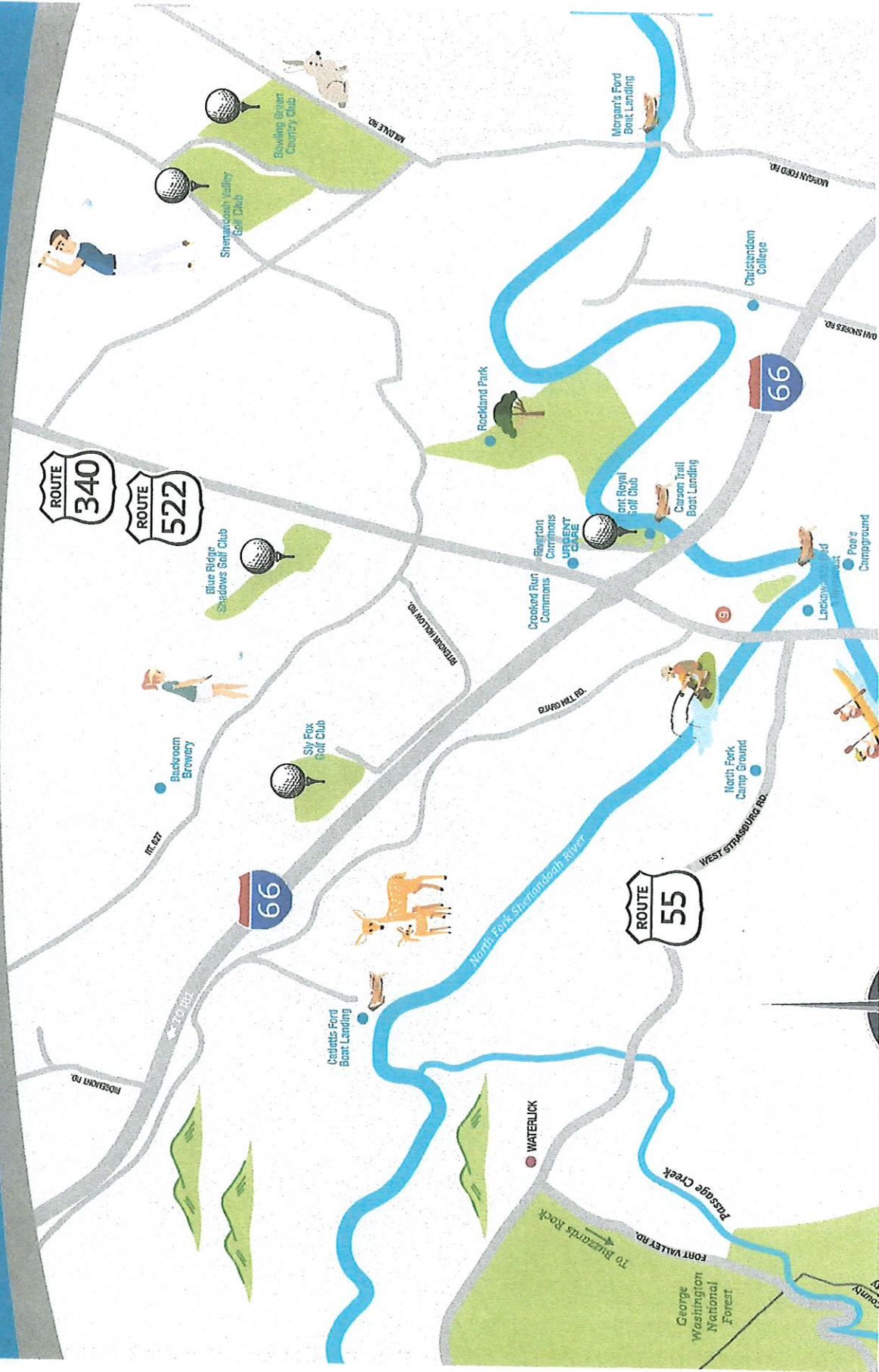
CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature DOUGLAS DETHLEFSEN Date 9-1-22

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

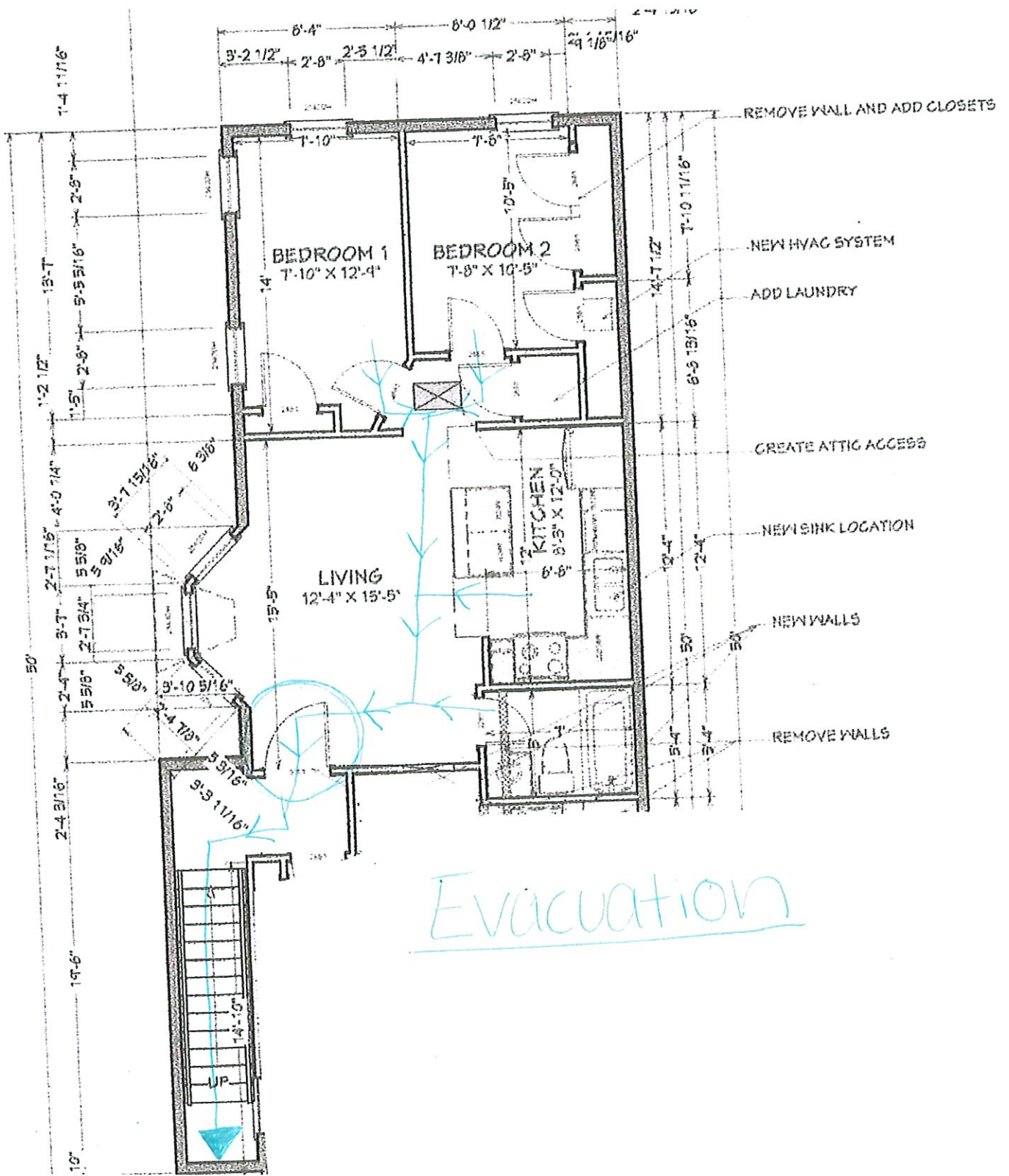
Discover
FRONT ROYAL
VIRGINIA



To Whom It May Concern:

I give permission for the Town of Front Royal to inspect my short-term rental for compliance. Please contact our short-term rental manager, Lauren Eddington, at 540-398-9242 to schedule your inspection.

Respectfully,
Aaron Hike
Owner



Rockledge Development Co. LLC

Welcome

We are so glad you have chosen our short term rental for your stay. We hope you enjoy the cozy feeling of downtown Front Royal and take pleasure in many of the surrounding activities and historic places we have to offer.

WiFi Information:

Network- Rockledge

Password- Rockledge

Requests from your Hosts

Peaceful Enjoyment

Here in downtown Front Royal, quiet time is between 10pm and 8am. Please be courteous and keep noise levels down during this time.

Chapter 106 of the Town of Front Royal Municipal Code outlines rules for noise in the neighborhood. Please follow the code while you visit.

Mindfulness

Our cozy short-term rental is surrounded by beautiful churches, schools, and public parks. Please be careful and kind to pedestrians.

Safety

In the event of an emergency, call 911

For non-emergencies, but urgent needs, please call the non-emergency police line at 540.635.2111

For urgent needs relating to your stay, please call our property manager, Melissa, at 540.683.0128

Adventures

Options in Front Royal and surrounding areas:

- Skyline Caverns
- Eastham Park and River Walk
- Canoe or floating drips down the river
- Visit Andy Guest and State Park
- Visit Elizabeth Furnace and GW National Forest
- Hiking the Appalachian Trail
- Walk along the Happy Creek Arboretum
- Visit the Warrant Heritage Society during your exploration of downtown
- Skyline Drive and National Park

Food and Drink

Local

- Manor Line Market
- Manor Line's Back 40
- Vibrissa Brewery
- Blue Wing Frog
- Virginia Beer Museum
- Soul Mountain Restaurant and Bar
- Melting pot Pizza
- Rancho Nuevo
- L'Dees Pancake House
- El Maguey
- Knotty Pine Restaurant
- Talk of the Mountain Seafood
- YamaFuji Japanese

Further

- Apple House
- Flint Hill's Blue Door Kitchen
- Griffin Tavern
- Skyward Café
- Field & Main
- Three Blacksmiths
- Blue Rock

Wineries

- Chester Gap Cellars
- Linden Vineyards
- Fox Meadow Winery
- Rappahannock Cellar
- Capstone Vineyards

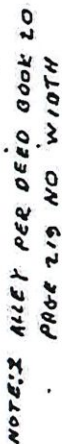
Saying Good-bye for Now

Checking out Procedure

1. Be sure all trash is in the kitchen trash can.
2. Ensure there is no food left on the countertops or in the fridge.
3. Please place all used dishes in the dishwasher and start the dishwasher.
4. Please leave towels and bed sheets in the laundry hamper provided and leave comforters on the bed.
5. Turn off all lights.

We sincerely appreciate you choosing our short-term rental for your stay. We would love for you to leave us a review. Please contact us directly (Melissa @ 540.683.0128) if there is anything we can do to improve your next stay.

BOOK 295
PAGE 45

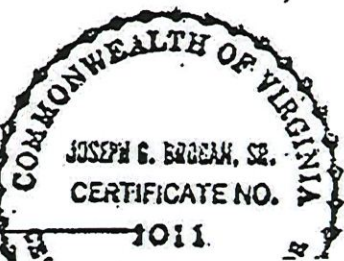


SURVEY OF PROPERTY RECORDED IN
DEED BOOK 276 PAGE 212

TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA

MAY 18, 1981

Joseph B. Bagnall



2200386

SPECIAL EXCEPTION APPLICATION

TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ Main: 540-635-4236 ~ Fax: 540-631-2727

APPLICANT

PROPERTY OWNER (if different)

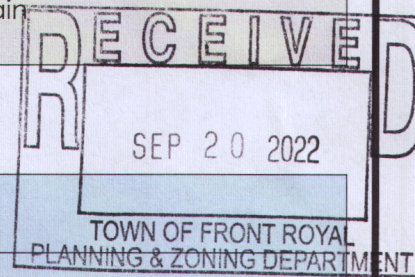
APPLICANT'S NAME: <u>Leandra Justice</u>	PROPERTY OWNER'S NAME: <u>(RENOVATION TRUST)</u> <u>Leandra Justice</u>
ADDRESS: <u>12 Chester St.</u> <u>Front Royal, VA 22630</u>	OWNER'S ADDRESS: <u>6015 Panhandle Rd.</u> <u>Front Royal, VA 22630</u>
PHONE NUMBER: <u>540-686-5439</u>	PHONE NUMBER: <u>540-484-5459</u>
EMAIL: <u>lea@vineripefarm.com</u>	EMAIL: <u>lea@vineripefarm.com</u>

SECTION A - Property Information

Tax Map No. <u>20A8-4-43</u>	Zoning District: <u>C-2</u>
Site Address: <u>12 Chester Street</u>	
☐ Entrance Corridor ☒ Historic District ☐ Floodplain	

SECTION B - Details of Request

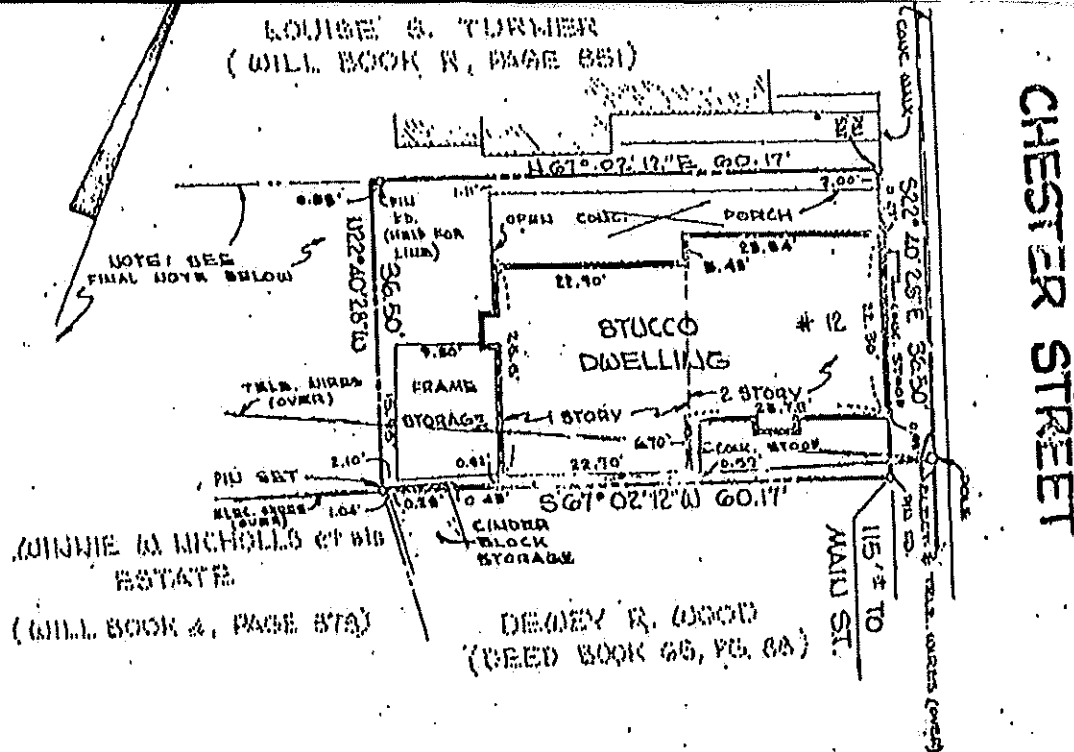
Project Name. <u>12 Chester St</u>
Special Exception Code Section(s): <u>148-211 ; 148-870.18</u>
General Describe of the request (please attached supporting information, such as plats, plans, details, etc.): <u>request to waive the parking requirements of 148-870.18</u> <u>pursuant to §148-211 of the Town Code. there is no</u> <u>onsite parking available. Main St parking exemption does</u> <u>not include Chester St. 175-151 requires parking provisions</u> <u>in approved or designated areas.</u>



SIGNATURE OF APPLICANT: Leandra Justice Date: 9-20-22
 PRINT NAME OF APPLICANT: Leandra Justice

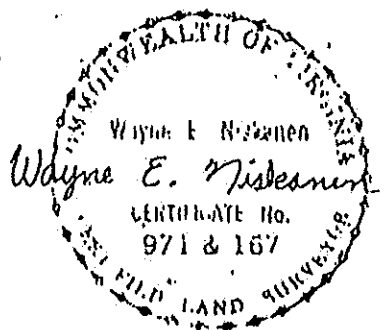
SIGNATURE OF PROPERTY OWNER: Leandra Justice Date: 9-20-22
 PRINT NAME OF PROPERTY OWNER: Leandra Justice

By the submission of this application, permission is hereby granted to Town Officials and employees to enter upon the subject property during reasonable hours for purposes related to the review of this application. The Applicant will be the designated contact person for this permit application. (APPLICATION FEE: \$250.00)



NOTES

- TOTAL AREA = 2,196 $\pm$
- MERIDIAN TAKEN FROM PLAT OF SURVEY BY S M. BOYD, JR., AS RECORDED IN DEED BOOK 89 AT PAGE 322.
- THIS LAND IS SHOWN ON TAX MAP 20A PART 8 (A) AS PARCEL 43.
- NO TITLE REPORT HAS BEEN FURNISHED TO LAND SURVEYS, INC..
- THE OWNER IN WHOM TITLE TO #12 CHESTER STREET ("TROUT HOUSE") IS VESTED MAY HAVE A CLAIM TO SOME PORTION OF THE LAND LYING WEST OF THE PARCEL DELINEATED HEREON.



PREPARED BY
LAND SURVEYS, INC.
FRONT ROYAL, VIRGINIA

PLAT

SHOWING BOUNDARY SURVEY OF
#12 CHESTER STREET

A PORTION OF THE LAND OF

LOUISE S. TURNER

(WILL BOOK R, PAGE 851)

TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

SCALE 1" = 20' SEPT. 4, 1979



TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 2263

Main: 540.635.4236

Fax: 540.631.2727

www.frontroyalva.com

2200319

SPECIAL USE PERMIT REQUEST

FRSPU

APPLICANT:

NAME SEESUU LLC PHONE 540 622-4711

ADDRESS POB 317 Front Royal, VA

E-MAIL WETNOSEFARM@GMAIL.COM

PROPERTY OWNER:

NAME SEESUU LLC PHONE 540 622 4711

ADDRESS POB 317 Front Royal, VA

E-MAIL WETNOSEFARM@GMAIL.COM

PROPERTY DESCRIPTION

PROPERTY ADDRESS 131 E. MAIN Street, Front Royal, VA 22630

TAX MAP 20 SECTION A7 BLOCK 4 LOT 37

SUBDIVISION NAME _____ ACREAGE .22

REQUEST

ZONING DISTRICT C-2

PROPOSED USE OF PROPERTY Retail & Residential

SPECIFIC SPECIAL USE PERMIT REQUEST to convert an existing commercial structure into a greater number of dwelling units (175-47) up to a height of 60 feet per 175-50-6

ATTACHMENTS --The following must be submitted with the application. Additional information may be required depending on the nature of the request.

1. Survey/Plat of property showing all **existing** improvements.
(10 copies if larger than 11" X 17")
2. Site Plan Application
3. Application Fee of \$400.00 **Receipt #** 093837 **Date Paid** 8-17-22
4. Additional information as required by the Dept. of Planning & Community Development.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature [Signature] Date Aug 17, 2022

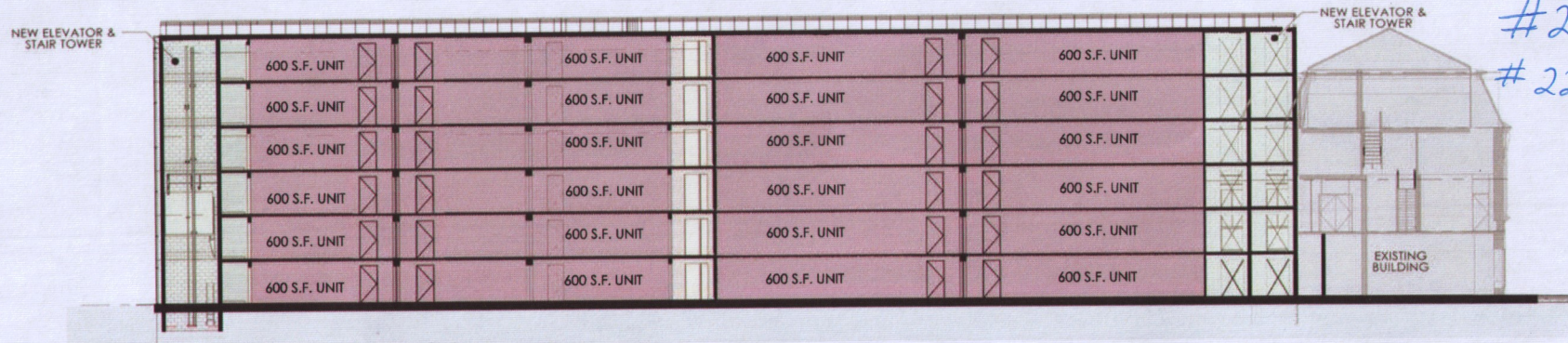
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.



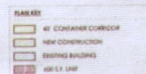
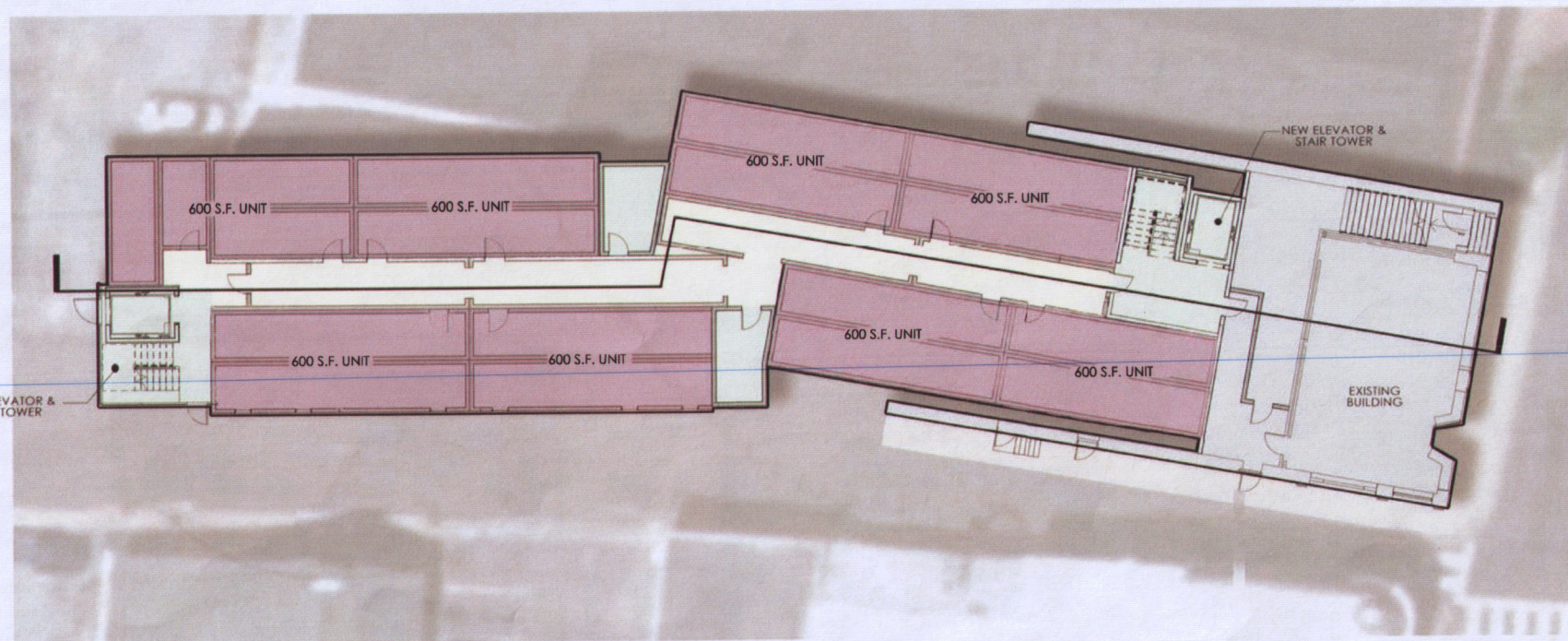
Resubmission
9/2/2022

#2200319-SUP

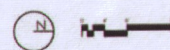
#2200320-DEV



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 TYPICAL FLOOR PLAN CONCEPT
SCALE: 1/8" = 1'-0"



SeeSuu LLC

17 Church Street

Front Royal, VA 22630

Proposed Use of Property at 131 E. Main Street, Front Royal, VA

We intend to convert the existing commercial structure for

1. Dwelling units that are a minimum of 600 sq. ft. on the 2nd to the 6th floor.
2. Commercial/retail space on 1st and possibly 2nd floors
3. Although 131 East Main street is exempt from parking requirements, prior to a building permit, valet parking will be acquired to support any needed parking space.
4. We will restore period details to the front section of the building's windows. The foundation and walls in the front portion of the building will remain the same in color and materials. The windows in the upper front portion of the building will be restored to reflect the historic church windows of the early 1900's. The back portion of the building will be faced with sheathing. Included with this package is a black color scheme for this part of the building, however, we are open to suggestions from the BAR.

The Murphy Theatre Building Development

131 East Main Street

Front Royal, Virginia

2020

Rendering Color 2



Rendering Color 2



WYK ASSOCIATES, INC.
ARCHITECTS & PLANNERS



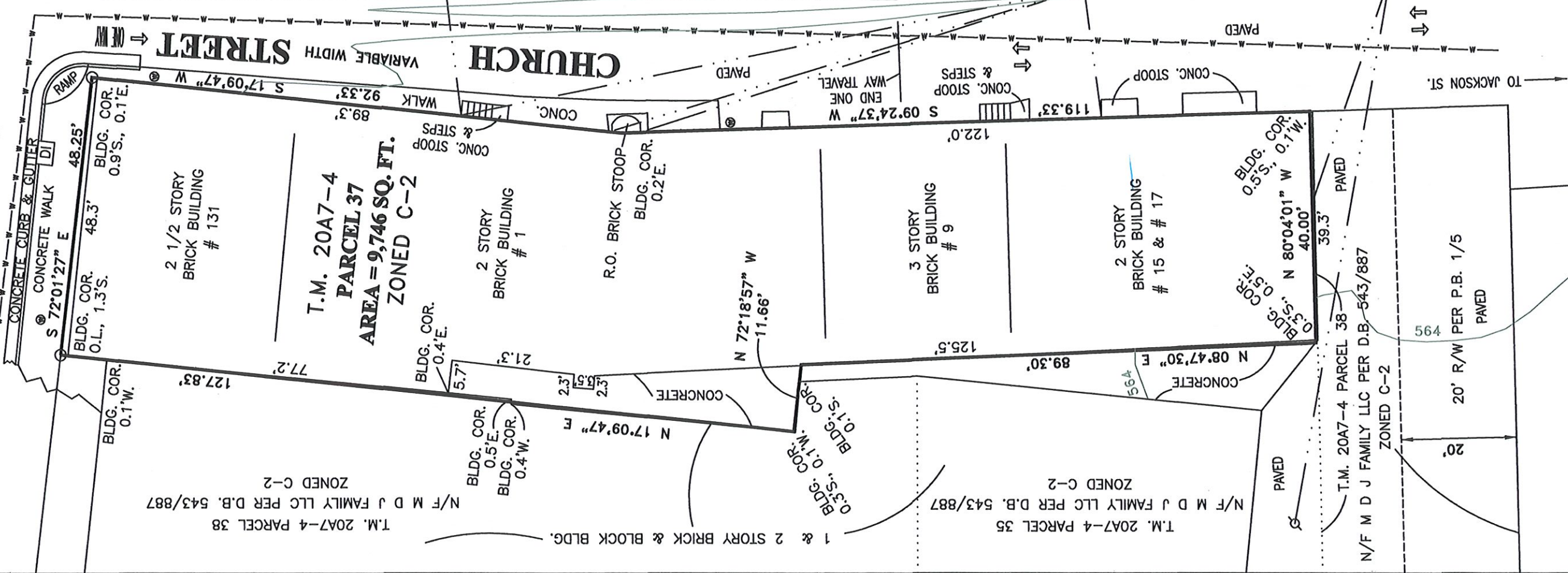
WYK ASSOCIATES, INC.
ARCHITECTURE • PLANNING

INTERIOR RENDERING
HALLWAY 2

- DENOTES UTILITY POLE.
- DENOTES DRILL HOLE FOUND.
- ⊙ DENOTES WATER METER.
- DENOTES OVERHEAD WIRES.
- SS--- DENOTES SANITARY SEWER LINE.
- W--- DENOTES WATER LINE.
- DENOTES CONTOUR LINE.

PER INST. # 040002428
SCALE 1" = 20'

SANITARY SEWER
EAST MAIN STREET
VARIABLE WIDTH



EXISTING BUILDING COVERAGE AREA = 9,300 SQ. FT.
EXISTING BUILDING SERVED BY UNDERGROUND PUBLIC
SEWER AND WATER, OVERHEAD POWER, TELEPHONE AND
FIBER OPTIC CABLE.

THE PURPOSE OF THIS PLAN IS FOR BUILDING RENOVATIONS.
RENOVATED BUILDING TO BE INCREASED TO 6 STORIES TALL.
PROPOSED USE: 1ST FLOOR COMMERCIAL.
PROPOSED USE: FLOORS 2 THRU 6 TO CONTAIN
40 APARTMENTS.
PARKING TO BE OFF SITE SERVED BY VALET.

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: SEESUU LLC PER
INSTRUMENT # 08 0005899.

PROPERTY ZONED C-2.
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

GENERALIZED DEVELOPMENT PLAN
TAX MAP 20A7-4 PARCEL 37
SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.



PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
AUGUST 16, 2022

