



SPECIAL TOWN COUNCIL JOINT MEETING WITH THE PLANNING COMMISSION
Monday, May 22, 2023 at 6:30pm in Warren County Government Center Board Room
View LIVE on Government Access Channel 16 or <https://www.frontroyalva.com/673/Town-Hall-Live>

1. Mayor requests ROLL CALL by Clerk of Council for Planning Commission and Town Council
2. JOINT PUBLIC HEARING – Dynamic Life Ministries, Inc. A request for a Special Use Permit for a Cemetery located at 1600 John Marshall Highway

PLANNING COMMISSION

- Chairman opens the public hearing.
- Once there are no more speakers from the public, Chairman closes the public hearing.
- Commissioner places motion on the floor.
- Commissioners have discussion.
- Once discussion has ended, Commissioners take a vote.

TOWN COUNCIL

- Council places motion on the floor.
 - Council have discussion.
 - Once discussion has ended, Council takes a vote for final action.
3. Planning Commission Chairman adjourns Planning Commission Meeting
Mayor adjourns Town Council Meeting



Special Joint Meeting Agenda Statement

Item # 02

Meeting Date: May 22, 2023

Agenda Item: JOINT PUBLIC HEARING – Dynamic Life Ministries, Inc. – A Request for a Special Use Permit for a Cemetery Located at 1600 John Marshall Highway

Summary: Cemeteries are permitted by a Special Use Permit in the R-3 zoning district. The applicant [Dynamic Life Ministries, Inc] has requested to construct a 10'x10' cemetery on the northern portion of their property. Staff has reviewed the application and determined there are no utilities in the vicinity of the proposed cemetery location. The applicant noted on the plat that the location of the cemetery will be further than 250 yards from any residential properties and therefore in compliance with the performance standards set forth in Town Code Chapter 175-107.4.

Budget/Funding: None

Meetings: The Planning Commission held a work session on May 3 and May 17, 2023. Town Council held a work session on May 8, 2023

Proposed Motions:

PLANNING COMMISSION: I move to recommend approval of a request from Dynamic Life Ministries, Inc. for Special Use Permit 2300279 for a 10'x10' cemetery located at 1600 John Marshall Highway and identified by tax map 20A2-02-8.

Moved _____ *Seconded* _____

Chairman Merchant _____ *VC Wells* _____ *Comm Marshner* _____ *Comm Williams* _____ *Comm Wood* _____

TOWN COUNCIL: I move to approve a request from Dynamic Life Ministries, Inc. for Special Use Permit 2300279 for a 10'x10' cemetery located at 1600 John Marshall Highway and identified by tax map 20A2-02-8.

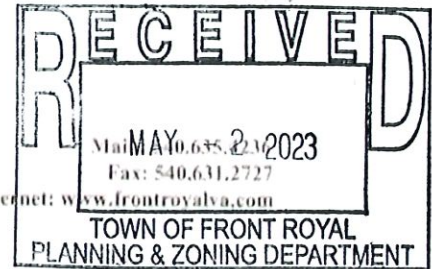
Moved _____ *Seconded* _____

DeDomenico-Payne _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *Rogers* _____ *VM Sealock* _____

#2300279



TOWN OF FRONT ROYAL
 DEPARTMENT OF PLANNING & ZONING
 102 EAST MAIN STREET
 P.O. BOX 1560
 FRONT ROYAL, VA 22630



SUP

SPECIAL USE PERMIT REQUEST

APPLICANT Elvi Rogers
 NAME Dynamic Life Ministries, Inc. PHONE 540-636-9595
 ADDRESS 1600 John Marshall Hwy. Front Royal, VA 22630
 E-MAIL info@dynamiclifeministries.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 1600 John Marshall Hwy. Front Royal
 TAX MAP 20A20 SECTION 2 BLOCK LOT 8
 SUBDIVISION NAME ACREAGE 17

REQUEST

ZONING DISTRICT

PROPOSED USE OF PROPERTY Cemetery

SPECIFIC SPECIAL USE PERMIT REQUEST We are requesting permission to lay our Founder and Senior Pastor to rest on our church property.

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 (Checks payable to the Town of Front Royal)
4. Additional information as required by the Department of Planning & Zoning

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 Elvi Rogers

Date 5/2/23

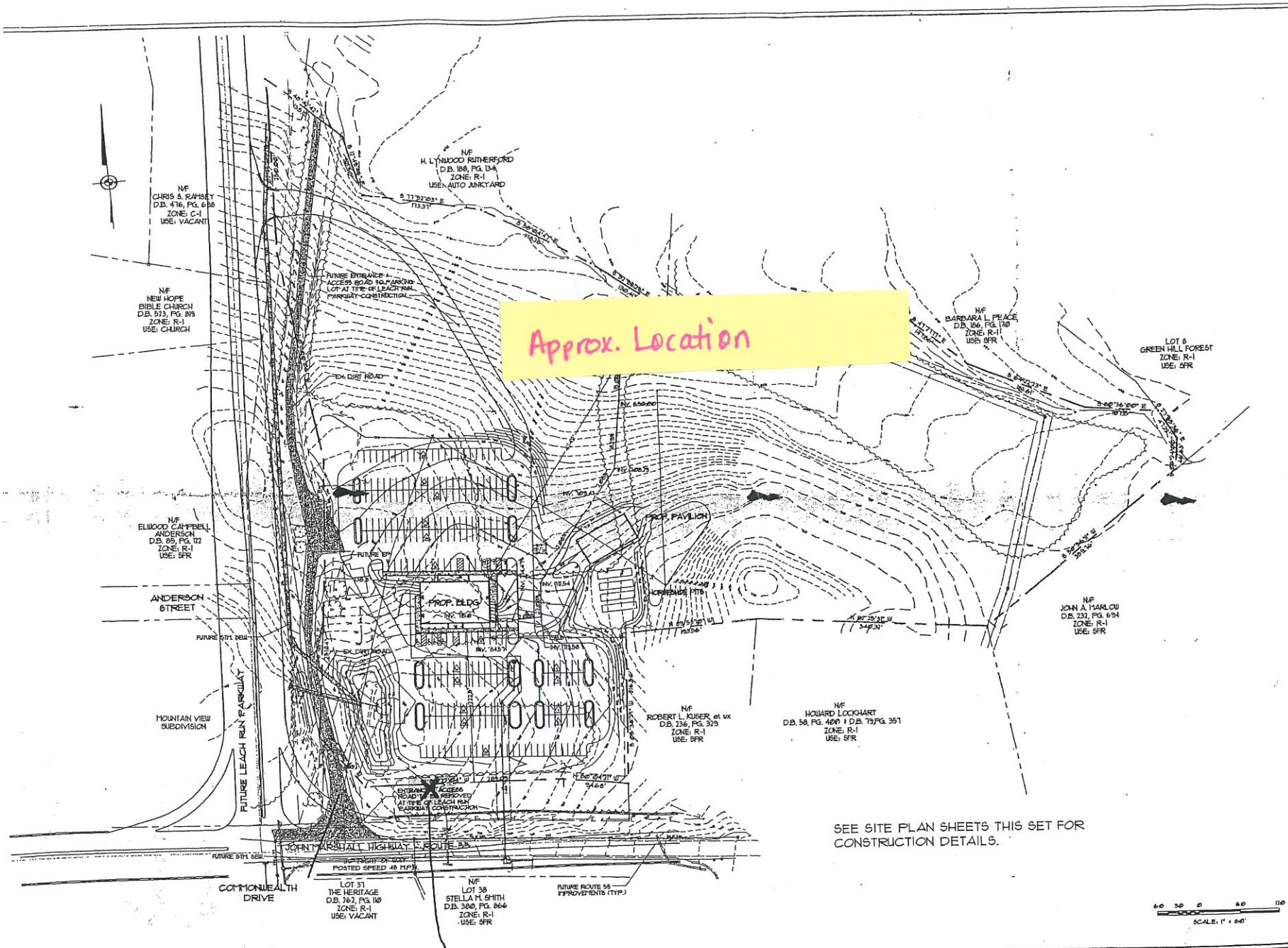
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

Receipt #

Date Paid 5-2-23

Revised 2-15-11

Pd \$400.00 CK# 10339



Approx. Location

proposed location of sign
26 ft. off of John Marshall Hwy.

SEE SITE PLAN SHEETS THIS SET FOR CONSTRUCTION DETAILS.

GREENWAY ENGINEERING
 211 Study Hill Lane
 Millersburg, Pa. 17044-1158
 TEL. 717-722-8888

Provided in 1997
 Engineers
 Surveyors

DATE	REVISION
10/2/99	D. M. 1 - CONTRACTOR
10/2/99	D. M. 2 - FIRST SUBMISSION
10/2/99	D. M. 3 - ADD NOT PROCEEDING

OVERALL PLAN
FRATERNAL ORDER
OF EAGLES
 TOWN OF FRONT ROYAL, VIRGINIA

DATE: OCT. 1999

SCALE: 1" = 60'

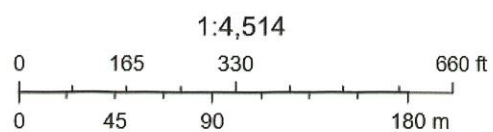
DESIGNED BY: MSJ

JOB NO. 2436

SHEET 2 OF 7



May 2, 2023



LEACH RUN PARKWAY

55 ft. 55 ft. Creek

GARAGE

Cemetery

Church

Pavilion

Grave : 3' x 8', 4' deep
Excavator: Andrews Grading

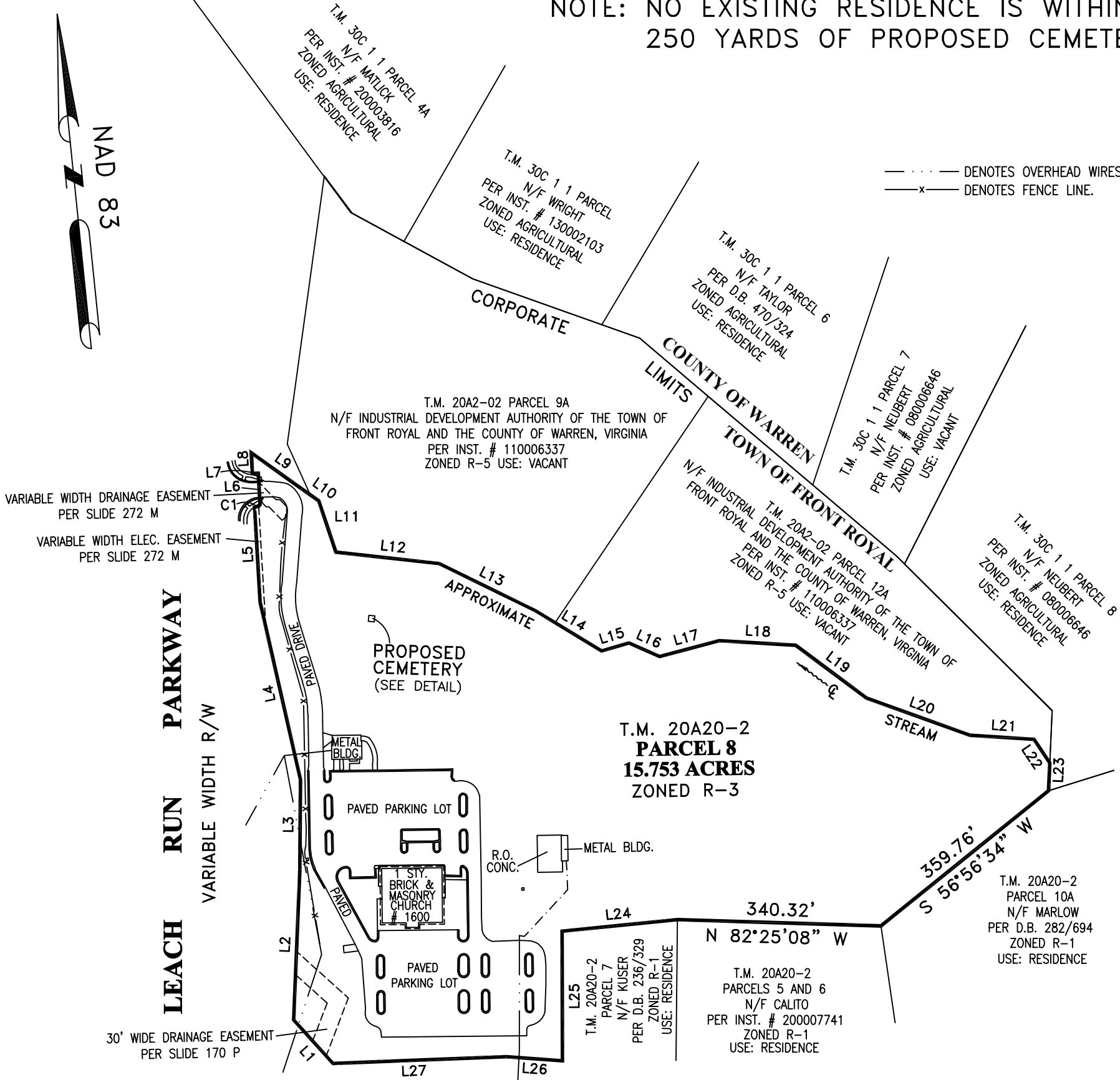
Oxford Basic Vault w/liner & cap
Omps Funeral Home Winchester, VA

Granite Headstone 24x2x20
Installer: Rinker + Frye
Memorials, Mt. Jackson, VA

John Marshall Highway

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.50'	10.04'	9.96'	N 79°42'21" E	25°34'29"

NOTE: NO EXISTING RESIDENCE IS WITHIN 250 YARDS OF PROPOSED CEMETERY.



JOHN MARSHALL HIGHWAY - RT. 55

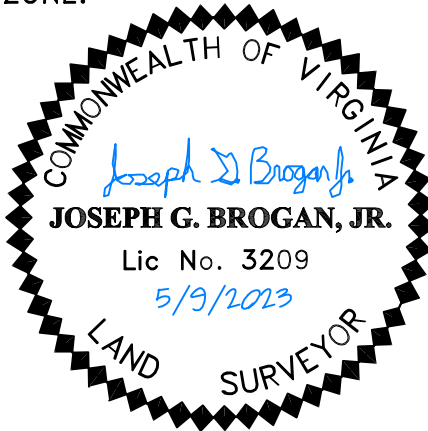
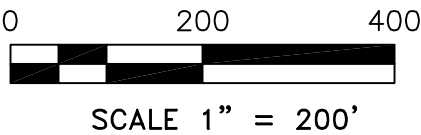
VARIABLE WIDTH R/W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 36°18'25" W	97.99'	L17	N 80°51'20" E	102.62'
L2	N 08°10'31" E	251.25'	L18	S 80°49'54" E	128.22'
L3	N 06°14'09" E	150.76'	L19	S 47°26'54" E	147.86'
L4	N 06°59'43" W	303.70'	L20	S 64°22'00" E	183.61'
L5	N 02°27'53" E	158.20'	L21	S 80°35'37" E	107.16'
L6	N 02°29'31" E	55.01'	L22	S 27°55'13" E	47.22'
L7	N 87°30'24" W	9.74'	L23	S 08°24'23" W	46.63'
L8	N 02°27'53" E	34.59'	L24	N 89°52'47" W	193.56'
L9	S 48°42'19" E	103.19'	L25	S 05°38'50" W	216.50'
L10	S 48°42'19" E	35.00'	L26	N 80°03'58" W	94.68'
L11	S 12°49'23" E	90.50'	L27	N 86°21'41" W	289.05'
L12	S 77°51'40" E	173.37'	L28	S 21°43'10" E	119.01'
L13	S 58°04'24" E	178.26'	L29	S 78°16'00" E	10.00'
L14	S 52°52'06" E	130.41'	L30	S 11°44'00" W	10.00'
L15	N 79°19'08" E	47.45'	L31	N 78°16'00" W	10.00'
L16	S 60°12'07" E	56.40'	L32	N 11°44'00" E	10.00'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. DERIVATION OF TITLE TO: TRUSTEES OF DYNAMIC LIFE MINISTRIES PER INSTRUMENT # 040012876.

PLAT REF: SLIDE 169 N, 170 P AND 272 M. SUBJECT PARCEL SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578,
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
MAY 9, 2023



PLAT SHOWING PROPOSED CEMETERY
TAX MAP 20A20-2 PARCEL 8

HAPPY CREEK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.