



PLANNING COMMISSION SPECIAL MEETING
Wednesday, November 30, 2022 @ 7:00pm
Town Hall, 102 East Main Street – 2nd Floor East Conference Room

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. PUBLIC HEARINGS

- **Rezoning Application #2200468** – Submitted by Chris Holloway Construction, LLC on behalf of Randolph Macon Academy requesting an amendment of the Zoning Map of the Town of Front Royal to reclassify a portion of Tax Map #20A5-14-4 from Residential District R-1 to Residential District R-3. The identified property is an undeveloped 6.239-acre portion of the parcel located adjacent to W. Main Street and north of S. Shenandoah Avenue, Garrison Street and Viscose Avenue. The Ordinance identifies the R-1 District as a low-density residential area with the R-3 District as being a medium-to-high density residential area.

IV. ADJOURNMENT



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT - REZONING APPLICATION #2200469
PLANNING COMMISSION SPECIAL MEETING – NOVEMBER 30, 2022**

APPLICATION #:

2200468

APPLICANT:

Chris Holloway on Behalf of Randolph
Macon Academy

SUMMARY OF REQUEST:

The application for review is requesting an amendment of the Zoning Map of the Town of Front Royal to reclassify a portion of Tax Map #20A5-14-4 from Residential District R-1 to Residential District R-3. The identified property is an undeveloped 6.2539-acre portion of the parcel located adjacent to W. Main Street and north of S. Shenandoah Avenue, Garrison Street and Viscose Avenue. The Ordinance identifies the R-1 District as a low-density residential area with the R-3 District as being a medium-to-high density residential area. The stated purpose of the rezoning request is to allow for the construction of multi-family structures to house faculty and students. No proffers were made by the applicant.

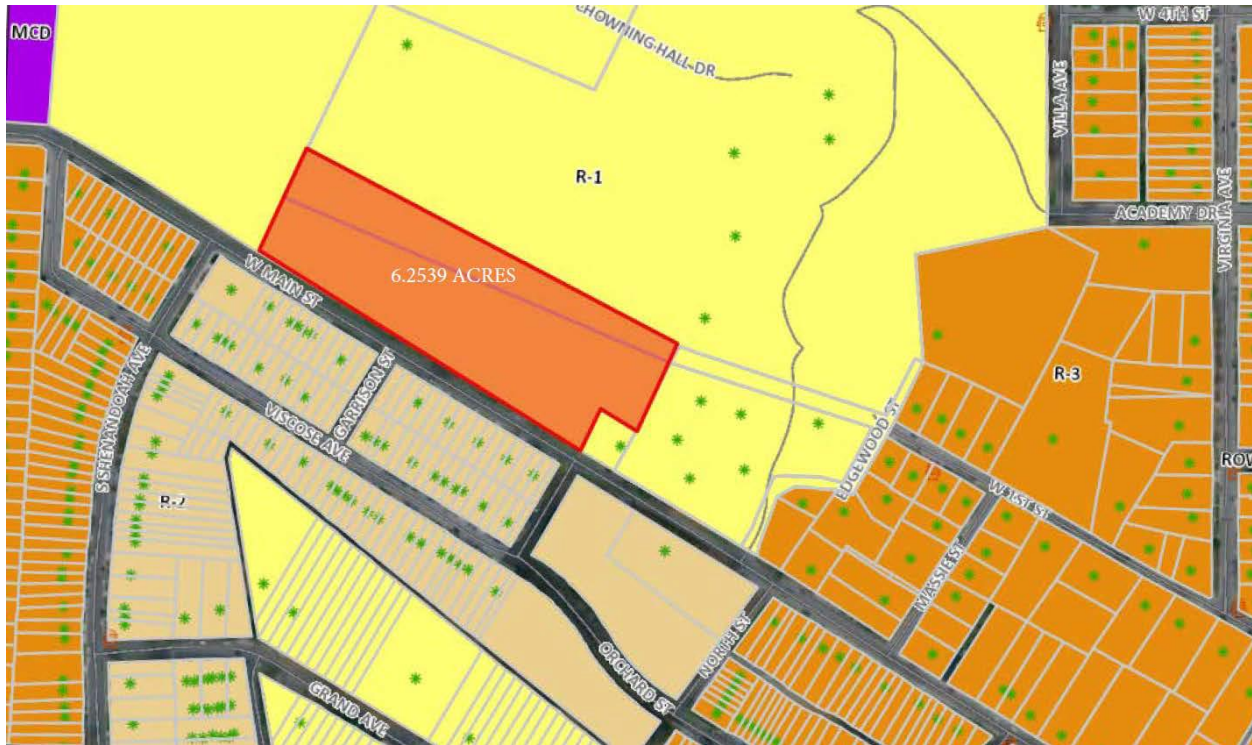
GENERAL INFORMATION:

<i>Site Addresses</i>	N/A
<i>Property Owner(s)</i>	Church RMA 201 W Third St
<i>Existing Zoning</i>	R-1, Residential District
<i>Proposed Zoning</i>	R-3, Residential District
<i>Tax Identification</i>	20A5 14 4
<i>Location</i>	The property abuts W. Main Street and is located north of S. Shenandoah Avenue, Garrison Street and Viscose Avenue.

VACINITY MAP



AERIAL MAP – ZONING DISTRICTS



INFORMATION ON THE APPLICATION:

Application Documents

ATTACHMENT A: APPLICATION

- **Application Form.** This is the standard application form used to initiate rezoning applications in the Town. No proffers were made by the applicant.

ATTACHMENT B: PLAT

- **Plat.** A survey plat of the property showing property lines and proposed improvements thereon.

ATTACHMENT C: LETTER OF STATEMENT OF JUSTIFICATION

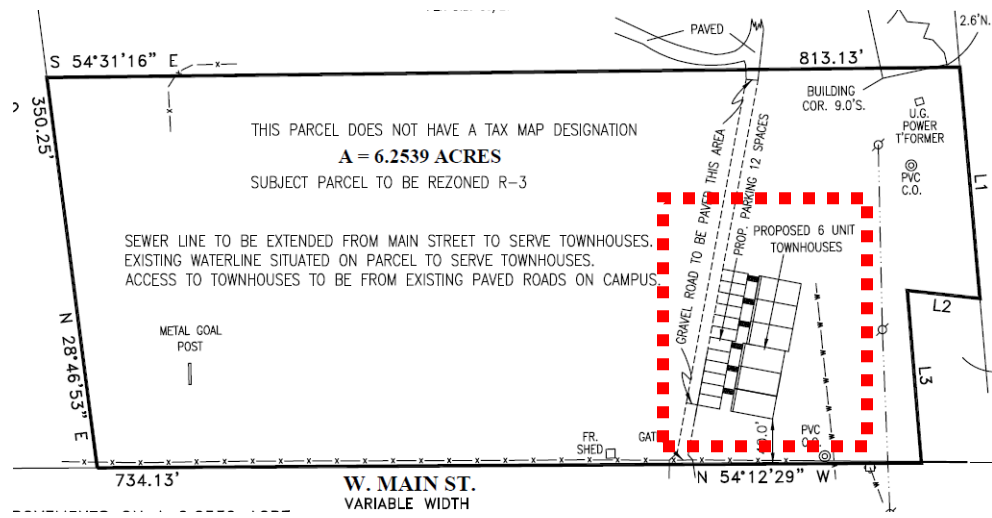
- **Statement of Justification.** The letter states: "Randolph Macon Academy would like to construct multi-family structures to house faculty and students on a 6.2539-acre portion of their property, which is currently zoned R-1. On behalf of the Trustees, we respectfully request that the property be rezoned to R-3."

ATTACHMENT D: LETTER OF AGENT AUTHORIZATION

- **Agent Authorization.** Confirmation letter from Randolph Macon Academy of agent authorization.

Zoning Ordinance

This rezoning application proposes to reclassify a portion of a parcel totaling approximately 6.2539-acres from R-1 Residential District to R-3.



The statements of intent of the two identified zoning districts as set forth in the Front Royal Zoning Ordinance are as follows:

R-1 District, Zoning Ordinance Sec. 175-11.

"The R-1 District is composed of quiet, low-density residential areas, plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life where there are children, to provide areas for suitable expansion of the Town as facilities are provided and to prohibit all commercial activities. Development is, therefore, limited to relatively low concentration, and permitted uses are limited to single-unit dwellings, plus selected additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district. Mobile homes or rooming houses are prohibited."

R-3 District, Zoning Ordinance Sec. 175-28.

"The R-3 Residential District is composed of medium-to-high density concentrations of residential uses. The standards for this district are designed to stabilize and protect the essential character of the area so designated and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for families desiring the amenities of apartment living and the convenience of being closest to shopping, employment centers and other community facilities. Development is, therefore, limited to medium- to high-density concentration, and permitted uses are limited to single-family, two-family, and multifamily dwellings, plus selected additional uses, such as

Zoning and Surrounding Land Uses

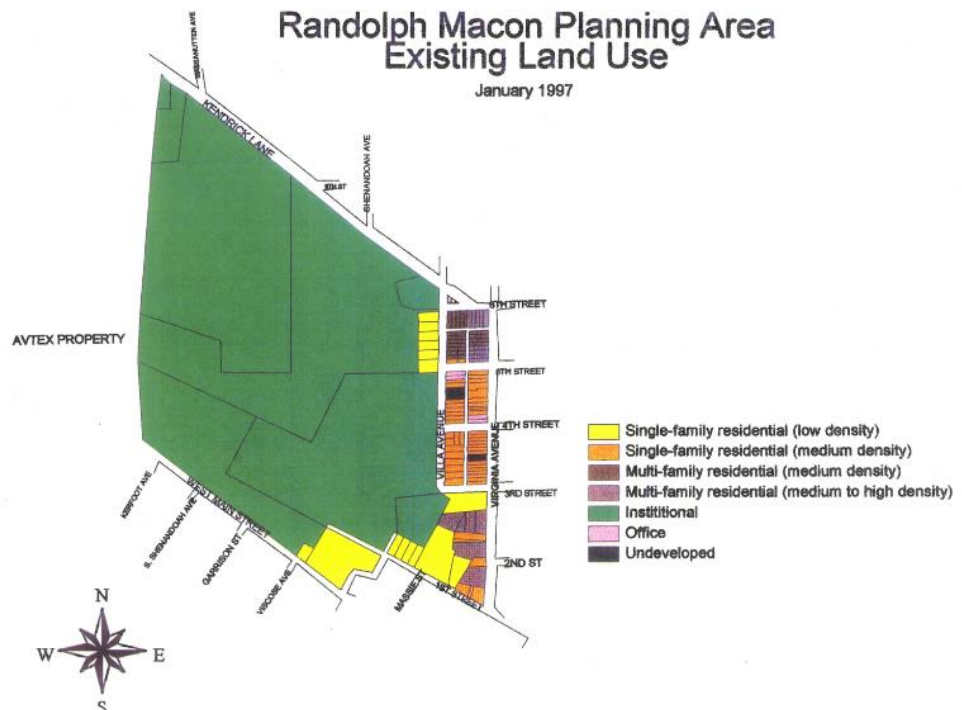
Town Comp. Plan

schools, parks, churches, and certain public facilities. Home occupations, as defined by this chapter, are permitted. Mobile homes are prohibited.”

Differences between R-1 and R-3 Zoning Districts

The main distinction of the R-3 district from the R-1 districts is the provision of multi-family units to include duplexes and townhomes. Where the R-1 district is limited solely to single family residential uses, the R-3 district encourages increased residential density.

The existing Comprehensive Plan designates the RMA Planning area as institutional. The proposed Comprehensive Plan makes the same recommendation. Our current Zoning Ordinance does not include provisions for an institutional zone. Staff will incorporate this zone into the new Ordinance.



Randolph Macon:

As the name implies, this area consists largely of the building and grounds of Randolph Macon Academy, plus some adjacent residential blocks. This land use area is important visually and provides a major green-space/institutional buffer for surrounding land uses. The main building of the Academy can be viewed from the Village Commons area on E. Main Street. In 1995, Randolph Macon Academy opened a three-building middle school complex on its property, with an entrance from Kendrick Lane. The residential properties adjoining Randolph Macon Academy are generally developed as single-family homes, with a few apartment buildings along Virginia Avenue.

Assets/Opportunities

- ◆ The campus of Randolph Macon Academy and Sonner Hall are visually important as both a vista from other areas of town and an open space view.

Liabilities/Challenges

- ◆ Maintaining the character and single-family density of the 3rd Street/Virginia/Villa Avenue as infill development takes place.

Action Strategies

- Locate road connection from Kendrick Lane to Kerfoot Avenue/West Main Street along the boundary between Avtex Fibers and RMA on the west side of the planning area.
- Encourage and maintain single-family land uses along Villa Avenue from 3rd Street to 6th Street, at a medium density, and down along 3rd Street.
- Consider extending the R-1 zoning in these areas.

Findings and Analysis

The proposed rezoning is to classify an undeveloped 6.2539-acre parcel in the Residential District R-1 to the Residential District R-3. By design, the R-1 District is limited to relatively low concentration, and permitted uses are limited to single-family dwellings, plus selected additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district. The R-3 District is limited to medium to high density concentration, and permitted uses are limited to single-family, two-family, duplexes and multifamily dwellings, plus selected additional uses, such as schools, parks, churches, and certain public facilities.

The proposed rezoning (R-3) is consistent with the zoning pattern found in the surrounding areas, with R-2 District across the street in the 400-500 Block of W. Main Street and the R-3 District further west of the subject parcel in the 600 Block of W. Main Street.

A major consideration in this application request to rezone to the R-3 District is that Randolph Macon Academy needs additional housing for faculty and students and this

rezoning district would provide such a need. Access to this area would be provided by existing Campus Streets and an upgrade to the existing gravel road in front of the proposed townhouses.

Staff Recommendation

Based upon the above findings, staff recommends the adoption of the zoning map reclassification of the 6.2539-acre parcel from Residential District R-1 to Residential District R-3 as requested in the application.

Attachments: A. Application
B. Plat
C. Letter of Statement of Justification
D. Letter from Randolph Macon Academy



TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236
Department of Planning & Zoning

~~FRREZON~~ 2200 468

REZONING APPLICATION

APPLICANT

Name Chris Holloway Construction, LLC Phone 540-771-7653
Address 240 Va. Ave. Front Royal, Va. 22630
E-mail chollowayconstruction@yahoo.com

PROPERTY OWNER OF RECORD

Name RMA Phone 540-622-7939
Address 200 Academy Dr. Front Royal, Va 22630

PROPERTY DESCRIPTION

Location/Street Address _____

Number of lots: 1 Total Acreage 6.239

Tax Map Identification for each parcel (Map, Section, Block, & Lot):

20A5 14 4

Subdivision Name (if applicable) _____

REQUEST

Existing Zoning R-1 Proposed Zoning R-3

Existing Use VACANT Proposed Use Family Housing townhomes

ATTACHMENTS

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Application Fee (Checks should be made out to the Town of Front Royal. Fees are as follows: 1 acre or less = \$500, over 1 acre = \$500 + \$100 per acre after 1st acre, Downzoning = \$400)
2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (unless waived by Director).
4. Traffic Impact Analysis (if required)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.

Chris W. Holloway
Signature of Property Owner – agent
Chris W. Holloway
Signature of Applicant (if different)

City/County of Front Royal, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 23 day of September, 2022 by
Chris W. Holloway
(Name of person seeking acknowledgement)

Monica Polk McClure
Notary Public

Notary registration number: 7797097 My commission expires: 3-31-2026



NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code §15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code §15.2-2307.
- By submitting this application, the applicant grants permission to the 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.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.

OFFICE USE ONLY

Receipt # 093868 Date Paid 9-23-2022 pd 1023.90 check # 4876
Planning Commission Hearing Date: 11-16-2022 Recommendation: _____
Town Council Hearing Date: 12-12-2022 Date Sent to Clerk: _____

LINE	BEARING	DISTANCE
L1	S 31°09'46" W	206.73'
L2	N 47°30'14" W	65.00'
L3	S 31°27'46" W	154.04'

PER D.B. 169/200
SCALE 1" = 100.0'

T.M. 20A5-14 PARCEL 4
N/F TTEES. OF RANDOLPH MACON ACADEMY
PER D.B. 120/423

T.M. 20A5-14 PARCEL 3
N/F TTEES. OF RANDOLPH MACON ACADEMY
PER D.B. 85/274

THIS PARCEL DOES NOT HAVE A TAX MAP DESIGNATION
A = 6.2539 ACRES
SUBJECT PARCEL TO BE REZONED R-3

SEWER LINE TO BE EXTENDED FROM MAIN STREET TO SERVE TOWNHOUSES.
EXISTING WATERLINE SITUATED ON PARCEL TO SERVE TOWNHOUSES.
ACCESS TO TOWNHOUSES TO BE FROM EXISTING PAVED ROADS ON CAMPUS.

METAL GOAL
POST

750.06'

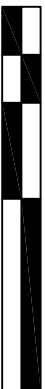
734.13'

N 28°46'53" E

PLAT SHOWING
PROPOSED IMPROVEMENTS ON A 6.2539 ACRE
PORTION OF THE TRUSTEES OF RANDOLPH
MACON ACADEMY PROPERTY PER DEED
RECORDED IN DEED BOOK 110 PAGE 95

FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

0 100 200



W. MAIN ST.
VARIABLE WIDTH

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

DERIVATION OF TITLE TO: THE TRUSTEES OF RANDOLPH
MACON ACADEMY PER DEED BOOK 110 PAGE 95.
ADDRESS: 200 ACADEMY DR.
FRONT ROYAL, VA. 22630
(540) 636-5200.

PLAT REF: D.B. 110 PAGE 94.

EXISTING ZONING R-1.
PROPOSED ZONING R-3.

PROPERTY SITUATED OUTSIDE THE LIMITS
OF THE FEMA FLOOD ZONE.

- w— DENOTES U.G. WATER LINE AS MARKED.
- x- DENOTES CHAIN LINK FENCE LINE.
- DENOTES OVERHEAD WIRES.
- - - - - DENOTES EDGE OF GRAVEL.
- DENOTES PIN SET.
- DENOTES EXISTING PIN FOUND.
- ⊗ DENOTES UTILITY POLE.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
OCTOBER 28, 2022



2 STY BRICK BUILDING

BUILDING COR.
2.6'N.

813.13'

BUILDING
COR. 9.0'S.

U.G.
POWER
T'FORMER
PVC
C.O.

PROPOSED 6 UNIT
TOWNHOUSES

PROP. PARKING 12 SPACES

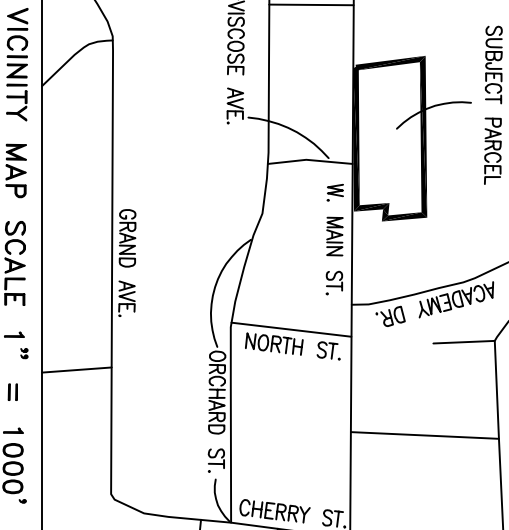
GRAVEL ROAD TO BE PAVED THIS AREA

40.0'

N 54°12'29" W

FR.
SHED

GATE



T.M. 20A5-14 PARCEL 1
N/F TTEES. OF RANDOLPH MACON COLLEGE
PER D.B. 85/262

T.M. 20A5-14 PARCEL 2
N/F TTEES. OF RANDOLPH MACON ACADEMY
PER D.B. 170/532

BROGAN LAND SURVEYING, PLC
P.O. Box 1578, Front Royal, Va. 22630

VA. Lic. # 3209

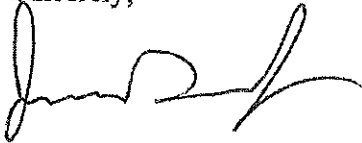
TEL. & FAX (540) 635-5657
Email: broganpls@comcast.net

Justification Letter for Rezoning of a portion of the Trustees of the Randolph Macon Academy Property.

To whom it may concern,

Randolph Macon Academy would like to construct multi-family structures to house faculty and students on a 6.2539 acre portion of their property, which is currently zoned R-1. On behalf of the Trustees, we respectfully request that the property be rezoned to R-3.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph G Brogan Jr.', with a stylized flourish at the end.

Joseph G Brogan Jr. LS



RANDOLPH-MACON ACADEMY

David C. Wesley
Brigadier General, USAF, Retired
President

3 November 2022

Department of Planning and Zoning
Front Royal, VA 22630

Attention: Lauren Kopishke

VIA EMAIL

Dear Ms. Kopishke,

This letter confirms Randolph-Macon Academy's request for rezoning of a 6.2539-acre tract of R-MA property, from R-1 to R-3.

Mr. Chris Holloway is acting as our agent for the rezoning application.

If you require additional information, please do not hesitate to reach out. My number is (540) 636-5201

Respectfully submitted,

David C. Wesley
Brigadier General, USAF, Retired
President