

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

The Planning Commission Special meeting of the Town of Front Royal, Virginia was held on November 30, 2022, at 7:00 PM at Town Hall.

CALL TO ORDER

Chairman Merchant called the special meeting of the Planning Commission to order at 7:00 pm.

ROLL CALL

Present: Darryl Merchant, Chairman
Joshua Ingram, Commissioner
Daniel Wells, Commissioner

Absent: Connie Marshner, Vice Chairman

Staff Present: Lauren Kopishke, Planning Director/Zoning Administrator
John Ware, Deputy Zoning Administrator
George Sonnett, Assistant Town Attorney
Connie L. Potter, Executive Assistant, Clerk of the Planning Commission

PUBLIC HEARINGS

Chairman Merchant explained the process for speaking at the public hearing.

- **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 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.

Mr. Ware gave a brief overview of the rezoning application noting that the application is complete and was properly advertised. The stated purpose of the request is to allow for faculty and student housing. No proffers were made by the applicant.

Chairman Merchant gave an opportunity for the applicant's representative to speak.

Joe Brogan, Brogan Land Surveying prepared the plan on behalf of the Trustees of Randolph Macon Academy (RMA). Brogan Land Surveying was asked to prepare a plat for rezoning of a portion of the property in order to construct faculty and student housing. For clarification, they are not going to be applying for a “Townhouse” by the definition in the Town Ordinance. It is only the type of structure where each unit is separated by a party wall and will have its own ingress and egress from the outside. “Townhouse” is only the style of the unit. RMA would like to access the six-unit housing through the existing campus and are not proposing any new access from Main Street or any other entrance. It will be accessed from Academy Drive and Kendrick Lane.

Chairman Merchant confirmed with Mr. Brogan that this would be for faculty and student housing, and it would not be rented to the public. Mr. Brogan stated that was correct and confirmed that it will be an auxiliary use by the school.

Chairman Merchant opened the public hearing.

Tammy Shell, 414 W. Main Street. Ms. Shell noted that some of her questions had already been answered by previous comments. She said she had worked at RMA over 16 hours and expressed some concern of students living at the proposed structures. Ms. Shell expressed concern of how construction workers would access the property and time of day work would begin. She also has concerns of the construction work because she has a terminally ill grandson who will be visiting her often who cannot be around or anywhere near construction.

Chairman Merchant recommended she meet with Lauren Kopishke regarding her concerns for the construction and timeframe of construction.

There were no additional speakers. Chairman Merchant closed the public hearing.

Chairman Merchant asked if faculty housing was permitted in the R-3 District.

Ms. Kopishke explained it would be permitted as an accessory use to the school. This is a separate lot, and you cannot have a accessory use without the primary use. Unless they consolidate all the boundaries there is no way to permit the use other than the rezoning process.

Chairman Merchant expressed that if they do a boundary line adjustment the use could be done with a Special Use Permit vs. a rezoning. He expressed concern there was no R-3 Zoning Districts adjacent to the parcel in question and in his opinion this was very similar to spot zoning. If this is rezoned to R-3 they will have to look at required curb and gutter and street requirements in Chapter 175-112.

After further discussion, Mr. Brogan agreed with postponing a decision from the Planning Commission so that he can speak with RMA about doing a lot consolidation vs. the rezoning. The goal of RMA is to take the path of least resistance which may just be a lot consolidation.

Commissioner Wells moved, seconded by Commissioner Ingram that the Planning Commission postpone action until the December 21, 2022, regular meeting.

VOTE: Yes – Ingram, Wells, Merchant

No – N/A

Abstain – N/A

Absent – Marshner

ROLL CALL

Commissioner Ingram stated that December 21, 2022, will be his last regular meeting as a Planning Commissioner. He will be serving until December 31, 2022, until taking office on Town Council.

ADJOURNMENT

VOTE: Yes – Merchant, Ingram, Wells

No – N/A

Abstain – N/A

Absent – Marshner

VOICE VOTE

The meeting adjourned at 7:41 p.m.

Approved by Planning Commission

Date: 12/21/2022