



REGULAR PLANNING COMMISSION MEETING

Wednesday, June 21, 2023 @ 7:00pm

Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- May 17, 2023 – Regular Meeting
- June 7, 2023 – Special Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA *(Consent to Advertise for public hearing)*

I move that the Planning Commission approve the Consent Agenda as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2300330 – Joseph Chetupuzha** – A request for a Special Use Permit to allow a short-term rental located at 912 Virginia Avenue, identified on tax map 20A5-3-38-6A1. The property is zoned R-3, Residential District.
- **2300381 – Independence Realty LLC** – A request for a Special Use Permit for two (2) apartments to be located on the ground floor at 1127 N. Royal Avenue, identified on tax map 20A3-5-24 & 25. The property is zoned C-1, Community Business District and is located in the Entrance Corridor Overlay District.
- **2300387 – Mesa Rose Coral** – A request for a Special Use Permit to allow a short-term rental located at 417 Kerfoot Avenue, identified on tax map 20A6-7-41 & 42. The property is zoned R-1, Residential District.

VII. PUBLIC HEARING

- **2300225 Rezoning Application – Ramsey Inc.** An application request to rezone 1.2837 acres located at 10160 Winchester Road from C-3, Highway Corridor Business District to R-2, Residential District. The property is identified by tax map 20A24-1-7.

VIII. COMMISSION MEMBER REPORTS

IX. PLANNING DIRECTOR REPORT

- May Monthly Report

X. ADJOURNMENT

PLANNING COMMISSION REGULAR MEETING MINUTES

May 17, 2023 @ 7:00 PM in the Warren County Government Center

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.

CALL TO ORDER

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

ROLL CALL

Present: Darryl Merchant, Chairman
Daniel Wells, Vice Chairman
Connie Marshner, Commissioner
Michael Williams, Commissioner

Absent: Glenn Wood, Commissioner

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

The Comprehensive Plan was added for discussion under Old Business.

MINUTES

- April 19, 2023 – Regular Meeting

Commissioner Williams moved, seconded by Vice Chairman Wells to approve the meeting minutes as written.

VOTE: Yes – Wells, Williams, Merchant
No – N/A
Abstain – Marshner
Absent – Wood

ROLL CALL

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

2300225 Rezoning Application – Ramsey Inc. An application request to rezone 1.2837 acres located at 10160 Winchester Road from C-3, Highway Corridor Business District to R-2, Residential District. The property is identified by tax map 20A24-1-7.

Commissioner Marshner moved, seconded by Vice Chairman Wells to accept the consent agenda.

VOTE: Yes – Marshner, Merchant, Williams, Wells

No – N/A

Abstain – N/A

Absent – Wood

ROLL CALL

PUBLIC HEARINGS

Chairman Merchant explained the public hearing process.

2200402 – Vesta Property Management – A request for a Special Use Permit to allow a short-term rental located at 211 S. Royal Avenue and identified on tax map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

Mr. Ware gave a brief overview of the application request noting this will be a whole house rental with three (3) bedrooms for six (6) people. The parking area provided can accommodate six (6) vehicles. A site inspection was conducted on April 28, 2023 and was found to meet all requirements.

The applicant was present but chose not to speak.

Chairman Merchant opened the public hearing.

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

There was no discussion.

Commissioner Williams moved, seconded by Vice Chairman Wells to forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2200402 for a Short-Term Rental located at 211 S. Royal Avenue.

VOTE: Yes – Williams, Marshner, Merchant, Wells

No – N/A

Abstain – N/A

Absent – Wood

ROLL CALL

2300184 – Peter Lemmon and Scott Lloyd – An application requesting a Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 & 148-211.A.1. for the property located at 15 Chester Street and identified on Tax Map 20A8-5-3. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

Mr. Ware reviewed the application stating this was a Special Exception application requesting a special exception to the parking requirements at 15 Chester Street. The property is located on the corner of Chester Street and Laura Virginia Hale Place. Currently the parking area can accommodate four (4) parking spaces and is located behind the Town parking lot at the Gazebo at the corner of Chester Street and Laura Virginia Hale Place. Mr. Ware explained Town Code parking requirements in the C-2 zoning district. The proposed use of the property is professional offices.

The applicant Scott Lloyd clarified that the previous owners of the property had received a Special Use Permit for residential use of the property and that is why they are redesignating it as full commercial use which is creating the parking issue. In the 80s there was commercial use in the front of the building and the back portion of the building was rented out for residential use. Mr. Lloyd shared the historic value of the property and landscaping aesthetic that he believes adds to the downtown area. He also offered information for other areas in the immediate area that are available for parking.

Chairman Merchant opened the public hearing.

Ellen Aders, 219 E. Prospect Street. Ms. Aders spoke in favor of the special exception request noting that the shrubs and greenery add to the area and the small-town charm. If those shrubs and greenery are removed to install paving for a parking lot it does not keep with the “small-town” charm proposed in the Comprehensive Plan.

Hearing no additional speakers Chairman Merchant closed the public hearing.

Ms. Kopishke confirmed that the construction of a parking area would be required to go before the Board of Architectural Review.

Chairman Merchant mentioned that the Planning Commission had discussed the parking exemption for all of the businesses on Main Street and some on Chester Street many times. It makes sense that this Chester Street area should be included in the parking exemption, and it is noted that this needs to be changed by Town Council.

Commissioner Williams said that he agrees that the Town Council needs to look at expanding the parking area exemption to include this area of Chester Street. He does not believe the special exemption application should be denied at the risk of ruining a beautiful area of downtown.

After some additional discussion the following motion was made.

Commissioner Williams moved, seconded by Vice Chairman Wells to forward a recommendation of approval to the Front Royal Town Council for Special Exception Permit #2300184 with the following condition:

- 1. That the maximum number of parking spaces permitted on this property is four (4) spaces.***

VOTE: Yes – Marshner, Wells, Merchant, Williams

No – N/A

Abstain – N/A

Absent – Wood

ROLL CALL

Chairman Merchant explained that the following three (3) applications are for similar uses by the same applicant on three (3) adjacent lots. Each application requires individual public hearings however if a person speaks at the first public hearing and wishes to offer the same comments on the 2nd and 3rd public hearings they may simply state that what they said before also applies to the subsequent application public hearings.

2300213 – Cook Realty – A request for a Special Use Permit to allow a short-term rental located at 1125 John Marshall Highway and identified on tax map 20A103-8A. The property is zoned R-1, Residential District.

Commissioner Williams recused himself from reviewing and voting on the three (3) applications.

Mr. Ware reviewed the request of application #2300213 for 1125 John Marshall Highway. He stated this would be a whole house rental of the main building labeled as cottages 3 and 4. This contains two (2) bedrooms for four (4) people and has one (1) accessory use dwelling unit, cottage 5 with one (1) bedroom for two (2) people. A total of three (3) parking spaces is required.

As of the date of this meeting structures identified as cottage 3 and 4 have not been connected to make one (1) main building. The parking area to accommodate at least three (3) parking spaces has not been completed. Therefore, a final inspection of the site has not been conducted. Town Code 175-3 requires no more than one accessory dwelling to be located on each property. Staff recommends conditions be placed on this special use permit.

At the meeting the applicant distributed binders to Commission members with information regarding her request and property history. Ms. Cook explained the history of the property and prior uses. It had previously been called “Wilsons Motorcoach Lodge”. It was then sold to the “Halls” for the same use and then sold again. Ms. Cook shared that she had met with previous Planning & Zoning Staff when she first purchased the property and was told she did not need to

rezone the property and that she should continue to use the property as previously used. After meeting with the current Director, Ms. Kopishke the path moving forward has changed somewhat. It was determined they would need to have three (3) lots with Cottages 3, 4 and 5 being on one lot, the main house on one lot and the last two cottages on a separate lot. She noted it was approved in the 1950s to be a motorcoach lodge. The new Comprehensive Plan that has not yet been approved designates this area as mixed use. Currently it is considered to be in a low-density area, which she disagrees with noting that the property is surrounded by commercial properties. The best use of the property offered by the Town is for it to be used as an Airbnb. Ms. Cook expressed that individuals coming from Northern Virginia will have a beautiful place to stay as well as Town residents that want to have family reunions, small group reunions, small vow renewals, small birthday parties, will have a place to house guests and entertain for such occasions. She stated she has made this property something the community can be proud of and hopes that the Planning Commission will support her.

Chairman Merchant opened the public hearing.

Andi Robinson, 413 Viscose Avenue, Front Royal, VA reviewed the binder that was distributed to Commissioner members. Ms. Robinson shared that the “Trellis” works with the proposed Comprehensive Plan. She reviewed the surrounding zoning districts to the property. The Comprehensive Plan supports, encourages, and promotes small town character and the “Trellis” provides that small town character.

Connie Bradley, 411 Duncan Avenue, Front Royal, VA. Ms. Bradley spoke in favor of approving the special use permit application and believes it will be a place to create good memories.

Shannon Brickey, 1415 Markham Street. Ms. Brickey spoke in favor of the project.

Sheree Jennings, 29 Pine Branch Drive, Bentonville, VA 22610. Ms. Jennings shared that she was grateful to Ms. Cook for putting the time and energy back into the community. She believes this will impact local businesses in a positive way and is in favor of application approval.

Ellen Aders, 219 E. Prospect Street, Front Royal, VA. Ms. Aders explained she had met Ms. Cook 2 weeks ago when she toured the property. She stated it is beautiful and well done with a sound business plan. Ms. Aders believes this project is a tremendous asset to the community and she is in favor of approving the application.

Joe Brogan, 143 Brogans Lane, Bentonville, VA. Mr. Brogan spoke in favor of the project. He noted he was the surveyor for the project. This was a dilapidated property, and everyone can appreciate Ms. Cooks renovations. He feels that bringing this back to a tourist property is a good fit for the community. Mr. Brogan noted that utilities had to be run separately, a subdivision of the property was required and address primary and secondary use issues. They have been working with the Planning Department and said they are pretty close to the finish line.

Jennifer Ruffner, 705 New Avenue, Front Royal, VA. Ms. Ruffner shared her history in Front Royal noting that she moved back to Front Royal in 2020 and the property looked horrible. She

commented that the property is now beautiful, and she is in favor of approving the application request.

Mandy Newman, 138 Passage Manor Drive, Strasburg, VA. Ms. Newman shared that she strongly supports approving the application request and that Ms. Cook has shown her commitment to the community with these renovations. She believes this will benefit the local economy and the community as a whole.

Scott Lloyd, 1149 Happy Ridge Drive, Front Royal, VA. Mr. Lloyd stated that Ms. Cook's project is the exact thing that will drive interest and foster a sense of community. He is in support of the project.

Amanda Kindall, 325 Walker Farm Drive, Front Royal, VA. Ms. Kindall stated that she supports Ms. Cook and the project. She mentioned that it would be nice for people to have somewhere to stay that is not a rundown hotel.

Ann Shaffer, 350 Viscose Avenue, Front Royal, VA. Ms. Shaffer spoke in favor of the application request noting that the Town needs places to stay other than the hotels which are not the greatest.

Hearing no additional speakers, Chairman Merchant closed the public hearing.

Chairman Merchant stated that he is in opposition of short-term rentals in residential zones. He noted that this application has tested the limits of the current short-term rental ordinance. This is a residential zone, but he believes this is a very appropriate use for this location but believes this property should have been rezoned. The upcoming Comprehensive Plan designates this area for mixed use but the question that keeps coming to mind is would we want this type of arrangement, for example in Vaught Estates, Marlow Heights or any other R-1 subdivision located in the Town. What he doesn't want to occur is "greenlighting" future instances of people putting 5 or 6 units on a single residential lot. People have bought adjacent to this property as an R-1 single-family zone. Chairman Merchant expressed that he was torn as to what recommendation to send to Town Council. When the ordinance was created for short-term rentals, the Town Council assured him that it would be implemented and then looked at in a year or two to determine if it was being abused or if there are problems. Maybe this would be a situation where the Town Council could revisit short-term rentals being allowed in residential districts. He has heard tonight that this application before them is now going to be an event center and that is something they do not want in a residential zone.

Vice Chairman Wells shared that this is a great looking property that fills a need in the community for this type of project. He believes it will align with the future Comprehensive Plan.

Commissioner Marshner moved, seconded by Vice Chairman Wells that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300213 for a Short-Term Rental located at 1125 John Marshall Highway with the following conditions:

- 1. The special use permit is contingent upon the units passing Staff inspection before commencement of the use.*
- 2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.*
- 3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.*

VOTE: Yes – Merchant, Marshner, Wells

No – N/A

Abstain – Williams

Absent – Wood

ROLL CALL

2300214 – Cook Realty - A request for a Special Use Permit to allow a short-term rental located at 1121 John Marshall Highway and identified on tax map 20A103-8. The property is zoned R-1, Residential District.

Mr. Ware reviewed the application request for a short-term rental at 1121 John Marshall Highway. The request is for a whole house rental of the main house with three (3) bedrooms for six (6) people. Three (3) parking spaces are required. As of the date of this meeting the structure and the required parking areas are not complete therefore a final inspection has not been conducted. Town Staff recommends that conditions be placed on the special use permit.

Ms. Cook shared that she tried to enhance the property so that it could be used as the primary structure with three (3) other cottages so they can be used individually or all together. The last thing they need to do is connect cottages 3 and 4, which should be done in another week and the main house should be complete in the middle of June.

Chairman Merchant opened the public hearing.

The following individuals echoed their comments made for application # 2300213:

Shannon Brickey

Connie Bradley

Andi Robinson

Sheree Jennings

Ellen Aders

Joe Brogan

Jennifer Ruffner

Mandy Newman

Hearing no additional speakers Chairman Merchant closed the public hearing.

There was no additional discussion.

Vice Chairman Wells moved, seconded by Commissioner Marshner that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300214 for a Short-Term Rental located at 1121 John Marshall Highway with the following conditions:

- 1. The special use permit is contingent upon the units passing Staff inspection before commencement of the use.***
- 2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.***

VOTE: Yes – Marshner, Merchant, Wells

No – N/A

Abstain – Williams

Absent – Wood

ROLL CALL

2300215 – Cook Realty - A request for a Special Use Permit to allow a short-term rental located at 1135 John Marshall Highway and identified on tax map 20A103-9. The property is zoned R-1, Residential District.

Mr. Ware reviewed application #2300215 for a short-term rental at 1135 John Marshall Highway. The request is for a whole house rental of the main building denoted as cottage 2 with one (1) bedroom for two (2) people and one accessory use dwelling unit with cottage 1 containing one (1) bedroom for two (2) people requiring a total of two (2) parking spaces. As of the date of this meeting the structure and required parking area are not complete therefore a final inspection has not been conducted. Town Staff recommends conditions to be placed on this special use permit.

Chairman Merchant opened the public hearing.

The following individuals echoed their comments made for application # 2300213:

Shannon Brickey
Connie Bradley
Andi Robinson
Sheree Jennings
Ellen Aders
Joe Brogan
Jennifer Ruffner
Mandy Newman

Hearing no additional speakers Chairman Merchant closed the public hearing.

Commissioner Marshner moved, seconded by Vice Chairman Wells that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2300215 for a Short-Term Rental located at 1135 John Marshall Highway with the following conditions:

- 1. The special use permit is contingent upon the units passing Staff inspection before commencement of the use.*
- 2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.*

VOTE: Yes – Wells, Merchant, Marshner
No – N/A
Abstain – Williams
Absent – Wood

ROLL CALL

NEW BUSINESS

2300152 – 116 South Street, LLC – A Site Plan Application has been submitted for a 1,260 square foot building expansion; an addition of a 219 square foot trellis and patio located at 116 South Street and identified on tax map 20A7-6-36A. The request also includes a new parking lot with 39 new spaces located at 351 Pine Street and identified by tax map 2-A7-6-22 & 23. The properties are zoned C-1, Community Business District.

Mr. Ware explained that the Site Plan Application for 116 South Street was a major site plan application for a 1,260 square foot building expansion; a 219 square foot trellis and patio seating area; a new parking lot expansion to furnish 22 parking spaces as well as a new reconfiguration of the current parking lot and drive-thru.

Plan review from the Planning Department, Public Works and Energy Services offered very few comments as the site was very well designed. As of the date of this meeting the Civil Engineering firm Potesta and Associates has not received any comments from Warren County regarding their portion of plan review which entails corrosion and sediment control and stormwater management. The applicant will demolish the current drive-thru, reconfigure part of the parking lot and go across Pine Street to create additional parking on two (2) lots. Landscaping will be provided around the edge of the parking lot as required by the Town Code.

Staff recommended to the Civil Engineer that the plans should not be resubmitted until all agencies have commented on the first submission. Town Staff recommends approval of the submitted site plan application with the following condition:

1. All comments from Town Staff and other agencies be appropriately addressed before final approval is granted.

The applicant and representative were present to answer questions.

Chairman Merchant asked if the parking lot lighting was dark sky compliant.

Mr. Ware explained that the model that was submitted in the 1st submission was not dark sky approved. That is one of Staff's comments to be addressed.

Chairman Merchant mentioned the existing 2-story dwelling located on the Pine Street lot and asked how it would be used.

The applicant Steven Antonelli, 166 Timber Ridge Drive, Front Royal, VA. Mr. Antonelli explained they were currently using it for storage. Depending on the buildout, they could potentially use that building as something besides storage.

Chairman Merchant said this was a good facility but expressed his concern with the traffic situation.

Mr. Antonelli stated he hoped that the proposed modifications would alleviate most of the traffic problems.

Commissioner Marshner moved, seconded by Vice Chairman Wells that the Planning Commission approve Site Plan Application #2300152 for a 1,260 square foot building expansion; a 219 square foot trellis addition and patio; and the addition of a new parking lot containing 39 spaces with the following condition:

- 1. That the application approval not be finalized until Warren County, Energy Services and Public Works comments have been received and complied with and all comments have been received and approved before the application is granted.***

VOTE: Yes – Merchant, Williams, Marshner, Wells

No – N/A

Abstain – N/A

Absent – Wood

ROLL CALL

OLD BUSINESS

Comprehensive Plan.

Chairman Merchant explained that at the last Planning Commission meeting they deferred action on the motion to approve the Comprehensive Plan to recommend Council approval of the document until the finalized document is in hand. There is technically a motion and a second.

Staff would like to schedule a special meeting on June 7, 2023 to certify the document and then go to a Town Council meeting in June.

Vice Chairman Wells moved, seconded by Commissioner Williams to postpone the pending motion until the next special meeting scheduled for June 7, 2023.

VOTE: Yes – Williams, Marshner, Merchant, Wells

No – N/A

Abstain – N/A

Absent – Wood

ROLL CALL

COMMISSION MEMBER REPORTS

Chairman Merchant noted that Vice Chairman Wells had completed and passed the Certified Planning Commissioners Program.

Chairman Merchant stated there was lots of high grass in the Town and mentioned that the Town does have something in the Town Ordinance regarding high grass and encouraged residents in Town to comply with the ordinance.

Commissioner Marshner mentioned there has been a truck with a pink donut on it parked on Stonewall Drive for several months.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the April monthly report.

VDOT and a representative from Norfolk Southern Railroad attended the Transportation Subcommittee meeting. There was a general discussion of the impacts the railroad has on the northern portion of the Town.

Chairman Merchant asked if there were minutes available for the Transportation Subcommittee meetings. Ms. Kopishke said there are video recordings of the meetings and Warren County should have minutes of those meetings.

ADJOURNMENT

Commissioner Williams moved, seconded by Vice Chairman Wells to adjourn the meeting.

VOTE: Yes – Williams, Wells, Merchant, Marshner
No – N/A
Abstain – N/A
Absent – Wood

VOICE VOTE

The meeting was adjourned at 8:37 p.m.

Approved by Planning Commission
Date: _____

PLANNING COMMISSION SPECIAL MEETINGTown Hall – 2nd Floor, East Conference Room

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.

CALL TO ORDER

Chairman Merchant called the special meeting of the Planning Commission to order at 6:00 pm.

ROLL CALL

Present: Darryl Merchant, Chairman
Connie Marshner, Commissioner
Glenn Wood, Commissioner
Michael Williams, Commissioner

Absent: Daniel Wells, Vice Chairman

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

OLD BUSINESS

- **Comprehensive Plan** - Certification and recommendation of the new Comprehensive Plan document which shall update and supersede the Front Royal Comprehensive Plan, adopted March 23, 1998. Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia outlines the legal authority and requirement that all localities prepare, recommend, and adopt a Comprehensive Plan.

Chairman Merchant explained there was a motion on the floor and a second from the April 19, 2023 meeting. He stated they needed to amend the previous motion changing the date of the Final Document from November 30, 2022 to May 19, 2023.

Commissioner Marshner moved, seconded by Commissioner Williams to amend the date in the previous motion to May 19, 2023.

Note: This being the only change.

VOTE: Yes – Williams, Wood, Marshner, Merchant

No – N/A

Abstain – N/A

Absent – Wells

ROLL CALL

Ms. Potter read the previous Planning Commission motion from the April 19, 2023 meeting with the date change.

Commissioner Williams moved, seconded by Commissioner Wood to forward a recommendation of approval to Town Council and certify the Comprehensive Plan document dated May 19, 2023 in accordance with Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia with all the amendments listed in the documents entitled Spreadsheet Comp Plan Map Amendments, Future Land Use, Categories, amendments and also with the understanding this will remain a living document.

Vice Chairman Wells moved, seconded by Commissioner Wood to postpone consideration of the pending motion until our next regularly scheduled meeting on May 17, 2023.

The decision at the May 17, 2023 meeting was postponed to the June 7, 2023 special meeting.

Commissioner Wood mentioned that there was a minor correction needed but did not think it was a reason to postpone a vote.

Commissioner Williams reminded Commission members that this was a living document.

Chairman Merchant thanked Ms. Kopishke and staff for their work on the proposed Comprehensive Plan. His wish for the Comprehensive Plan was to determine what the will of the people is. The primary thing he heard was “hometown charm”. That is the direction staff, and the consultant took in building a document around that statement. Chairman Merchant stated that he supports moving the document forward to the Town Council.

VOTE: Yes – Marshner, Williams, Wood, Merchant

No – N/A

Abstain – N/A

Absent – Wells

ROLL CALL

ADJOURNMENT

Chairman Merchant asked all those in favor of adjourning the meeting say aye.

VOTE: Yes – Wood, Marshner, Merchant, Williams

No – N/A

Abstain – N/A

Absent – Wells

VOICE VOTE

The meeting was adjourned at 6:07 p.m.

Approved by Planning Commission

Date: _____

**SPECIAL USE PERMIT
SHORT-TERM RENTAL**

**JOSEPH CHETUPUZZA
912 VIRGINIA AVENUE**



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: Joseph Chetupuzha PHONE: 7033429080
ADDRESS 912 Virginia Avenue, Front Royal, Virginia
E-MAIL Joseph.Springfield@gmail.com

PROPERTY OWNER:

NAME: Joseph Chetupuzha PHONE: 7033429080
ADDRESS 912 Virginia Avenue, Front Royal, Virginia
E-MAIL Joseph.Springfield@gmail.com

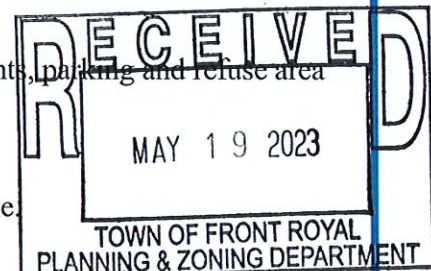
PROPERTY DESCRIPTION:

PROPERTY ADDRESS 912 Virginia Avenue, Front Royal, Virginia
TAX MAP 20A5 SECTION 3 BLOCK 38 LOT 6A1
SUBDIVISION NAME Front Royal Riverton Improvement
ZONING DISTRICT R-3 Residential Medium to High Density ACREAGE .15
SPECIFIC SPECIAL USE PERMIT REQUEST _____

☐ Whole house rental ☒ Partial rental, # of rooms rented 3
☒ 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 # _____ Date Paid _____



IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) 7033429080
at (phone number) _____ or (property manager) _____
at (phone number) _____.

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 2 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)

•Living room
•3 Bathrooms
•3 Bedrooms
•Kitchen
•Dining room

- 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)

Trash is to be collected on Mondays's and should be placed at the beginning of the entrance of the compound. The property owner will take care of this.

CHECK-IN & CHECK-OUT

Provide details

- Check-in time will be at 4 PM, but can be negotiable depending on the customer's needs.
- The code for getting into the house will be provided within one business day of booking.
- Check-out time will be at 12 Pm but can be negotiable depending on the customer's needs.
- The guests are requested leave the property in the same condition that they found it

WIFI/PHONE/ETC

Provide details for special amenities if available

- Wifi is included

SPECIFIC PROPERTY DETAILS

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

The property is 6521 Sq ft. Use of all available household features are permitted provided they are within reasonable use.

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

- No shooting of firearms
- No fireworks
- No illicit substances
- No parties

Revised 5/06/2022

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 _____

05/19/2023

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.

Property Identification Card

Record Number: 10595

COUNTY OF WARREN

Property Information (Map: 20A5 338 6A1)

Owner:
CHETUPUZZHA JOSEPH P

Owner Address:
912 VIRGINIA AVE

FRONT ROYAL, VA 22630

Total Land Area:
0.15 Acres

Property Address:
912 VIRGINIA AVE
FRONT ROYAL, VA 22630

Legal Description(s):
L 6A1 BL 38 FRONT ROYAL
RIVERTON IMP CO SUB LOT
6,7,8 LR22-4882

Zoned:
R3

Prior Assessment:
\$25,000

Magisterial District:
NORTH RIVER - TOWN

Instrument:
23 0000979

Remarks:
DWELLING MOVED TO L 9 PER PLAT
6/19
LF

Assessment Values (Map: 20A5 338 6A1)

Building 1:	\$243,200
Land Value:	\$28,800
Other Improvements:	\$0.00
Total Value:	\$272,000

Acreage Description (Map: 20A5 338 6A1)

Size In Acres:	.15
Description:	Homesite
Lump Sum or Per Acre:	Lump Sum
Unit Value:	
Adjustment Percentage:	0.00
Utility Value:	28,800
Acreage Value:	\$28,800

Total Value:	\$28,800
---------------------	-----------------

Other Improvements (Map: 20A5 338 6A1)

TOTAL VALUE:

Sales Information (Map: 20A5 338 6A1)

Sales Date:	3/10/2023
Sales Price:	\$354,900
Instrument:	Instrument: 23 0000979
Grantor:	GOOD AND GOOD LLC

Transaction History (Map: 20A5 338 6A1)

Sales Date:	7/15/2019
Sales Price:	\$124,500
Instrument:	LR 19 0003466
Grantee:	GOOD AND GOOD LLC

Sales Date:	6/26/2013
Sales Price:	
Instrument:	LR 13 0004293
Grantee:	SHENANDOAH AVENUE LLC

Sales Date:	4/30/2001
Sales Price:	\$170,000
Instrument:	LR 01 0002857
Grantee:	LLEWELLYN RONALD L & CORINNE

Sales Date:	11/20/2000
Sales Price:	
Instrument:	LR 00 0007115
Grantee:	DAVISON DARYL D ET UX

Sales Date:	8/25/1995
Sales Price:	
Instrument:	LR 95 0004194
Grantee:	DAVISON DARYL D ET UX ET AL

Sales Date:	00/00/0000
Sales Price:	
Instrument:	0
Grantee:	WINES RENA B

Building Information (Map: 20A5 338 6A1)

Building 1:

EXTERIOR INFORMATION

Year Built:	2022
Occupancy Type:	TWNHSE/CONDO
Condition:	GOOD
Foundation:	CONCRETE
Exterior Walls:	VINYL
Roofing:	COMP SHG
Roof Type:	GABLE
Garage:	NONE
Number of Cars:	None
Built-In No. Cars:	None
Carport:	NONE

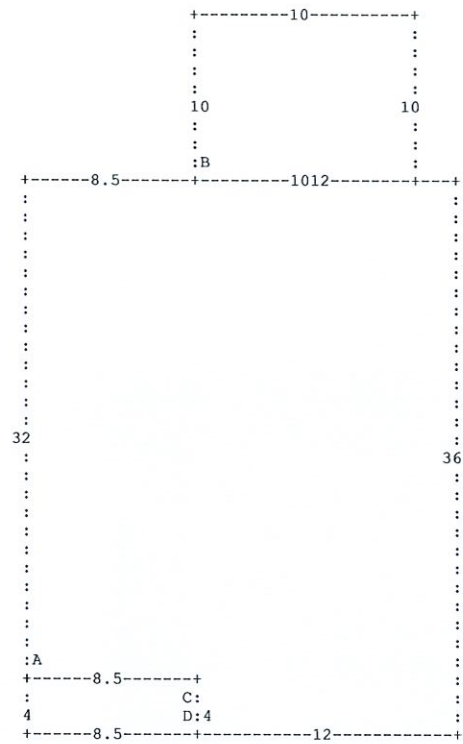
INTERIOR INFORMATION

Story Height:	2.00
Number of Rooms:	6
Number of Bedrooms:	3
Number of Full Baths:	2
Number of Half Baths:	1
Building Sq. Feet:	1442
Basement Sq. Feet:	704
Fin. Basement Sq. Feet:	None
Interior Walls:	DRYWALL
Floors:	WOOD
Floors:	CARPET
Floors:	VINYL
Heating:	HEAT PUMP
A/C:	YES

SITE INFORMATION

Zoning Type:	R3
Terrain Type:	ON
Character:	ROLLING/SLOPING
Right of Way:	PUBLIC
Easements:	PAVED
Water:	PUB-I
Sewer:	PUB-I
Electric:	YES
Gas:	NO
Fuel Type:	ELECTRIC
Utility Value:	None
Fireplace:	None
Stk Fireplace:	None
Flues:	None
Metal Flues:	None
Stacked Flues:	None
Inop. Flue/FP:	None

Building 1 Sketch



I, Joseph Chetupuzha, give the Town written consent to inspect 912 Virginia Avenue, Front Royal, Va to ascertain compliance with all the necessary performance standards upon a twenty-four-hour notice.

A handwritten signature in black ink, appearing to read "Joseph Chetupuzha". The signature is stylized with large, flowing loops and a prominent horizontal stroke across the middle.

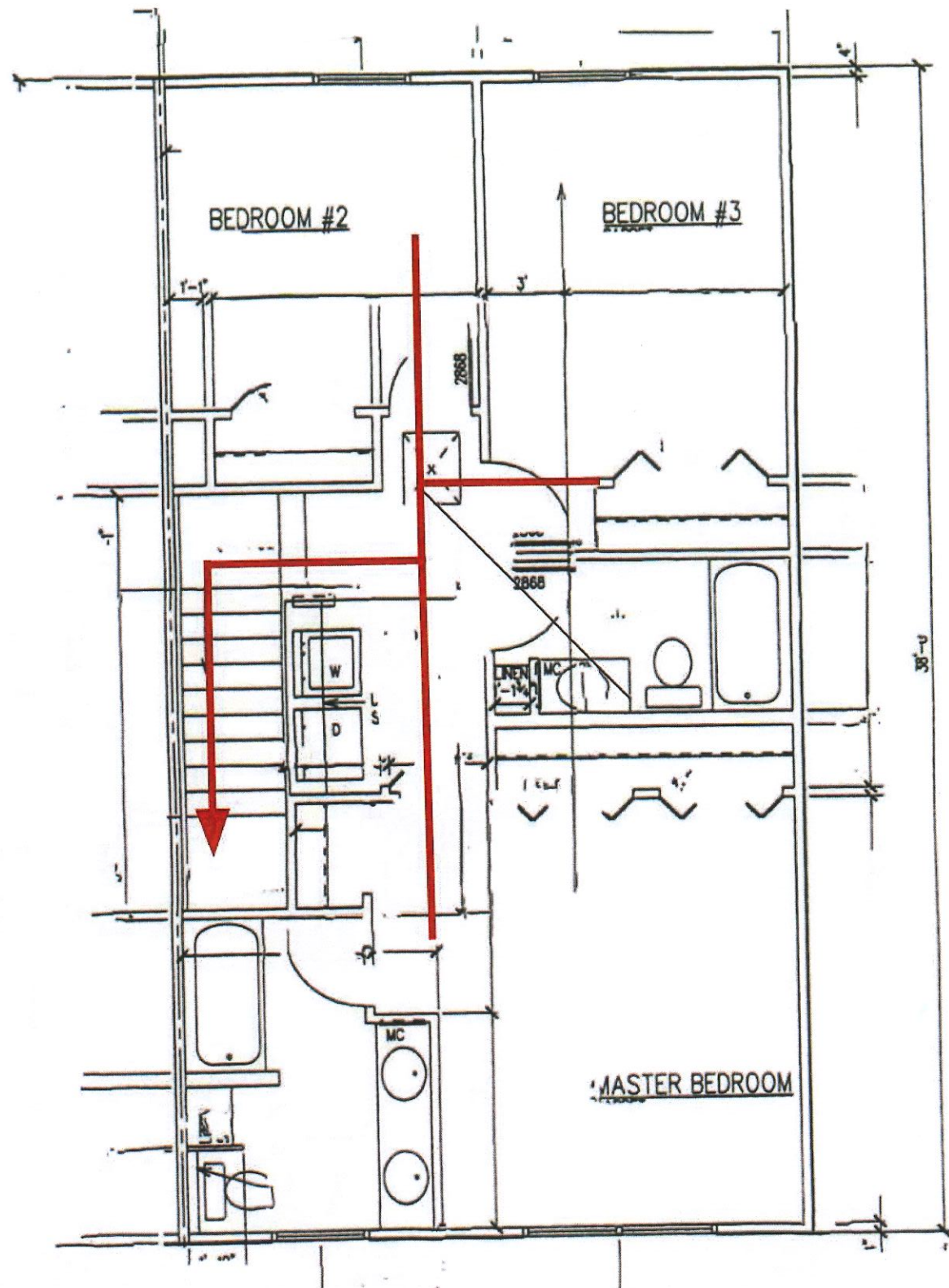
Signature_____ Date: 05/19/2023

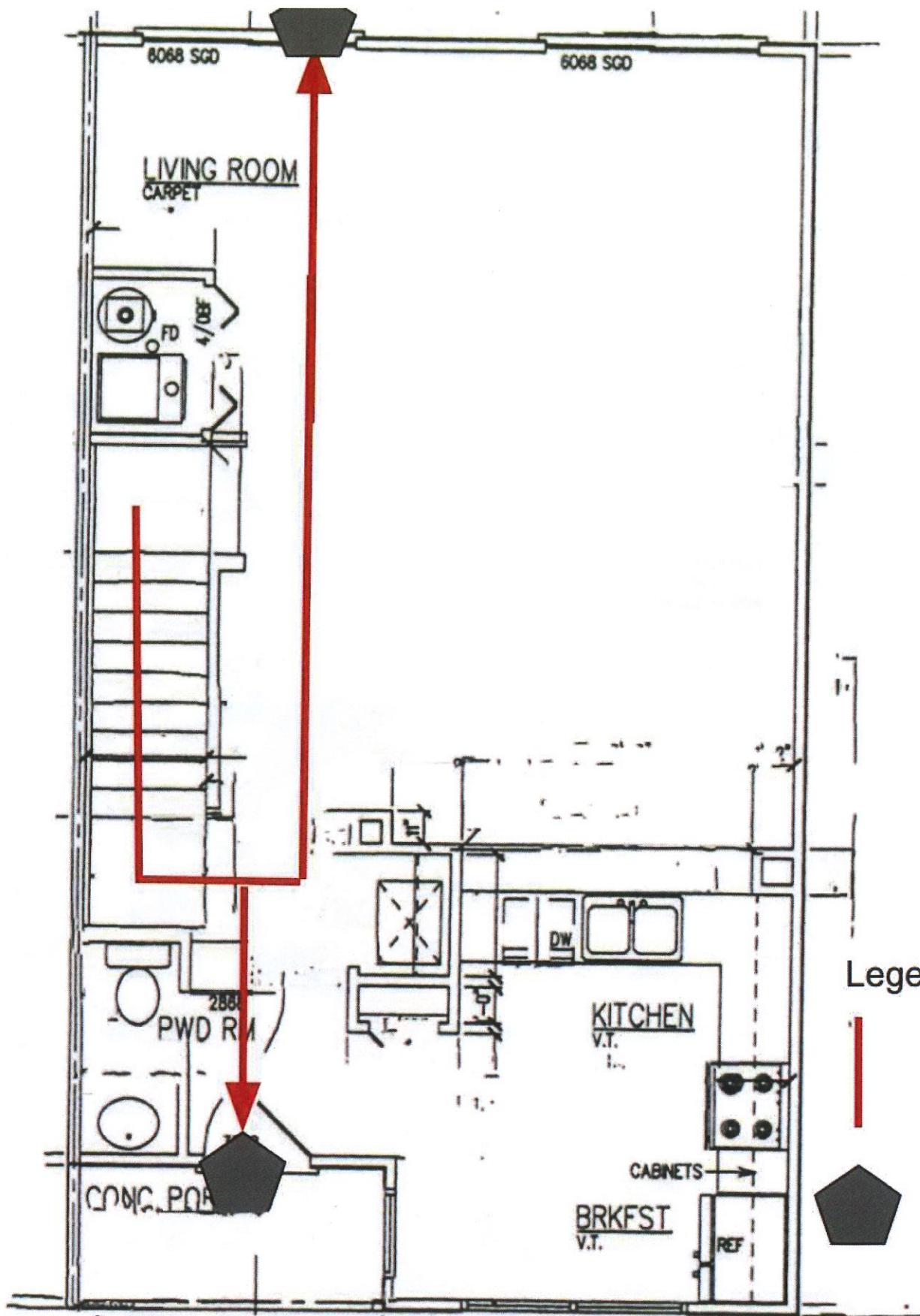
Property Management Plan

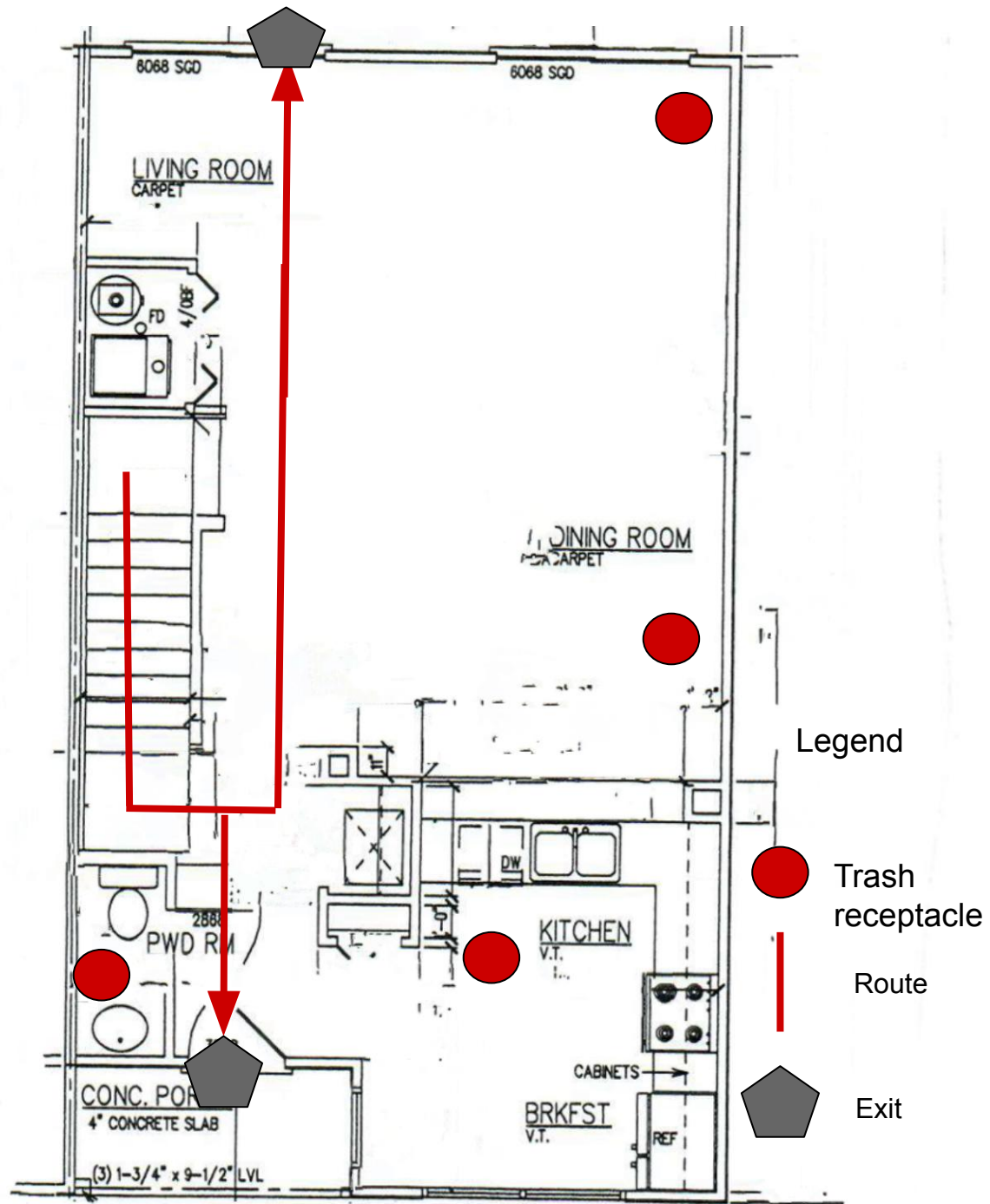
The Airbnb at 912 Virginia Ave shall be managed by the property owner and Host, Joseph Chetupuzha. The property owner resides on the bottom floor of the airbnb and will not come into contact with the residents on the top two floors except for if there are any noise complaints, disturbances, conflicts, or special requests. A fire extinguisher is provided and located in the kitchen as well as carbon monoxide detectors on all floors. The AirBnB guests will be provided with check in and check out times of which can be adjusted with permission from the host. The guests are permitted to use the two parking spots in front of the house. The guests are expected to maintain the appropriate noise levels and not exceed the capacity of 6 persons. The guests are expected to clean up all trash and leave them in the trash receptacles or Trash Can Outside. The guests are expected to check out at the check out time unless with permission from the host.

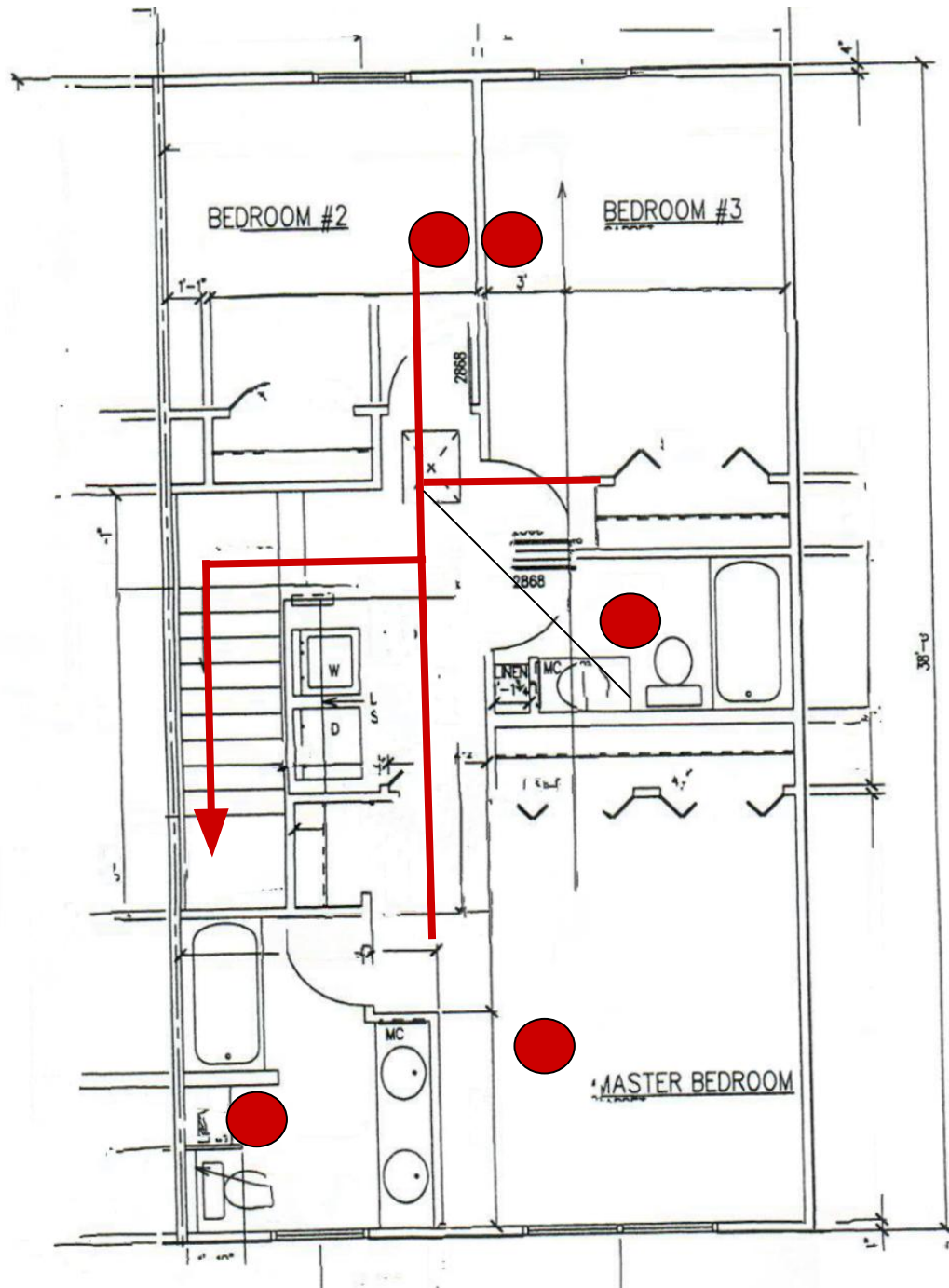
Points of Contact:

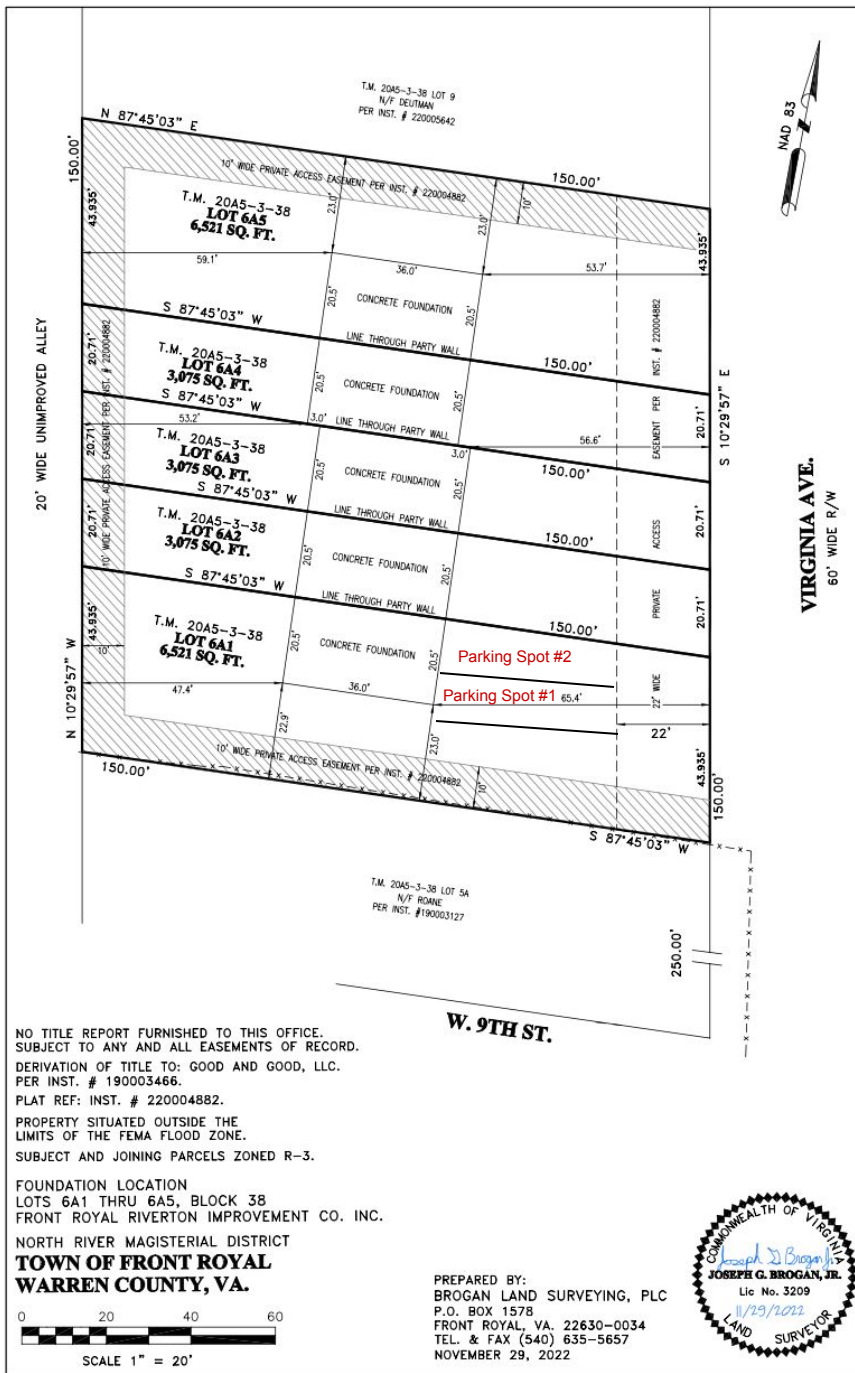
Joseph Chetupuzha - 7033429080(text/call) Jchetupuzha@gmail.com



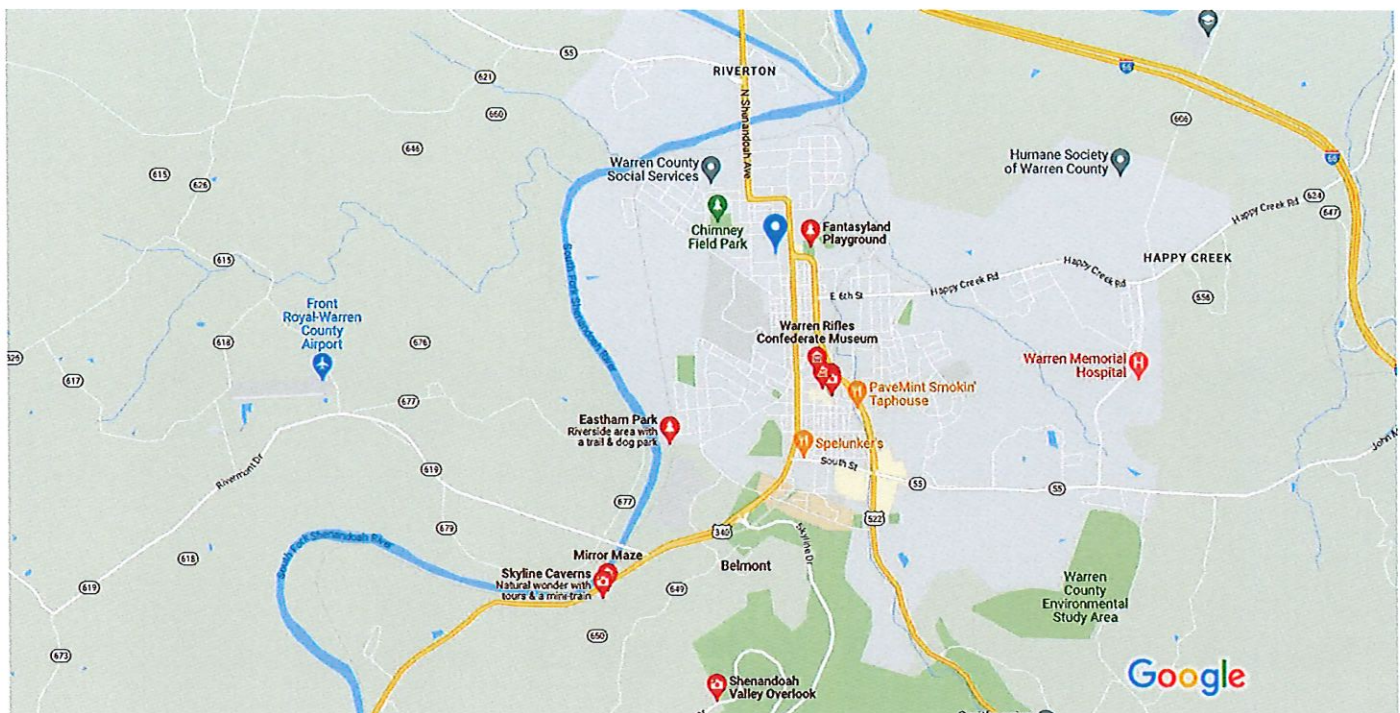








Google Maps Things to do



Map data ©2023 Google 2000 ft

Rating

Hours

All filters

Skyline Caverns

4.6 (1,872)

Tourist attraction · 10344 Stonewall

Jackson Hwy

Natural wonder with tours & a mini-train

Open · Closes 4 PM

"Amazing things to see inside the caves!"



Mirror Maze

4.4 (19)

Tourist attraction · 10344 Stonewall

Jackson Hwy

Open · Closes 5 PM

"My favorite thing to do is beating my husband in these mazes. We do ..."



Warren Rifles Confederate Museum

4.3 (53)

Tourist attraction · 95 Chester St



Open · Closes 4 PM

👤 "Historic place and things to see. Good place to visit"

Shenandoah Valley Overlook

4.8 (453)

Tourist attraction

Open 24 hours



👤 "What a gorgeous view. Very serene and beautiful."

Dickey Ridge Visitor Center

4.6 (2,029)

Visitor center · 17065 Skyline Dr

Visitor facility with info, film & views

Open · Closes 5 PM



👤 "There were a large selection of souvenirs, books and other items that ..."

State Arboretum of Virginia

4.8 (628)

Tourist attraction · 400 Blandy Farm Ln



👤 "... do art plus great educational programs available."

Chapter 106NOISE

Sections:

106-1 THROUGH 106-4 (RESERVED)**106-5 DECLARATION OF FINDINGS AND POLICY****106-6 DEFINITIONS****106-7 ADMINISTRATION AND ENFORCEMENT****106-8 PROHIBITED NOISE****106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES****106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACE OF PUBLIC ENTERTAINMENT OR ASSEMBLY****106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES****106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM****106-13 RESPONSIBILITY OF THE PROPERTY OWNER****106-14 EXCEPTIONS FROM CHAPTER****106-15 BUILDING, UTILITY, ROAD CONSTRUCTION AND EXCAVATION OPERATIONS****106-16 TESTING OF METERING DEVICES****106-17 PENALTIES****106-18 SEPARABILITY**

Adopted by the Town Council of the Town of Front Royal 3-11-85. 106-1 through 106-4 were repealed by Ordinance No. 12-04 on 10-11-04. Amendments noted where applicable.

106-1 THROUGH 106-4 (RESERVED)

(Ord. No. 12-04 Repealed 10-11-04-Effective Upon Passage)

106-5 DECLARATION OF FINDINGS AND POLICY

The Town Council hereby finds and declares that excessive sound is a serious hazard to the public health, welfare, peace, safety, and the quality of life; that a substantial body of science and technology exists by which excessive sound may be substantially abated; that the people have a right to and should be ensured an environment free from excessive sound that may jeopardize the public health, welfare, peace, and safety or degrade the quality of life; and that it is the policy of the Town of Front Royal to prevent such excessive sound.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-6 DEFINITIONS

For the purposes of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this subsection.

A. **A-WEIGHTED SOUND LEVEL.** The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(a) or dBA.

B. **DAYTIME** The local time of day between the hours of 7:00 A.M. and 10:00 P.M.

C. **DECIBEL (dB).** A unit for measuring the volume of a sound equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (twenty micronewtons per square meter).

D. **dBA** shall mean the sound pressure level as measured on a sound meter set to slow response to the A-weighted scale to approximate the frequency response of the human auditory system.

E. **EMERGENCY WORK** shall mean work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from immediate exposure to danger, including work performed by public service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety or welfare of the community.

F. **NIGHTTIME.** The local time between the hours of 10:00 P.M. and 7:00 A.M.

G. **NOISE** shall mean any sound which may cause or tend to cause an adverse psychological or physiological effect on human beings.

H. **NOISE SOURCE** shall mean any equipment, motor vehicle, motorcycle or facility, fixed or movable, capable of emitting sound beyond the property boundary of the property on which the equipment is used, but not including motor vehicles or motorcycles operated on public rights-of-way.

I. **SOUND.** An oscillation in pressure, particle displacement, particle velocity or other physical parameter in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound including duration, intensity, and frequency.

J. **SOUND LEVEL.** The weighted sound pressure level obtained by the use of an approved sound level meter and the A-frequency weighting network, as specified in American National Standards Institute specifications for sound level meters.

K. **SOUND LEVEL METER** shall mean an instrument to measure sound pressure levels which shall meet or exceed performance standards for a "type two" meter as specified by the American National Standards Institute.

L. **SOUND PRESSURE** shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-7 ADMINISTRATION AND ENFORCEMENT

The noise control program established by this section shall be enforced and administered by the Chief of Police with the assistance of other Town departments as required.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-8 PROHIBITED NOISE

A. 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 detrimental 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.

B. Specific Acts as Noise Disturbances.

The following acts are declared to be noise disturbances in violation of this Chapter, provided that the acts so specified shall not be deemed to be an exclusive enumeration of those acts which may constitute a noise disturbance under Section 106-8(A):

1. Operating or causing to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys, drainage or public utility systems or parts thereof, and appurtenances thereto in the outdoors between the hours of 9:00 p.m. and 7:00 a.m. the following day, except as provided in Section 106-15.
2. Repairing, rebuilding or modifying any motor vehicle or other mechanical device in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.
3. The collection of trash or refuse in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.
4. Loading or unloading trucks in the outdoors within one hundred (100) yards of a residence between the hours of 9:00 p.m. and 7:00 a.m. the following day; provided that this subsection shall not apply to any business that has been in operation at its current location since prior to January 1, 1980.

(Ord. No. 01-06 amended 1-23-06-Effective Upon Passage)

5. Sounding the horn or warning device of a vehicle, except when necessary as a warning during the operation of the vehicle. Sounding of such horn or other device more than once every two (2) minutes in any one town block and with a duration of more than five (5) seconds for any single emission shall be *prima facie* evidence of violation of this section.
6. Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound, between the hours of

10:00 p.m. and 8:00 a.m. the following day, in such a manner as to be plainly audible across property boundaries or through partitions common to two (2) residences within a building

7. Operating or permitting the operation of any radio, tape player, compact disc player or other device for the production of sound on a public right-of-way or in a public place in such a way that the sound is plainly audible at a distance of fifty (50) feet from such device, whether or not the device is situated within a motor vehicle.

8. Owning, keeping, possessing or harboring any animal which frequently or habitually howls, barks, meows, squawks or makes such other noise as is plainly audible across property boundaries or through partitions common to two (2) residences within a building.

9. The use of any automobile, motorcycle or vehicle so out of repair, so loaded or operated in such a manner as to create loud and unnecessary grating, grinding, rattling or other noises.

10. The discharge of the exhaust of any internal combustion engine into the open air except through a device which will effectively prohibit loud and explosive noises.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES

It shall be unlawful for any person to operate, or permit to be operated, any noise source in such a manner that the noise source emits a sound pressure level which exceeds the limits set forth below when measured on property other than that on which the noise source is located. The category of applicable sound pressure limits shall be determined by the zoning district classification of the property on which the noise is produced. Property which has been specifically determined by the Planning Commission to be within an area designated on the Comprehensive Plan for industrial use shall be deemed to fall into the industrial classification for the purposes of this ordinance, even if the property has not yet been re-zoned.

(Ord. 01-06 Amended 1-23-06-Effective Upon Passage)

Land Use Designation Where Noise is Measured.	Maximum Allowed Noise in Daytime (in dBA)	Maximum Allowed Noise in Nighttime (in dBA)
Agricultural & Residential Zones, A-1,R-1,R1-A,R-2,R-3	60	50
Commercial Zones C-1, C-2, C-3	70	65
Industrial Zones 1-1,1-2	80	80

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACES OF PUBLIC ENTERTAINMENT OR ASSEMBLY.

It shall be unlawful for any person to operate, or permit to be operated, any loudspeaker or other device for the production of sound in any place of public entertainment or other place of public assembly which produces sound measure levels of ninety (90) dBA of greater at any point that is normally occupied by a person, unless conspicuous and legible signs are located outside such place, near the entrance, stating "WARNING, EXPOSURE TO SOUND ENVIRONMENT WITHIN MAY CAUSE HEARING IMPAIRMENT."

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES

It shall be unlawful for any person to operate for commercial advertising purposes any loudspeaker or other like device or mechanism used to emit sound of any kind, which loudspeaker or other like device or mechanism is attached to or installed in any vehicle, when the vehicle is being driven, drawn, or parked along or upon the streets of the Town.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM

No person within the Town limits shall operate or permit the use or operation of any radio, tape player, compact disc player, or any other device which produces, reproduces, or amplifies sound in a motor vehicle, in such a manner that the sound can be heard more than fifty (50) feet from the motor vehicle.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-13 RESPONSIBILITY OF THE PROPERTY OWNER

It shall be unlawful for a property owner knowingly to allow the creation of noise prohibited by this Chapter, within the boundaries of his or her property.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-14 EXCEPTIONS FROM CHAPTER

The provisions of this Chapter shall not apply to the following activities:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency or to the emission of sound in the performance of emergency work;
2. Noise caused by or arising out of activities related to repair, maintenance, replacement or alteration of public utility systems or parts thereof, public drainage systems or parts thereof, or streets and highways or parts thereof, and appurtenances thereto, where such activity is

reasonably necessary to further a public safety interest and/or to minimize disruption in the provision of public services, e.g., water, sewer and electric service; or

3. Parades, fireworks displays, and other organized public activities authorized by permit issued by an official of the Town.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-15 BUILDING, UTILITY, ROADCONSTRUCTION AND EXCAVATION OPERATIONS.

A. The erection, including excavation, demolition, alteration or repair of any building in a residential or business district, the performance of any work on a public utility, the performance of any work relating to road construction, and any excavation work on January 1st (New Year's Day), the last Monday in May (Memorial Day), July 4th (Independence Day), the first Monday in September (Labor Day), the fourth Thursday in November (Thanksgiving Day), and December 25th (Christmas Day), or other than between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, is prohibited, except in cases of necessity in the interest, public health, safety and welfare, and then only with a permit from the Town Manager or his designee. This prohibition does not apply to Town employees or to contractors performing work in compliance with the terms and requirements of a Town contract.

B. When one of the regular holidays mentioned in Subsection (a) of this section falls on a Saturday, the preceding Friday shall be declared the holiday. When one of the regular holidays falls on a Sunday, the following Monday shall be declared the holiday.

C. Construction. Notwithstanding any other provision in this Chapter, between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, construction, alteration or repair activities that are authorized by a valid Town permit shall be allowed if they meet at least one of the following noise limitations:

1. No individual piece of equipment shall produce a noise level exceeding 85 dB(A) at a distance of twenty-five (25) feet. If the device is housed within a structure on property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the equipment as possible.

2. The noise level at any point outside of the property planes of the project shall not exceed 90 dBA.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

16-16 TESTING OF METERING DEVICES

In order to implement and enforce this section effectively, the Chief of Police shall, within a reasonable time after the effective date of same, develop and promulgate standards and procedures for testing and validating sound level meters used in enforcement of this section.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-17 PENALTIES

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

B. Each violation and/or day of violation of any provision of this section shall constitute a separate offense.

C. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-18 SEVERABILITY

If any provision of this Chapter should be determined by a court of competent jurisdiction to be invalid, such determination shall not affect the validity of the remaining provisions of this Chapter.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

175-112 TOWNHOUSES (Site Plan Requirements)

All townhouses shall comply with the following regulations:

A. Area regulations shall be as follows:

1. Minimum lot size for townhouse construction: twenty thousand (20,000) square feet.
2. Minimum lot area per dwelling unit: two thousand five hundred (2,500) square feet.

B. Minimum width shall be as follows:

1. Minimum lot width for development: one hundred twenty-five (125) feet at setback line.
2. Minimum lot width per townhouse unit: twenty (20) feet.
 - a. In the case of a lot at the end of a row of townhouses, the lot width shall be forty (40) feet.
 - b. For corner lots at street intersections, the minimum lot width shall be fifty (50) feet.

C. Minimum yard requirements shall be as follows:

1. Front yard: forty (40) feet from the road right-of-way line. Required parking may be located in a front yard, but not closer than ten (10) feet to the ultimate street right-of-way and not closer than ten (10) feet to any townhouse unit.
2. Rear yard: forty (40) feet for each townhouse dwelling.
3. Side yard: twenty (20) feet for each end unit; thirty (30) feet for each corner lot at street intersections. When a townhouse abuts an R-1, or R-2 District, the side yard shall be thirty-five (35) feet.

D. Maximum building height shall be as follows:

1. Two and one-half (2) stories, but not to exceed thirty-five (35) feet.

E. Minimum parking space shall be as follows:

1. There shall be two (2) off-street parking spaces for each townhouse unit.
2. An off-street parking space shall be a minimum of ten by twenty (10 x 20) feet.
3. No parking space shall be located closer than ten (10) feet to any townhouse unit.

F. Other regulations for all townhouse construction:

1. There shall be no more than eight (8) townhouse units constructed in a continuous series.

2. Each dwelling shall be separated by a noncombustible party wall going through the roof, with a fire resistance of not less than two (2) hours duration.
3. Each townhouse shall front on a public or private street approved by the Town.
4. Concrete curb and gutters shall be installed along both sides of all new streets within the development. However, should a new street act as a boundary for townhouse developments, curb and gutter need only be installed on the side of the street adjacent to the development.
5. Walkways of four (4) feet in width, constructed of concrete or brick, shall be installed from parking areas to all townhouse structures served by such parking areas.
6. The radii of cul-de-sac shall be at least fifty (50) feet. No more than twenty-five (25) dwelling units shall be located on any cul-de-sac.
7. Accessory buildings are not permitted, except that on any lot there may be an enclosed storage shed not exceeding seven (7) feet in height nor exceeding ten (10) feet in length by ten (10) feet in width.
8. A ten-foot easement along the side and rear of each townhouse structure shall be provided in addition to the side yard in all townhouse developments.
9. Variation in townhouse design. The facades of dwelling units in a townhouse structure shall be varied by changed front yards of not less than three (3) feet and variation in materials and design so that not more than four (4) abutting units will have the same front yard depth and the same or essentially the same architectural treatment of facades and rooflines. Balconies and roofed porches may encroach up to five (5) feet into the front yards.
10. As determined by the Planning Commission and approved of by the Town Council, parking, as shown on the site plan, may be permitted in the rear of properties and access to such spaces may be permitted over an alley.

G. Special regulations for townhouse developments of one (1) acre and over. For townhouse developments of one (1) acre or more, the following regulations shall apply in addition to those previously noted:

1. Parking areas shall be set back at least thirty (30) feet from property lines of the development.
2. There shall be provided twenty-five hundredths (0.25) square feet of usable open space (not including parking or driveway areas) devoted to recreational use for every one (1) square foot of gross residential floor area. This space shall take the form of parks or play areas, etc. Usable open space shall not include front, rear or side yard areas of individual townhouse units.
3. Management of open space:

- a. All open space shall be preserved for its intended purpose as expressed in the final site plan.
 - b. Should the units be for rental purposes, the developer or rental agent shall be responsible for maintenance and management of open space.
 - c. Should the units be for sale, there shall be an establishment of a nonprofit association, corporation, trust or foundation of all individuals or corporations owning residential property within the planned development to ensure the maintenance of open spaces.
 - d. When the development is to administer open space through an association, nonprofit corporation, trust or foundation, said organization shall conform to the following requirements:
 - [1] The developer must establish the organization prior to the sale of any lots and/or units.
 - [2] Membership in the organization shall be mandatory for all residential property owners, present or future, within the planned community, and said organization shall not discriminate in its members or shareholders.
 - [3] The organization shall manage all open space and recreational and cultural facilities, shall provide for the maintenance, administration and operation of said land and improvements and any other common land within the planned community and shall secure adequate liability insurance on the land.
 - [4] The organization shall conform to the Condominium Act, Code of Virginia 1950, as amended.
4. The horizontal distance between groups of townhouses shall be:
- a. Two (2) times the average height of the two (2) groups of townhouses for front or rear walls facing front or rear walls.
 - b. One and one-half (1 1/2) times the average height for front or rear walls facing side walls.
 - c. Equal to the height of the highest building for side walls facing side walls.
5. Access and service shall be provided in the front of each townhouse. Parking may be provided on the lot, as carports, as an integral part of the townhouse or a joint parking facility for a group of townhouses with such deed restrictions as are necessary to determine ownership and maintenance of common parking facilities and methods of assigning charges for maintenance, snow removal and repairs.
6. Usable open space devoted to recreational use as herein required shall be designed for use by tenants of the development and shall be improved and equipped by the developer in accordance with plans submitted and approved by the Town Planning Commission.

7. Screening shall be provided of sufficient height and density to screen the site from adjoining residential districts whether R-1 or R-2. A planting plan specifying type, size and location of existing and proposed planting material shall be submitted with the application for the permit. Screening shall be at least six (6) feet in height.

8. Parking facilities:

- a. Required parking spaces shall be provided on the same lot as the building served or within three hundred (300) feet of property. All parking shall be off-street.
- b. All access drives shall be at least fifteen (15) feet from any building on the lot and from exterior lot lines.
- c. Parking areas shall not be designed or located so as to require or encourage cars to back into a public street in order to leave the lot.
- d. Entrance and exit ways to parking areas shall have a minimum width of twelve (12) feet for each lane of traffic entering or leaving the site, but shall at no time exceed thirty (30) feet in width at the point of intersection with the street.

(Amended "d" 8-14-98-Effective Upon Passage)

- e. All dead-end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
- f. All access ways and parking areas shall be paved with a hard surface, a double-surface treatment or concrete covering.
- g. Entrance and exit ways and interior access ways shall be designed so as to prevent the blocking of vehicles entering or leaving the site.
- h. Any other requirements deemed necessary by the Planning Commission or Town Council for the public safety shall be complied with.

9. Drainage:

- a. A storm runoff and drainage system shall be installed by the developer in accordance with sound engineering practice so as to adequately drain the project site, to adequately dispose of all runoff and drainage away from the project site and so as not to permit excess flow of water across streets or adjoining properties. Plans for such drainage systems shall be submitted with the application for the permit and shall be subject to approval by the Town Engineer, who may request assistance from other agencies.
- b. All provisions of existing Town ordinances and regulations regarding storm drainage shall be complied with.

10. Lighting: Lighting for buildings, access ways and parking areas shall be so arranged as not to reflect toward public streets or cause any annoyance to building occupants or surrounding property owners or residents.
11. Storage of trash and rubbish: Exterior storage areas for trash and rubbish shall be well screened on three (3) sides with evergreen plantings, and trash shall be contained in vermin-proof containers. Interior storage areas for trash and rubbish shall at all times be kept in an orderly and sanitary fashion.
12. Site plan review and approval: Site plans for new townhouses shall be reviewed by the Planning Commission and approved or rejected by the Town Council. Such plans shall be drawn in accordance with the requirements of Chapter 148.

(Amended "12" by adding "*for new townhouses*" 6-22-15-Effective Upon Passage)

SPECIAL USE PERMIT

INDEPENDENCE REALTY LLC

1127 N. ROYAL AVENUE

**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

SPECIAL USE PERMIT REQUEST

FRSPU _____

APPLICANT:

NAME Yo Lynn Deel Cell 540-252-6513

NAME Independence Realty LLC PHONE 703-366-3462

ADDRESS 10307 Piper Lane Manassas VA 20110

E-MAIL lynn@greenteaminc.com

PROPERTY OWNER:

NAME Independence Realty LLC PHONE 703-366-3462

ADDRESS 10307 Piper Lane Manassas VA 20110

E-MAIL lynn@greenteaminc.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 1127 N Royal Ave Front Royal VA 22630

TAX MAP 20 SECTION A3 BLOCK 5 LOT 24

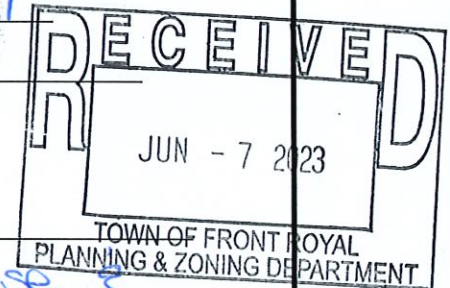
SUBDIVISION NAME North River ACREAGE _____

REQUEST

ZONING DISTRICT C-1

PROPOSED USE OF PROPERTY _____

SPECIFIC SPECIAL USE PERMIT REQUEST Special use &
Zoning permit per Monica McClure
letter dated 3/2/2023



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 # 819105 Date Paid 6-7-23 Check # 3494
4. Additional information as required by the Dept. of Planning & Community Development.

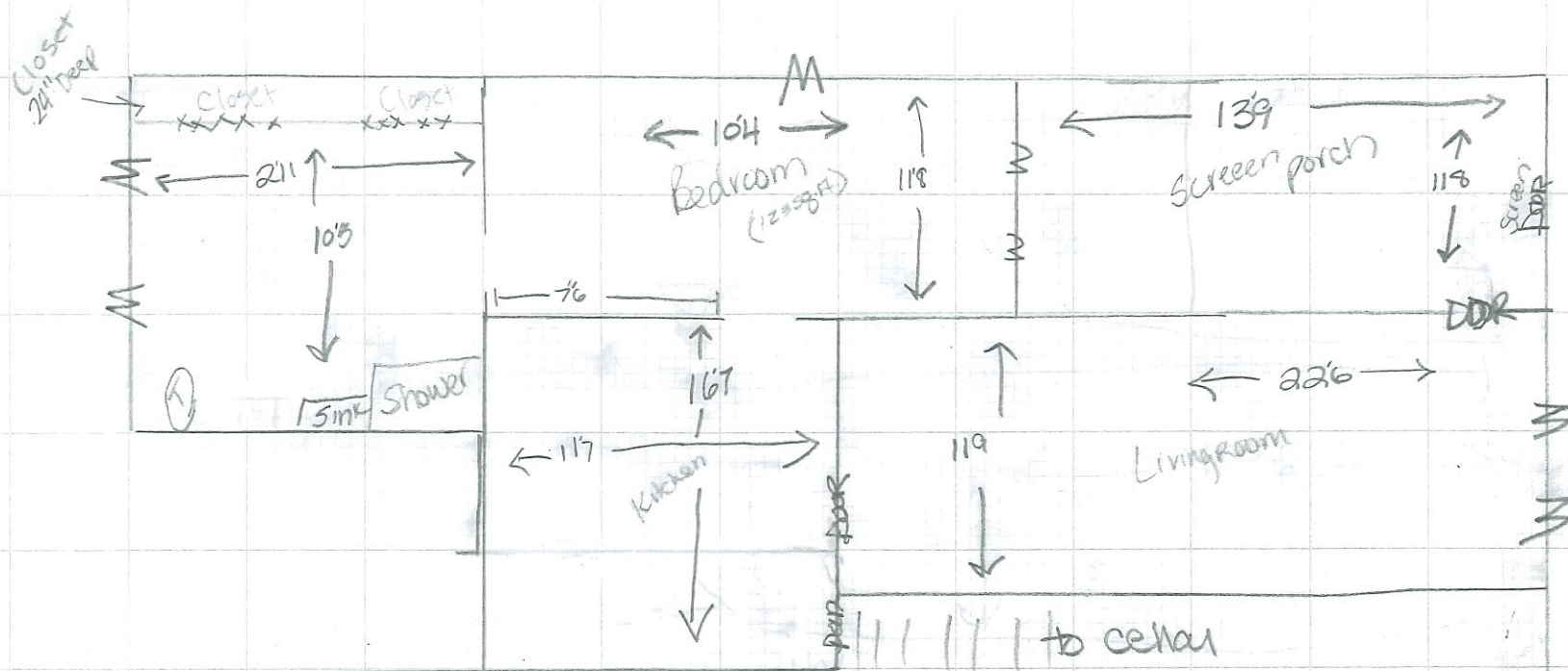
CERTIFICATION

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 3/30/2023

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.



Independence Realty LLC

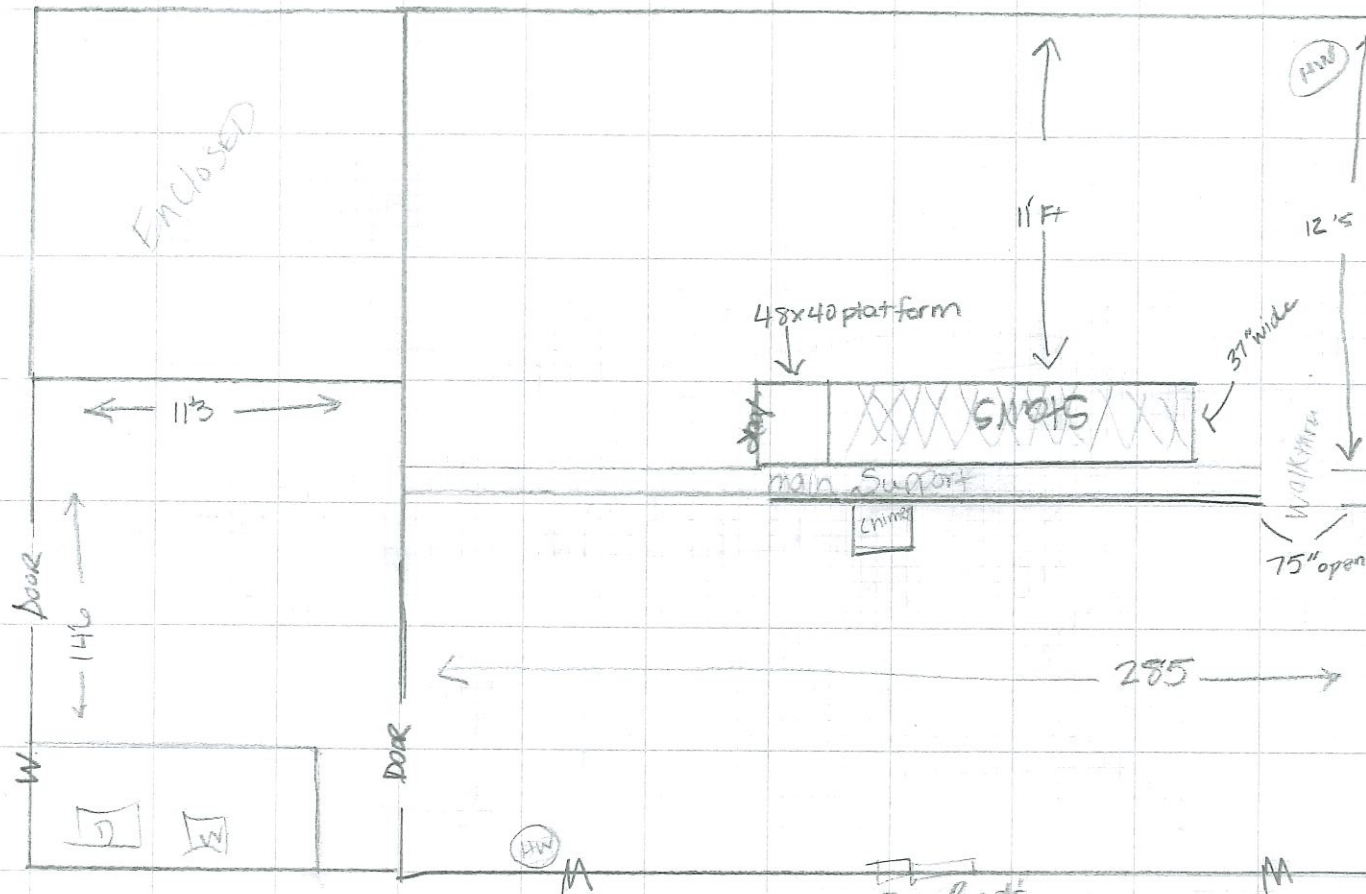
Lynn Deel-Schultz
Cell 540-252-6513
lynn@greenteaminc.com



Property Management & More

Office 703-366-3462
10307 Piper Lane
Manassas, VA 20110

1127 N Royal Ave, Unit 1
(Screen Porch)
Front Royal VA 22630
GREEN TEAM, INC.



Independence Realty LLC

Lynn Deel-Schultz
Cell 540-252-6513
lynn@greenteaminc.com

Office 703-366-3462
10307 Piper Lane
Manassas, VA 20110



Property Management & More

1127 N Royal Ave, Cellar
Front Royal VA 22630

GREEN TEAM, INC.

ESTIMATE NUMBER
JOB LOCATION
DATE
PAID DATE

**SPECIAL USE PERMIT
SHORT-TERM RENTAL**

**MESA ROSE CORAL
417 KERFOOT AVENUE**



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: Mesa Rose Coral PHONE: (505) 859-1661
ADDRESS 417 Kerfoot Ave. Front Royal, VA 22630
E-MAIL mesa.coral@yahoo.com

PROPERTY OWNER:

NAME: Mesa Rose Coral PHONE: (505) 859-1661
ADDRESS 417 Kerfoot Ave. Front Royal, VA 22630
E-MAIL mesa.coral@yahoo.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 417 Kerfoot Ave. Front Royal, VA 22630
TAX MAP 20A6 7 4 41 SECTION _____ BLOCK _____ LOT 41-42
SUBDIVISION NAME Viscose City
ZONING DISTRICT R-1 ACREAGE 0.172
SPECIFIC SPECIAL USE PERMIT REQUEST Short-term rental

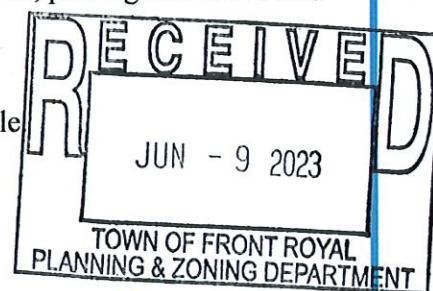
☒ Whole house rental ☐ Partial rental, # of rooms rented _____
☐ Primary Residence ☒ Secondary Residence

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
- ☒ 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 # 01001922069 Date Paid 6-9-23

CK# 1003



Revised 5/06/2022

Taxes are pd.

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Mesa Rose Coral
at (phone number) (505) 859-1661 or (property manager) Tiffany Peer
at (phone number) (540) 683-0442.

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 2 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)

Trash bags and the trash can are located in the cabinet under the kitchen sink. Full trash bags can be taken out to the large trash bin located on the north side of the house (go left out the backdoor).

Recyclables can be placed in the blue recycle bin located directly inside the backdoor.

- 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)

Trash is collected Tuesday mornings. The outdoor trash bin is to be placed at the curb before 6:30 am or after 7:00 pm the night before collection day.

The clear bag containing recyclables can be placed next to the trash bin at the curb.

CHECK-IN & CHECK-OUT

Provide details

-Contactless check in begins at 2:00 pm using an individualized code on the front door keypad. If there are issues with the code, the smart lock can also be opened using the associated phone application (Eufy). If issues persist, the local contact can be called to open the door with a key.
-Check out is at 10 am. Guests should lock all exterior doors, throw trash in the outdoor bin, load and run the dishwasher or hand wash dishes, open any closed shades, and return keys (if applicable).

WIFI/PHONE/ETC

Provide details for special amenities if available

Wifi name: 417 Kerfoot
Wifi password: Shenandoah

SPECIFIC PROPERTY DETAILS

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

-Property boundaries are clearly marked by fencing that surrounds the house.
-HVAC controls are located in the kitchen, in addition to amenities available for use including a coffee maker, blender, cooking utensils, cutlery, and dinnerware.
-Guests will have access to use the entire house, minus the unfinished basement, where the door will remain 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

-No shooting of firearms
-No outdoor fire burning
-No fireworks
-No parties or loud disturbances

Revised 5/06/2022

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

Revised 5/06/2022

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 6-8-2023

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.

June 9, 2023

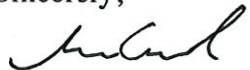
Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

RE: Mesa Coral's Special Use Permit Request for Short Term Rental at 417 Kerfoot Ave.

Town of Front Royal,

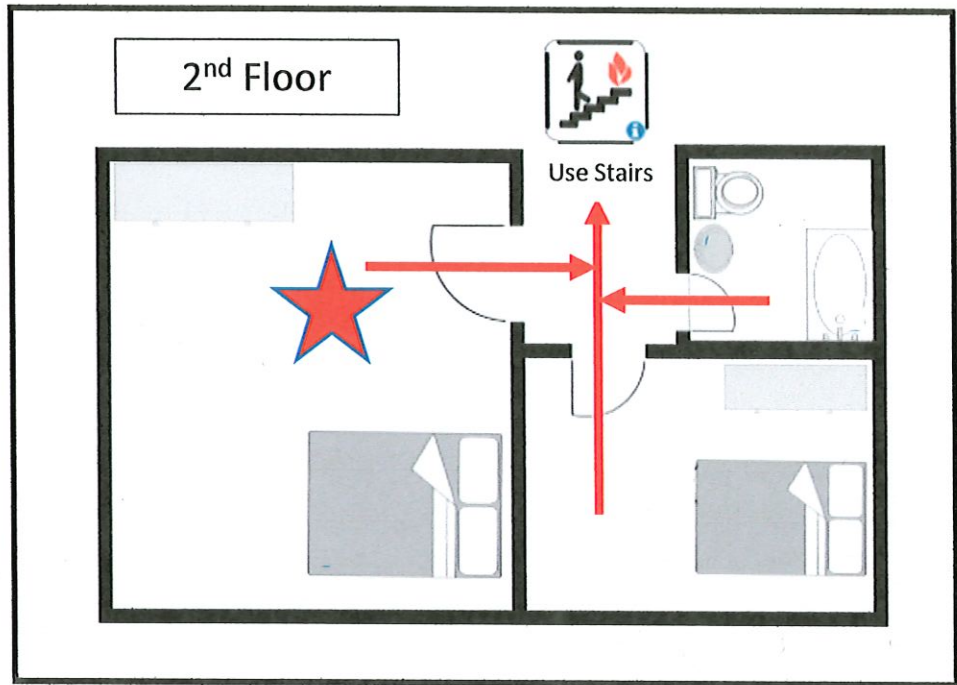
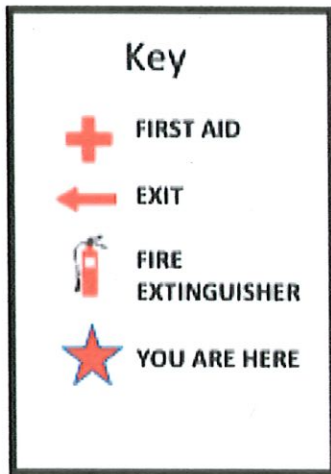
This letter serves as written consent for the Town to inspect 417 Kerfoot Ave. Front Royal, VA 22630 for compliance with the Special Use Permit Request for Short Term Rental. As the owner of the home and applicant for the Special Use Permit, you may contact me (Mesa Coral) at any time with questions or requests.

Sincerely,

 6-9-23

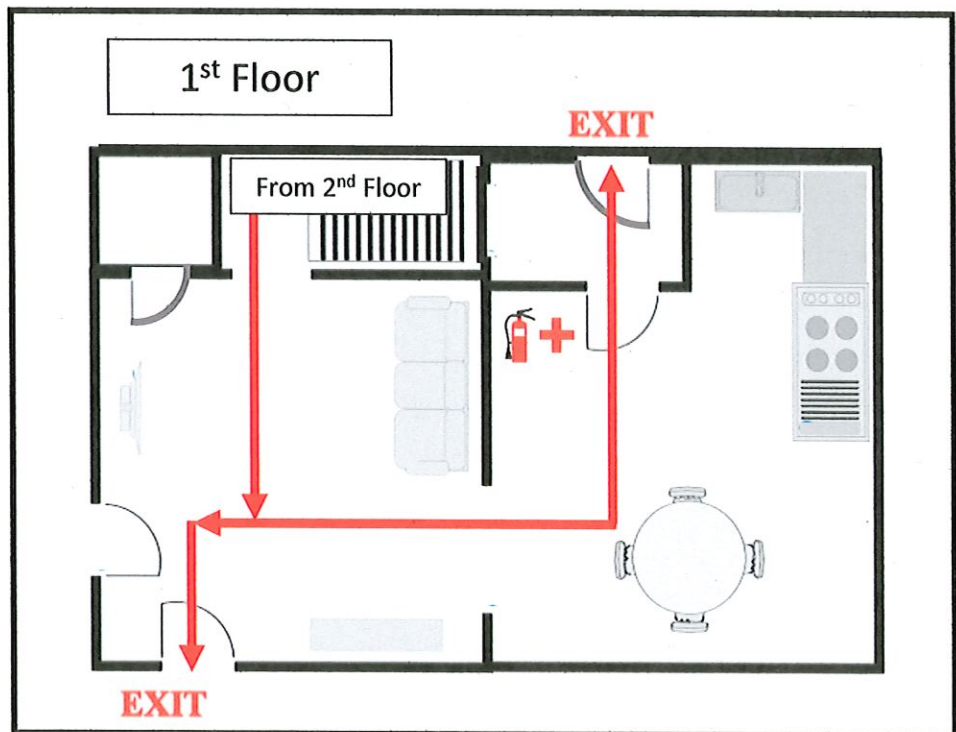
Mesa Coral
417 Kerfoot Ave.
Front Royal, VA 22630
(505) 859-1661
mesa.coral@yahoo.com

Emergency Evacuation Route – Main Bedroom

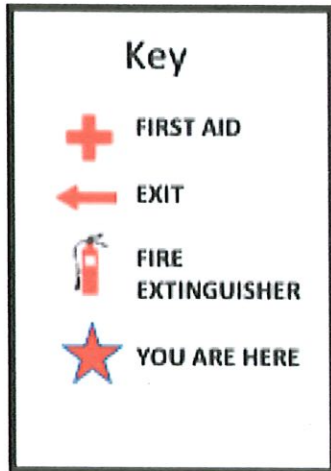


In an emergency, call **911**, or the following:

- Front Royal Police Dept:
540-635-2111
- Front Royal Volunteer Fire and Rescue:
540-635-2540
- Warren Memorial Hospital:
540-636-0300
- Electrical Outage:
540-635-3027

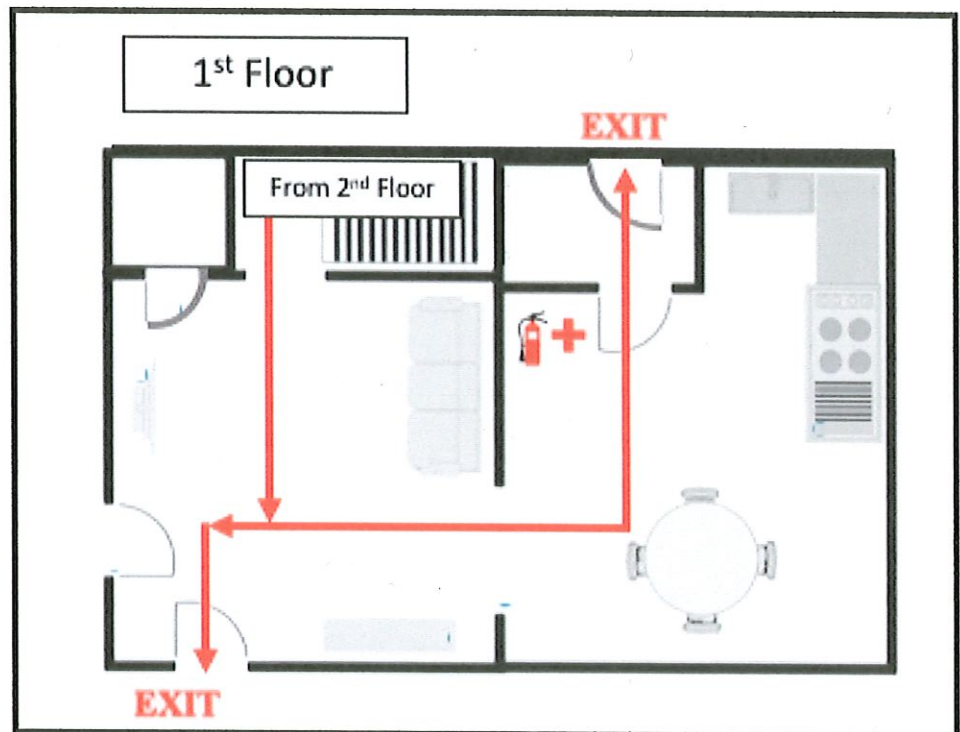
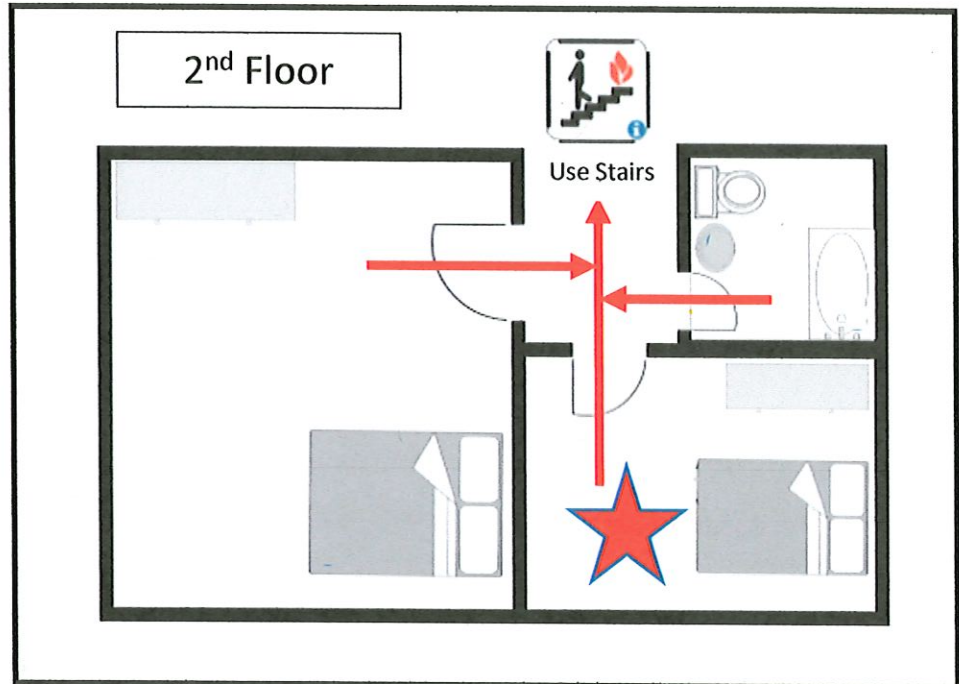


Emergency Evacuation Route – Guest Bedroom

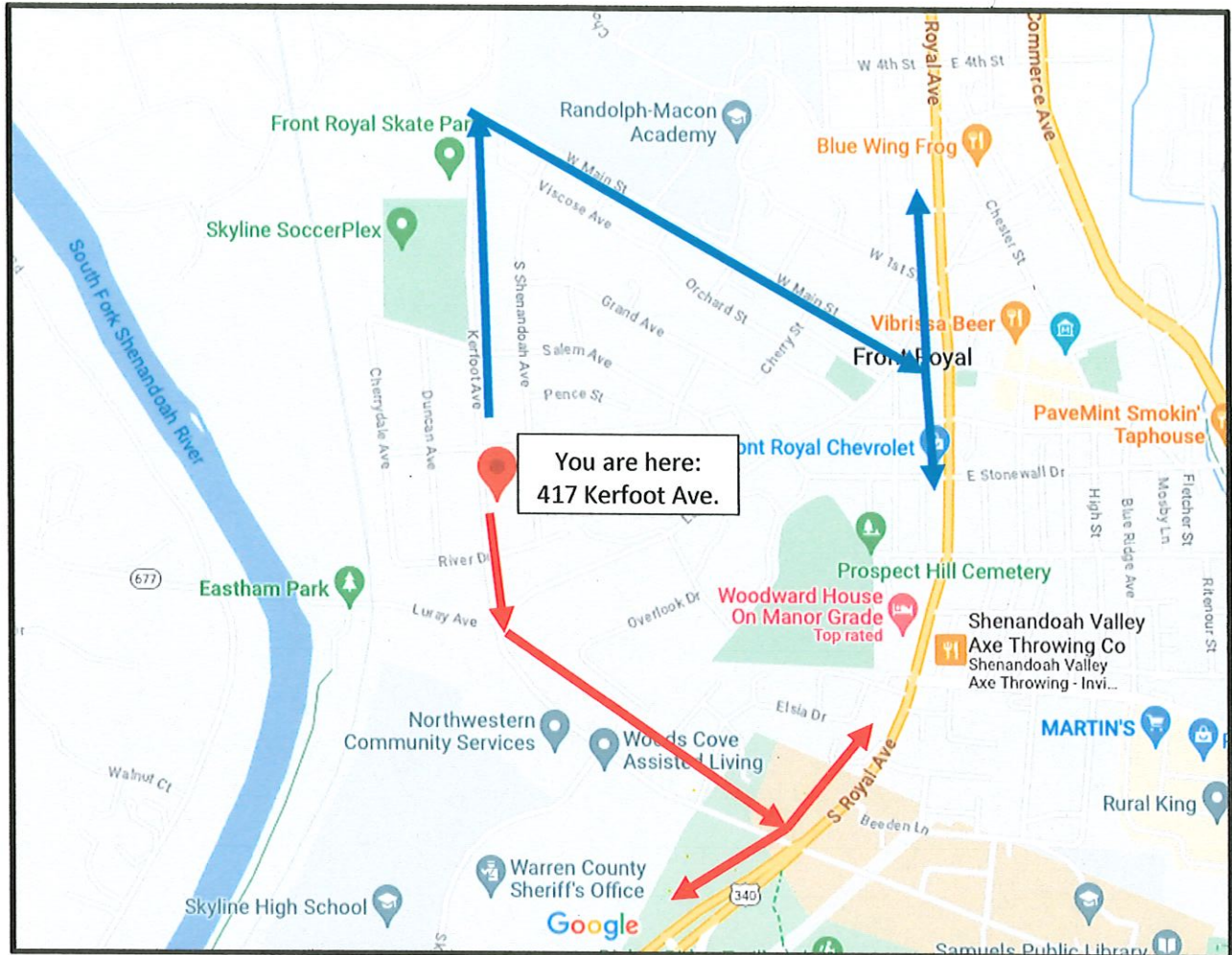


In an emergency, call **911**, or the following:

- Front Royal Police Dept:
540-635-2111
- Front Royal Volunteer Fire and Rescue:
540-635-2540
- Warren Memorial Hospital:
540-636-0300
- Electrical Outage:
540-635-3027



Emergency Evacuation Route - Neighborhood



Neighborhood Evacuation Instructions

Primary Route (red arrows):

- Head south on Kerfoot Avenue and continue around bend on W. Criser Road.
- At S. Royal Avenue, turn left to travel north on Highway 340 toward Interstate 66. Alternatively, you may turn right at S. Royal Avenue to head south on Highway 340.

Secondary Route (blue arrows):

- Head north on Kerfoot Avenue and continue around bend on W. Main Street.
- At S. Royal Avenue, turn left to travel north on Highway 340 toward Interstate 66. Alternatively, you may turn right at S. Royal Avenue to head south on Highway 340.

Mesa Coral
(505) 859-1661
417 Kerfoot Ave.
Front Royal, VA 22630

June 9, 2023

Short-term Rental Property Management Plan

417 Kerfoot Ave. Front Royal, VA 22630

Points of Contact

- Local Contact: Tiffany Peer | (540) 683-0442 | tiffpeer14@gmail.com
 - May be contacted for: entry/door code issues, immediate response to complaints, garbage cleanup, management of unruly tenants, and utility issues.
- Homeowner: Mesa Coral | (505) 859-1661 | mesa.coral@yahoo.com
 - May be contacted for: response to complaints, billing or legal requests, and any additional questions, or issues.

Management

All marketing, booking, tenant resolution management, cleaner scheduling, tax collection, and 24-hour tenant services is provided by the management company Evolve. The single point of contact for the Evolve account associated with the home is Robert Holden ((720) 776-1871 robert.holden@evolve.com).

Tiffany Peer provides all cleaning services and serves as the local contact available for immediate, in-person response.

The homeowner, Mesa Coral, will ensure proper management is maintained from Evolve. She will confirm proper cleaning is being conducted after each stay, with deep-cleaning of the home occurring once per month, and that the house remains in excellent condition through scheduled maintenance and checks throughout the short-term rental duration.

Minimizing Neighborhood Impact

In order to minimize the possibility of the house being used for parties, a two-night minimum stay is required and enforced by Evolve during the booking process. Additionally, specific property regulations include: no shooting of firearms, no outdoor fire burning, no fireworks, and no parties or loud disturbances to neighbors.

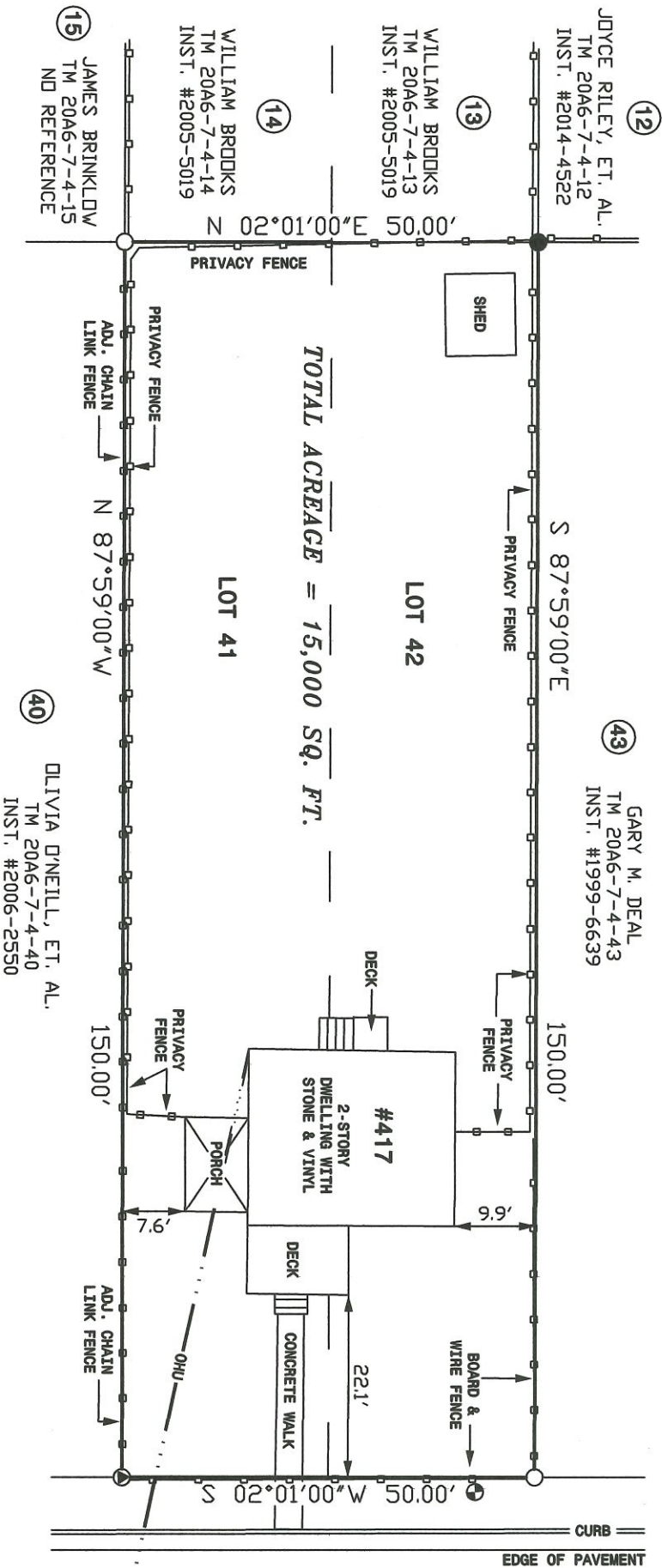
Prior to rentals being booked, neighbors directly surrounding the home will be notified that the home will be used as a short-term rental and they will be provided with the contact information for both the homeowner and local contact. Complaints and requests will be taken seriously and responded to appropriately by the local contact for urgent matters, with a follow-up from the homeowner, and by the homeowner for all other matters.

Parking

Parking is limited to two vehicles that are to be parked directly in front of the home, parallel to the curb on Kerfoot Avenue. No vehicles shall be parked in front of neighbor's driveways or other non-designated areas.

1) TAX MAP: 20A6-7-4-41 & 42
2) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED
INFORMATION AND IS A CURRENT FIELD SURVEY.
3) OTHER RIGHTS OF WAY AND EASEMENTS, IF ANY, ARE
NOT SHOWN.
4) NO TITLE REPORT FURNISHED.

- LEGEND
- = IRON PIN FOUND
 - = IRON PIN SET
 - ⊙ = SPIKE SET AT BASE OF FENCE POST
 - ⊕ = WATER METER
 - OHU = OVERHEAD UTILITY LINE
 - = FENCE LINE (AS NOTED)



SCALE: 1"=20'
(PER PLAT BOOK 1, PAGE 1)



MAY 25, 2023

PREPARED BY,
VALLEY SURVEYING, P.L.L.C.
7911 SENEDD ROAD
MT. JACKSON, VIRGINIA 22842
PHONE: (540) 477-3686

DERIVATION OF TITLE
OWNER: MESA CORAL
REFERENCE: INSTRUMENT #230001541

TOWN OF FRONT ROYAL
FORK MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

PLAT SHOWING A BOUNDARY SURVEY ON LOTS 41 & 42,
SECTION B, BLOCK 4 OF VISCOSE CITY AS RECORDED IN
PLAT BOOK 1, PAGE 1.

Discover FRONT ROYAL VIRGINIA





ROUTE 340

619

ROUTE 522

ROUTE 55

Raymond R.
"Andy" Guest Jr.
Shenandoah River
State Park

Shenandoah
National
Park

Smithsonian-Mason
Conservation Institute

To Buzzards Rock

To
Wanderland
Hotel

Front Royal/
Warren County
Regional Airport

Front Royal
Boat Landing

Easton
Park

Yerfoot Ave.

Lynn Ave.

Royal Avenue

John Marshall Hwy.

Commerce Avenue

Apple House

To Fox
Meadow
Winery

Linden
Exit 13

Warren County
Regional Airport

Skyline
Ranch
Resort

Front Royal
Boat Landing

Simpsons
Boat Landing

Karo Boat
Landing

Goody Creek
Campground

Front Royal
Cane & Keyak

Skyline
Caverns

Front Royal
Campground

Dickey Ridge
Visitors Center

Skyline Drive

Harmony Orchard Rd.

Harmony Hollow Rd.

Northern Virginia
4th Center

Appalachian Trail

Chester Gap

Rappahannock
Cellars

Desert
Rose

Bentownville

Low Water
Campground

Down River
Canoes Company

Bentownville

Brownstown
Community Center

Brownstown

Rocky Mt.

Brownstown Rd.

Skyline Drive

Harmony Orchard Rd.

Harmony Hollow Rd.

Northern Virginia
4th Center

Appalachian Trail

Chester Gap

Rappahannock
Cellars

Desert
Rose

Bentownville

Low Water
Campground

Down River
Canoes Company

Adventure Awaits!

Discover
FRONT ROYAL
VIRGINIA



WWW.DISCOVERFRONTROYAL.COM

Front Royal-Warren County Visitors Center
414 East Main Street | Front Royal, VA 22630

VIRGINIA
IS FOR
LOVERS

GET SOCIAL

www.DiscoverFrontRoyal.com



www.facebook.com/DiscoverFrontRoyal



www.instagram.com/DiscoverFrontRoyal



Discover
FRONT ROYAL
VIRGINIA

Front Royal-Warren County Visitors Center
414 East Main Street | Front Royal, VA 22630

540-635-5788

We research to ensure as much accuracy as possible in all of our printed materials, however any and all data included is subject to change at any point. We are not responsible for any errors or omissions in any printed materials, including the Visitors Guide. Listing in this guide does not imply an endorsement from the Town of Front Royal or our affiliates. Reproduction of the Front Royal Visitors Guide requires prior written permission from the Town of Front Royal.



3 Welcome



4 Front Royal Vital Stats



7 PARKS! National, State & Local



11 Things to Do - Your Adventure Continues



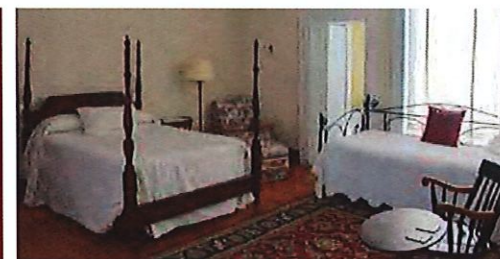
17 History Up Close and Personal



19 Dine With Us



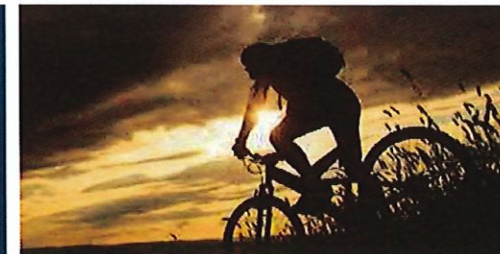
22 Raise Your Glass!



23 Where to Stay: Accommodations, Cabins, Camping



27 Tours and Itineraries



30 50 Things to Do

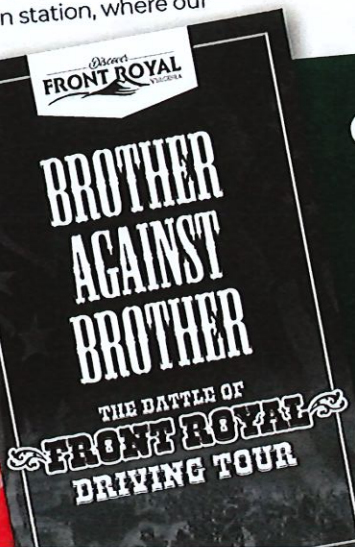


Here in the beautiful Shenandoah Valley, life has a happiness to it. The breathtaking views of the mountain ranges, the tranquility of the Shenandoah River flowing right through our Town and the natural caverns all pull together to create an incredible landscape that begs to be explored. From Skyline Drive and Shenandoah River State Park to river rafting and canoeing, cave tours, horseback riding, camping and hiking, Front Royal is prepared to help with wherever you want your adventure to take you!

Come and explore our Main Street – rich with history, boutique shopping, antique shops and dining opportunities for every taste bud. Stop in our Visitors Center, located in our historic train station, where our

friendly staff would love to assist you during your visit. Take a step back in time when you visit the rich history of our county at Ivy Lodge, Balthis House, Belle Boyd's Cottage and the Laura Virginia Hale Archives. Enjoy the award-winning wineries, breweries and distilleries right here as you taste the wonderful vintages that our valley provides. Join our Town in one of the many vibrant, fun-filled festivals and concerts we hold each year – all packed with yummy food, live entertainment, vendors and fun for everyone!

Front Royal welcomes you to stay and enjoy our backyard – and all the beauty of the Shenandoah Valley!



Did You Know?

FRONT ROYAL HAS A HISTORICAL DRIVING TOUR?

The Virginia Civil War Trails Signs, located in front of the Visitors Center, will provide you with an orientation of the Battle. The Driving Tour is approximately 16 miles long and includes 10 historically significant stops. Please stop into the Front Royal Visitors Center for more information and a copy of the Battle of Front Royal Driving Tour brochure.

Front Royal

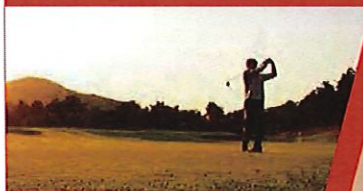
VITAL STATS

1 Visitors Center



With lots of information and a knowledgeable staff eager to assist.

5 Golf Courses



For all skill levels – stay and play in some of the most picturesque views you could imagine.

9 Boat Landings



For all the water sports lovers! With 9 landings, we've made it easy for you to access the Shenandoah River.

4 Breweries & Vineyards



Visit our award-winning breweries/ wineries – and we have almost another 40 within a short drive.

37 Trails



From an easy "walk the dog" to "pack the backpack" we're going hiking! We've got it.

1 Cavern



Skyline Caverns is one of the few places on earth where you can view anthodites.

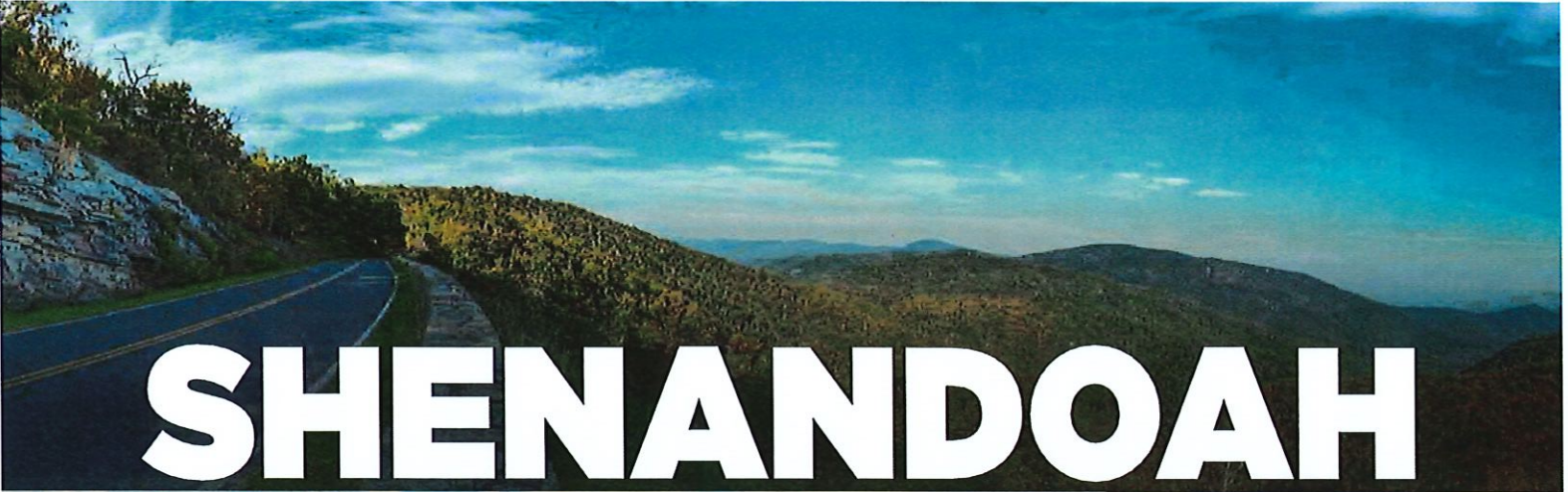
VISIT WWW.DISCOVERFRONTROYAL.COM FOR MORE INFO



Front Royal's backyard offers you "too many to count" ways to enjoy the outdoors. Canoeing/kayaking or rock climbing is just a start. Let



o explore all that Mother Nature has given us. Hiking, biking
t us help you plan your memory-making adventure.

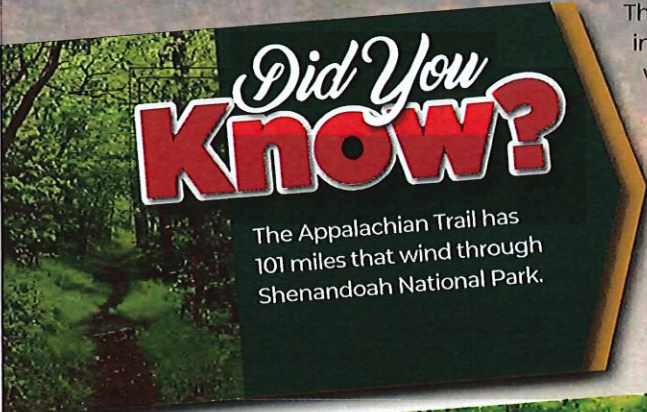


SHENANDOAH NATIONAL PARK

Shenandoah National Park, just outside the town of Front Royal limits, includes breathtaking sights such as Skyline Drive, part of the Appalachian Trail, many stunning waterfalls, incredible views and a playhouse of fascinating wildlife.

When the State of Virginia amassed 196,000 acres of land in the early 1930's, Shenandoah National Park was born. Members of the Civilian Conservation Corps – a government program that provided jobs during the Great Depression – were given the task of building the new park's facilities. They constructed picnic grounds, campgrounds, trails, rock walls, bridges, Skyline Drive and over 340 recreational buildings within the park. The official dedication of Shenandoah National Park took place July 3, 1936.

Its forests, now consisting mainly of oak and hickory trees, are nearly a hundred years old. Hosting these forests are 60 different peaks greater than 3,000 feet above sea level. The park also currently boasts 75 scenic overlooks, Visitors Centers, educational programs, great campgrounds and over 500 miles of trails. 101 miles of these trails are part of the Appalachian Trail.



**Did You
Know?**

The Appalachian Trail has
101 miles that wind through
Shenandoah National Park.

The park is popular – both nationally and internationally – as people from around the world come to see our spectacular sights. With numerous park entrances, on-line information and knowledgeable staff, it's easy to access.

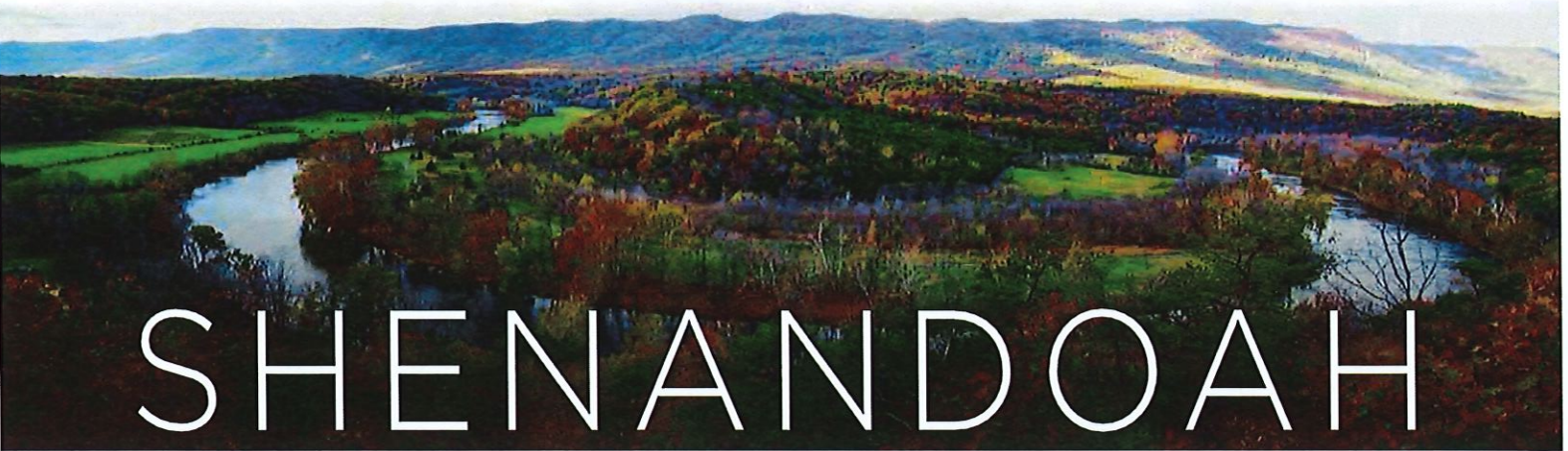
(540) 999-3500 info line

www.nps.gov/shen

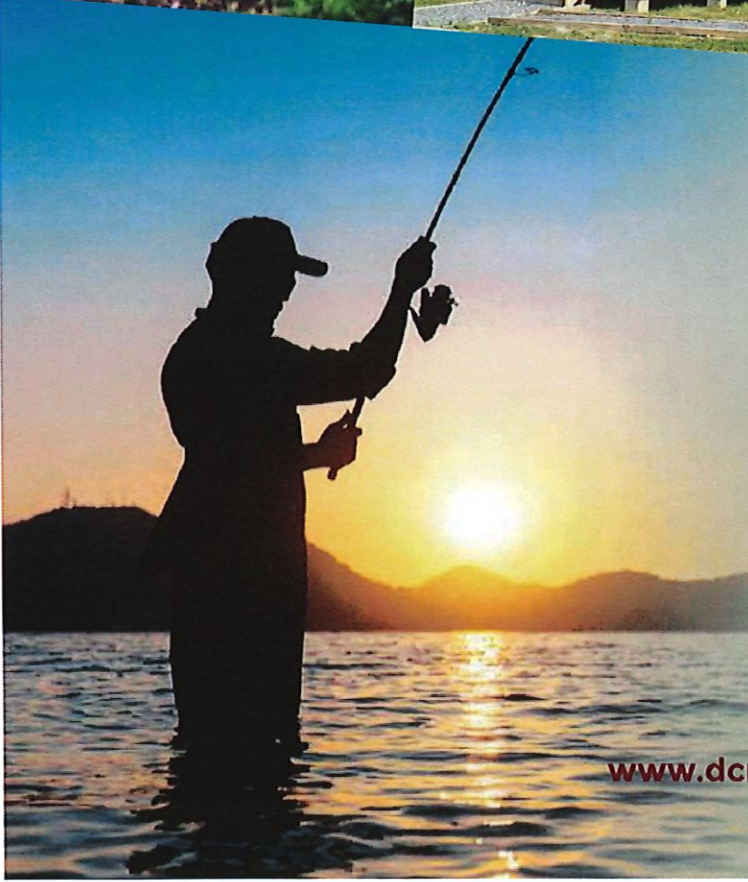
(877) 247-9261 lodging line

www.goshenandoah.com





SHENANDOAH RIVER STATE PARK



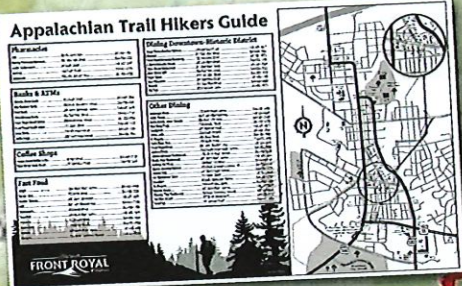
This park is on the South Fork of the Shenandoah River and has more than 1,600 acres along 5.2 miles of shoreline. In addition to meandering river frontage, the park offers scenic views of Massanutten Mountain to the west and Shenandoah National Park to the east. A large riverside picnic area, picnic shelters, trails, river access and a car-top boat launch make this a popular destination for families, anglers and canoeists. Ten riverfront tent campsites, a campground with water and electric sites for your RV or trailer, cabins, camping cabins and a group campground are all available. Culler's Overlook offers a photographer's dream view. Mother Nature makes her wildlife available year 'round for all to enjoy. With more than 24 miles of trails, and Black Diamond biking trails, the park has plenty of options for hiking, biking, horseback riding and adventure.

**350 Daughter of the Stars Drive, Bentonville
(540) 622-6840**

www.dcr.virginia.gov/state-parks/shenandoah-river



facebook.com/DiscoverFrontRoyal



AT Hikers Guide - available in hardcopy at the Visitors Center or download it from the website

APPALACHIAN TRAIL



Did You Know?

Front Royal is a designated Appalachian Trail Community

Front Royal has got what every hiking enthusiast wants and needs. As a designated Appalachian Trail Community, we're at your service. We even have a Basecamp available to hikers that's provided by several local businesses. Free laundry facilities, showers, lockers, boot dryers and so much more are available for your rest stop while you're "refueling." Need to get your boot, tent or cell phone fixed, we have businesses who can help.





LOCAL PARKS GALORE

AND SO MUCH MORE!



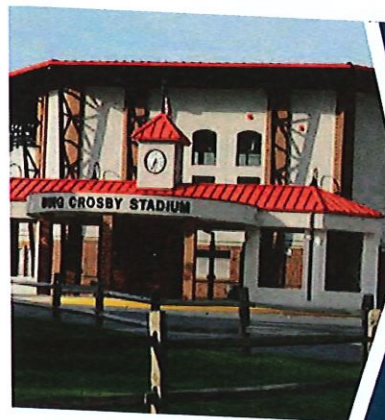
Royal Shenandoah Greenway Trail

Approximately 4 miles in length that showcases numerous sites – including the Shenandoah River.



Warren County Dog Park

With almost 2.5 acres fenced, this park is fun for dogs of all sizes and personalities.



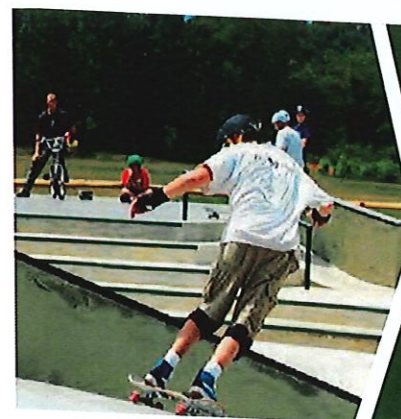
Bing Crosby Stadium Complex

Includes ball diamonds, basketball, volleyball and tennis courts and the community pool.



Eastham Park

Walking trails, athletic fields, picnic area, an outdoor classroom and more.



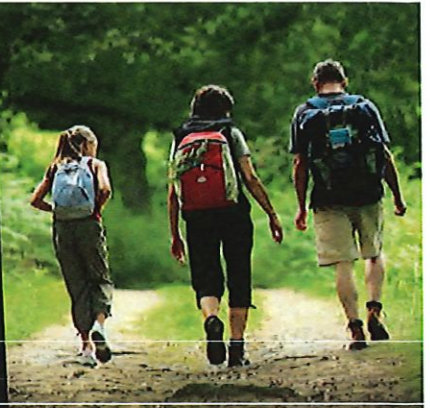
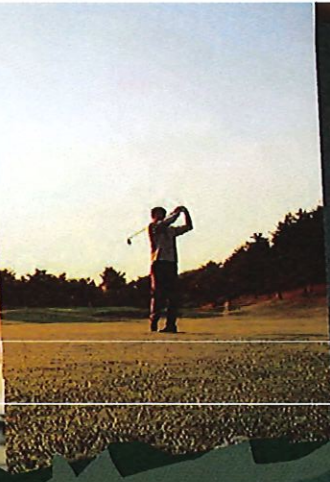
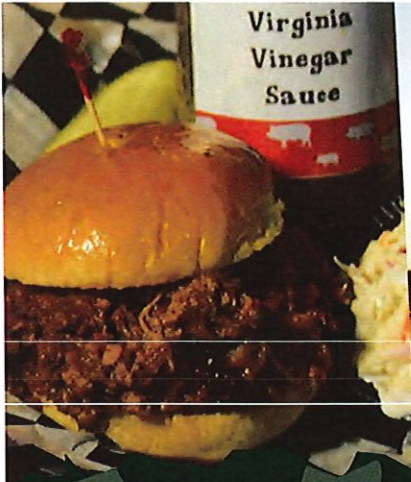
Skate Park

15,000 sf facility for skate boarders, in-line, scooter and BMX bike riders.



Rockland Park

219-acre park with playground, disc golf and outdoor fitness equipment. Check it out!



YOUR ADVENTURE CONTINUES...





WATERSPORTS AND ADVENTURE

Adventure Enablers

520A East 6th Street
www.AdventureEnablers.com

Adventure Enablers hosts marathons, 10Ks, 5Ks, glow runs, adventure races, mountain bike races, and trail runs.

Down River Canoe Company

884 Indian Hollow Road, Bentonville
(540) 635-5526
www.DownRiver.com

Fun and exciting river trips on the legendary Shenandoah River: kayak, canoe, raft floats, and tube floats.

Front Royal Outdoors

8567 Stonewall Jackson Highway
(540) 635-5440
www.FrontRoyalOutdoors.com

Offers canoe kayak, raft, and tube trips on the beautiful South Fork of the Shenandoah River.

Skyline Canoe Company

(540) 305-7695
www.SkylineCanoe.com

Personalized service and customized trips great for family getaways and outdoor adventures and group retreats.

AIR TOURS

Blue Ridge Hot Air Balloons

552 Milldale Hollow Road
(540) 622-6325
www.RideAir.com

Experience the adventure of the Blue Ridge Mountains and the breathtaking scenery of the Shenandoah Valley of Virginia.

Cass Aviation Scenic Airplane Rides

229 Stokes Airport Road
(540) 635-3570

Come fly, soar, and balloon with them. They're located within minutes of Front Royal.



CAVERN TOURS

Skyline Caverns

10344 Stonewall Jackson Highway
(540) 635-4545
www.SkylineCaverns.com

Discovered in 1937, explore 260 feet below the ground to see rare anthodites and majestic stalactites.



Anthodites - Skyline Caverns

TRAIL RIDES

Double H Stable

5197 Reliance Road

(540) 636-4523

www.DoubleHStable.com

Personally selected horses are matched to your riding ability.

Royal Horseshoe Farm

509 Morgan Ford Road

(54) 636-6375

www.RoyalHorseshoe.com

This farm provides lessons, boarding, horse camps, trail rides, ride parties, and indoor riding.

Skyland Ranch Resort

751 Mountain Road

(540) 635-4169

www.SkylineRanchResort.com

Resort that offers horseback riding and everything you need for that perfect get away.

GOLF COURSES

Blue Ridge Shadows Golf Club

456 Shadows Drive

(540) 631-9661

www.BlueRidgeShadows.com

Spectacular views, tour-quality conditions, and great golf await you.

Bowling Green Country Club

838 Bowling Green Road

(540) 635-2024

www.BowlingGreenCountryClub.net

Play this beautiful 36-hole experience in the Shenandoah Valley.

Foot Golf Course

902 Country Club Road

(540) 636-9061

www.WarrenCountyVA.net/footgolf-course

Foot golf is played with a soccer ball and combines soccer skills with golf rules. This is a USFGA certified, par-32, nine-hole course with a 1,120 yard-length for play.

Front Royal Golf Club

902 Country Club Road

(540) 636-9061

www.WarrenCountyVa.net/front-royal-golf-club

This club features a public parkland golf course located at the main fork of the Shenandoah River.

Shenandoah Valley Golf Club

134 Gold Club Circle

(540) 636-4653

www.ShenandoahValleyGolfclub.com

The club is ranked in the top 10 courses in Virginia.

Sly Fox Golf Club

65 Jacksons Chase Drive, Middletown

(540) 635-7814

www.SlyfoxGolf.com

Play this historic course with panoramic views of the surrounding mountains.

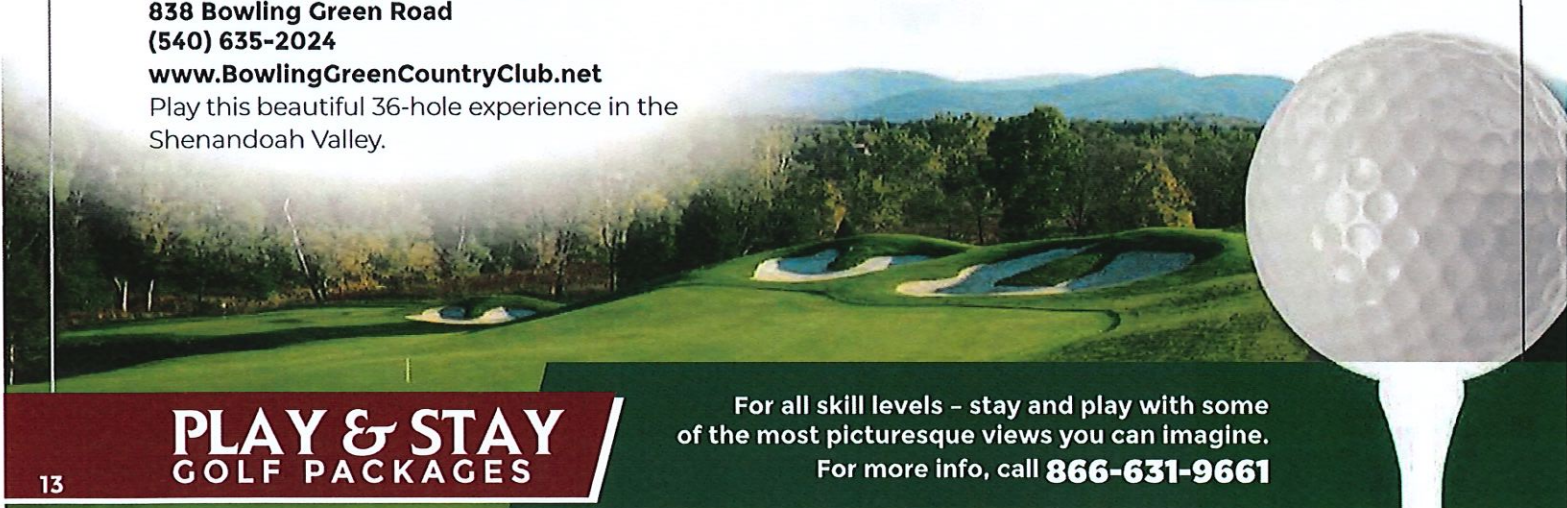
Disc Golf (Rockland Park)

250 Rockland Park Court

(540) 635-7750

www.WarrenCountyVA.net/Rockland-Park

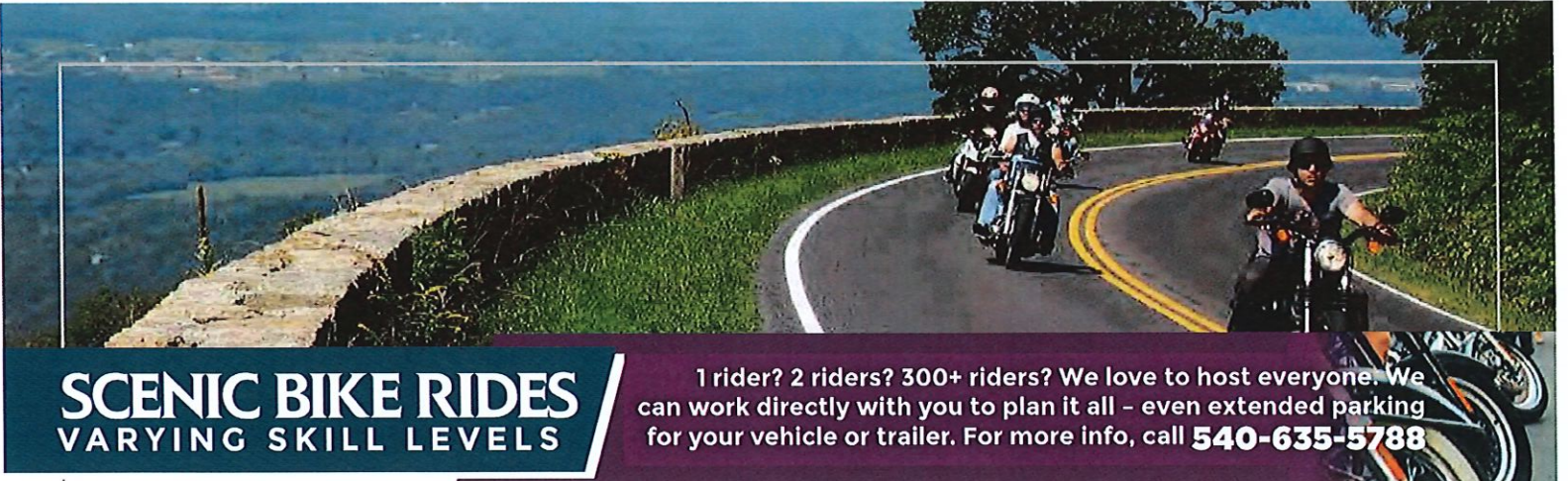
Play 18 holes of disc golf here.



PLAY & STAY
GOLF PACKAGES

For all skill levels – stay and play with some of the most picturesque views you can imagine.

For more info, call **866-631-9661**



SCENIC BIKE RIDES

VARYING SKILL LEVELS

1 rider? 2 riders? 300+ riders? We love to host everyone. We can work directly with you to plan it all - even extended parking for your vehicle or trailer. For more info, call **540-635-5788**

ENTERTAINMENT

4-H Educational and Conference Center

600 4-H Center Drive
(540) 635-7171

www.NoVA4H.com

A complete line of services is offered including lodging, meals, and recreational facilities.

Bing Crosby Stadium

200 East 8th Street
(540) 635-1021

www.WarrenCountyVA.net

This facility includes access to ball diamonds, basketball, volleyball and tennis courts and the community pool.

Explore Art & Clay

100 E 8th Street
(540) 636-6019

Paint your own pottery and make your own pottery. Wheel throwing and hand building clay workshops.

Fireball Arcade

218 E. Main Street
(540) 692-3995

An 80's themed Pinball and Video Game Arcade

On Cue Sports Bar & Grill

460 South Commerce Avenue
(540) 636-8424

www.OnCueBar.com

In addition to great food and drink, they offer darts and billiards.

Play Favorites

441 South Street
(540) 252-4031

Smart specialty toys and games for kids and adults. Rediscover old favorites and make new ones!

Royal Cinemas

117 East Main Street
(540) 635-6080

www.Royal-Cinemas.com

With a family atmosphere, you can enjoy first run movies in this updated theater.

Royal Family Bowling Center

430 Remount Road
(540) 636-3113

www.RoyalFamilyBowl.com

Have a great time at prices that won't break your family's budget.

Samuels Public Library

330 East Criser Road
(540) 635-3153

www.SamuelsLibrary.net

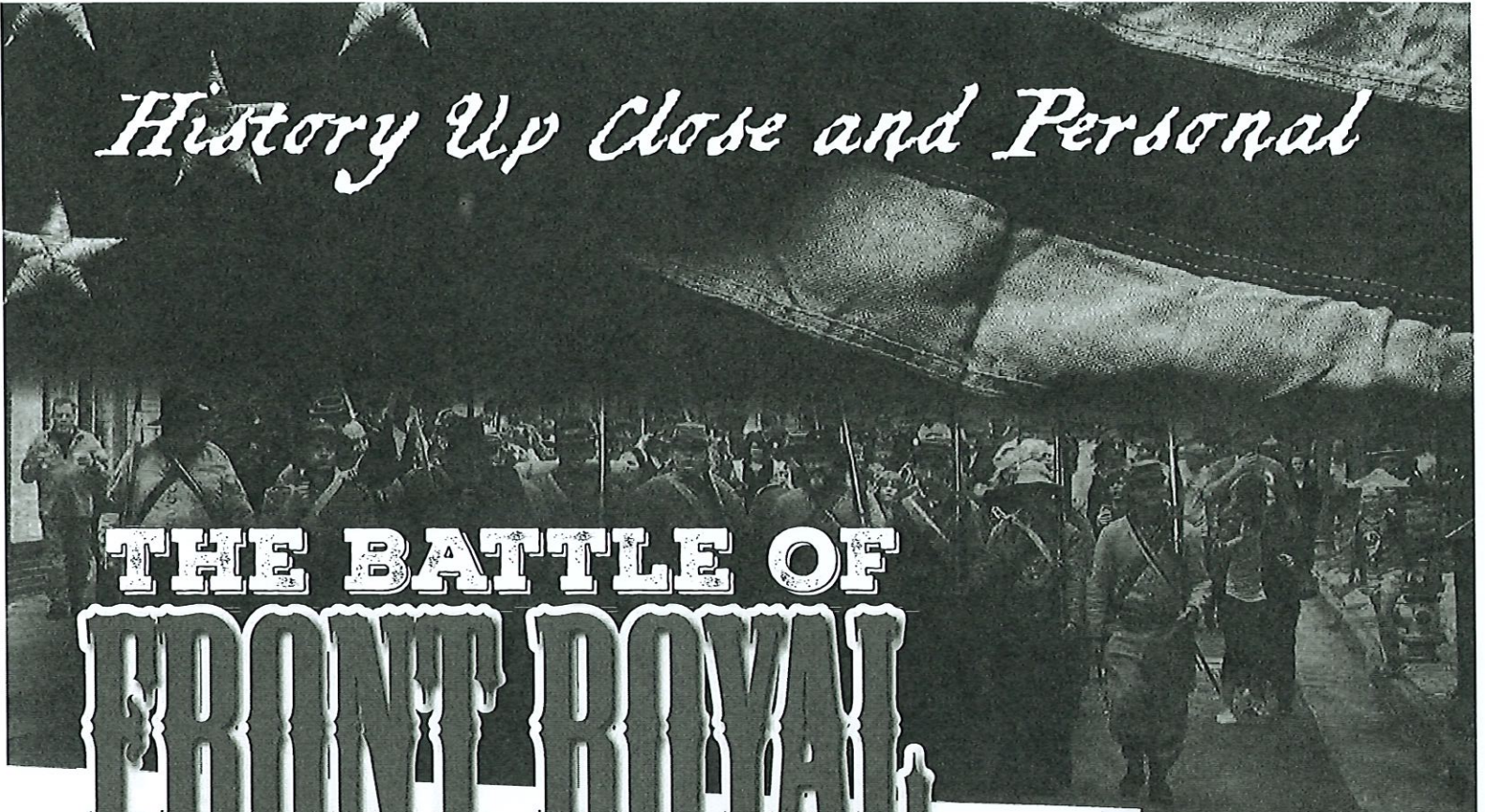
This library offers regular library services in addition to children and adult programs, meeting rooms, and computer usage.

Shenandoah Valley Axe Throwing

11 E Third Street
(540) 683-1695

www.svaxeco.com

This is a must if you are local or traveling and looking for something fun and recreational to do.



History Up Close and Personal

THE BATTLE OF FRONT ROYAL

The Battle of Front Royal was part of a plan formulated by Stonewall Jackson to take control of the Shenandoah Valley. Confederate Colonel Thomas Flourney, working with Turner Ashby, successfully executed General Jackson's plan of retaking Front Royal, VA from the Union Army.

On May 23, 1862, Union Commander Colonel John Kenley, fortified Camp Hill with his two regiments of cavalry and artillery, extending in an arc from South Fork to Happy Creek. Confederate forces approaching Front Royal from the south made a small assault at Buckton Depot, cutting the communications between the small Front Royal detachment and the main Union Army, stationed in Strasburg. Part of the Confederates remained at Buckton Depot, controlling the railroads and effectively preventing Union reinforcements from being sent to Front Royal.

Confederate infantry advanced through town, splitting their forces. A column sneaked around the east flank of the Union line, attempting to force them into retreat without a frontal attack. Union Colonel Kenley, upon discovering that the enemy cavalry reinforcement was advancing, retreated from Camp Hill, heading his troops across the South and North Forks bridges, attempting to burn them as he went. His efforts were foiled when the Confederates extinguished the fire. After repairing the bridges, Confederate Colonel Flourney continued to pursue the fleeing Northerners closely. Kenley kept retreating along the Winchester turnpike and after some miles turned to position his forces for an offensive move and used the heights on either side of the pike to his advantage. Flourney's cavalry quickly surrounded the small Union forces and pushed their surrender after Kenley was wounded.

The battle that took the lives of eighty-two Union and thirty-six Confederate soldiers ended and put General Stonewall Jackson one step closer to the eventual success of his Shenandoah Campaign.



HISTORY & MUSEUMS

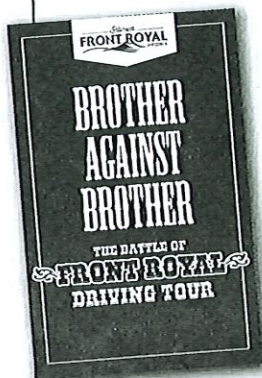
Balthis House

101 Chester Street

(540) 636-1446

www.WarrenHeritageSociety.org/Balthis-house

Take a guided tour of Front Royal's oldest surviving home.



The Battle of Front Royal Driving Tour

414 East Main Street

(Visitors Center)

(540) 635-5788

www.DiscoverFrontRoyal.com

Follow General Stonewall Jackson's campaign through the Valley in this pivotal battle. Pick up your map at the Front Royal Visitors Center for a copy of the self-guided tour.

Belle Boyd Cottage

101 Chester Street

(540) 636-1446

www.WarrenHeritageSociety.org/Boyd-Cottage

Belle Boyd spied on the Union troops occupying the town and informed Gen. Jackson of their size and movement.

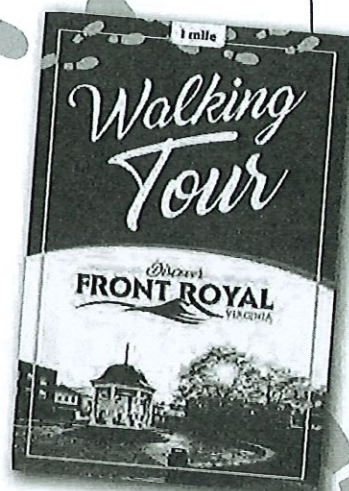
Historic Walking Tour of Front Royal

414 East Main Street (Visitors Center)

(540) 635-5788

www.DiscoverFrontRoyal.com

Get a copy of the walking tour at the Visitors Center. See the oldest surviving home, the caboose, the train depot and other monuments to our rich history.



Ivy Lodge

101 Chester Street

(540) 636-1446

www.WarrenHeritageSociety.org/Ivy-Lodge

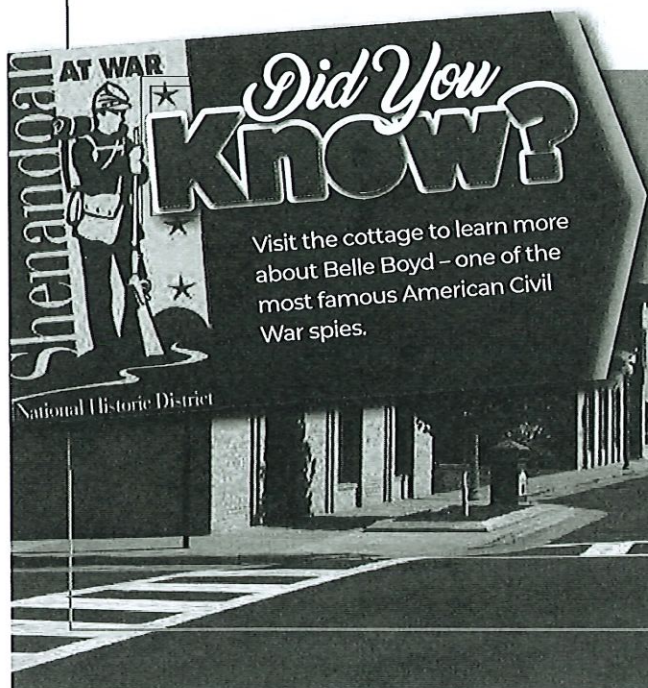
The Warren Heritage Society preserves, collects, and shares the county history since 1971.

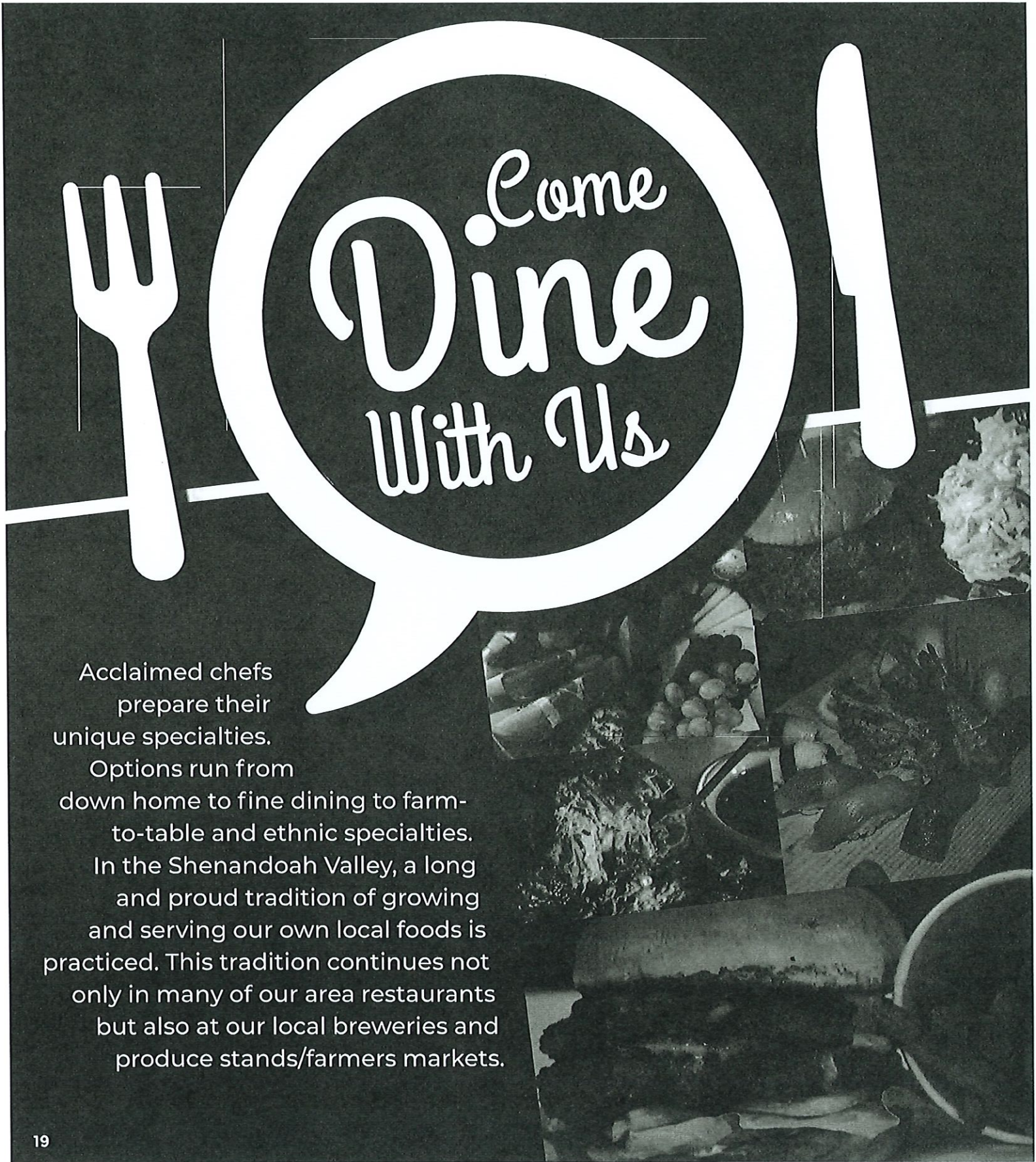
Warren Rifles Confederate Museum

95 Chester Street

(540) 636-6982

Relics and records of the Civil War including rare documents, pictures, battle arms and flags, uniforms and more.





Come Dine With Us

Acclaimed chefs
prepare their
unique specialties.

Options run from
down home to fine dining to farm-
to-table and ethnic specialties.
In the Shenandoah Valley, a long
and proud tradition of growing
and serving our own local foods is
practiced. This tradition continues not
only in many of our area restaurants
but also at our local breweries and
produce stands/farmers markets.

Anthony's Pizza

103 South Royal Avenue
(540) 636-2000

Ben's Family Cuisines

654 W 11th St.
(540) 551-3147

Better Thymes

417 South Street
(540) 636-9209

Blue Wing Frog

219 Chester Street
(540) 622-6175

Bushel Pub

4675 John Marshall Highway
(540) 636-6329

C & C Frozen Treats

409 East Main Street
(540) 450-7939

Castiglia's Italian Eatery

328 Remount Road
(540) 635-8815

China Jade

239 South Street
(540) 635-9161

DL Campus on Main

131 E Main Street

Down Home Comfort Bakery

120 East Main Street
(540) 635-6013

El Maguey

433 South Street
(540) 551-3608

Element

317 East Main Street
(540) 636-1695

Front Royal Brewing Company

122 East Main Street
(540) 631-0773

Fox's Pizza Den

239 South Street
(540) 635-2800

Happy Creek Coffee & Tea

18 High Street
(540) 660-2133

Houlihan's Restaurant and Bar

101 Hospitality Drive
(540) 631-3045

I WANT CANDY

201 E Main Street
(540) 313-6018

Jalisco Mexican Restaurant

1303 North Royal Avenue
(540) 635-7348

Knotty Pine Restaurant

801 North Royal Avenue
(540) 635-3064

L Dee's Pancake House

522 East Main Street
(540) 635-3791

Main Street Mill Restaurant

500 East Main Street
(540) 636-3123

Main Street Daily Grind

215 East Main Street
(540) 635-3556

Manor Line Market

401 E Main St.
(540) 692-8193

Martin's Food Market

409 South Street
(540) 635-2249

Melting Pot Pizza

138 West 14th Street
(540) 636-6146

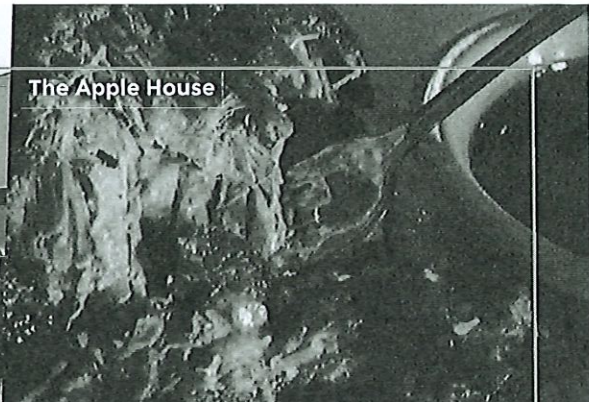




Element



Melting Pot Pizza



The Apple House

Mom's Country Kitchen

407 South Commerce Avenue
(540) 636-7441

**On Cue Sports
Bar & Grill**

460 South Commerce Avenue
(540) 636-8424

Osteria 510

510 South Royal Avenue
(540) 631-1101

**PaveMint Smokin'
Taphouse**

9 South Commerce Avenue
(540) 252-4707

Po' Greens

1202 North Royal Avenue
(540) 999-1003

Rancho Nuevo

915 North Royal Avenue
(540) 551-3576

Royal Blends Nutrition

200 East Main Street

Royal Spice

219 East Main Street
(540) 252-2288

Skyline Ranch Resort

751 Mountain Road
(540) 635-4169

Soul Mountain Café

865 John Marshall Hwy.
(540) 636-1185

Spelunkers

116 South Street
(540) 631-0300

**Talk of the Mountain
Seafood**

117 East Main Street
(540) 394-8690

The Apple House

4675 John Marshall Highway
(540) 636-6329

The Vine and Leaf

477 South Street
(540) 635-1043

Thunwa Thai Cuisine

10 South Commerce Avenue
(540) 631-0616

**Try Thai Restaurant &
Sushi Bar**

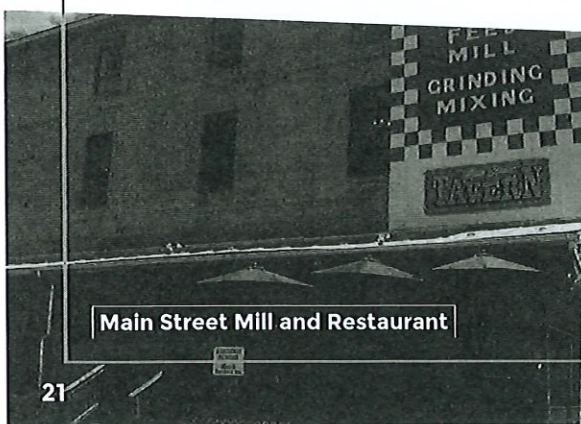
205 East Main Street
(540) 551-8171

Vinova Tapas + Wine Bar

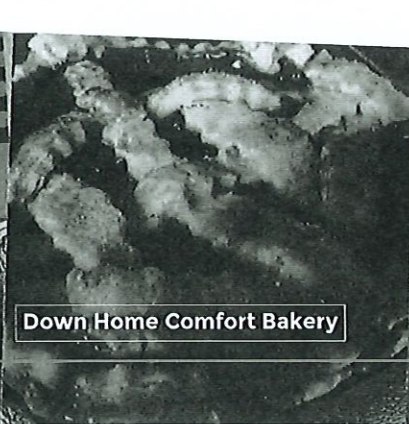
124 East Main Street
(540) 252-4672

**Yamafuji Japanese
Restaurant**

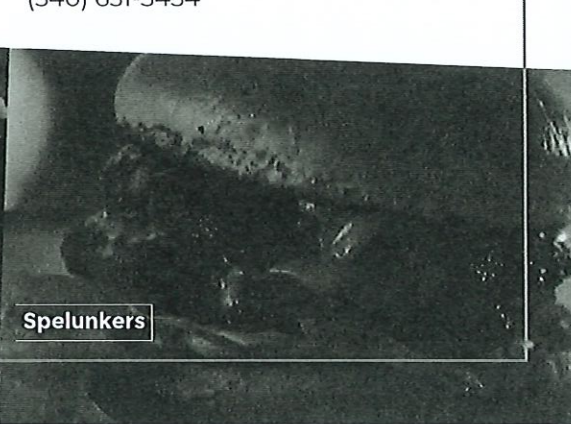
241 Chester Street
(540) 631-3454



Main Street Mill and Restaurant



Down Home Comfort Bakery



Spelunkers



Raise Your Glass!

LIBATIONS

Backroom Brewery

150 Ridgmont Road, Middletown
(540) 869-8482

The brewery is a boutique award-winning farm brewery with more than 20 beer recipes approved by the State of Virginia and includes a tasting room and tasty meals.

Chester Gap Cellars

4615 Remount Road
(540) 636-8086

Enjoy stunning views from the Cellar's open-air tasting patio and truly great, hand-crafted wines.



Glen Manor

2244 Browntown Road
(540) 635-6324

This vineyard has a mission to be true to the land and to capture its essence in their grapes through progressive viticulture and agriculture practices.

Honey & Hops Brew Works

212 East Main Street, A.
(540) 692-6032

One of Northern Virginia's newest meaderies! Follow along as we grow, and bring you some of the best, and most unique, honey wines in the Shenandoah Valley!

Saga Meadery

7 South Street
(339) 221-3115

We desire to share high quality meads with the world. At SAGA, we want to bring mead back to its former glory and ubiquity.

The Front Royal Brewing Company

122 East Main Street
(540) 631-0773

There is both indoor and outdoor seating as well as occasional live music at this award-winning brewery.

Virginia Beer Museum

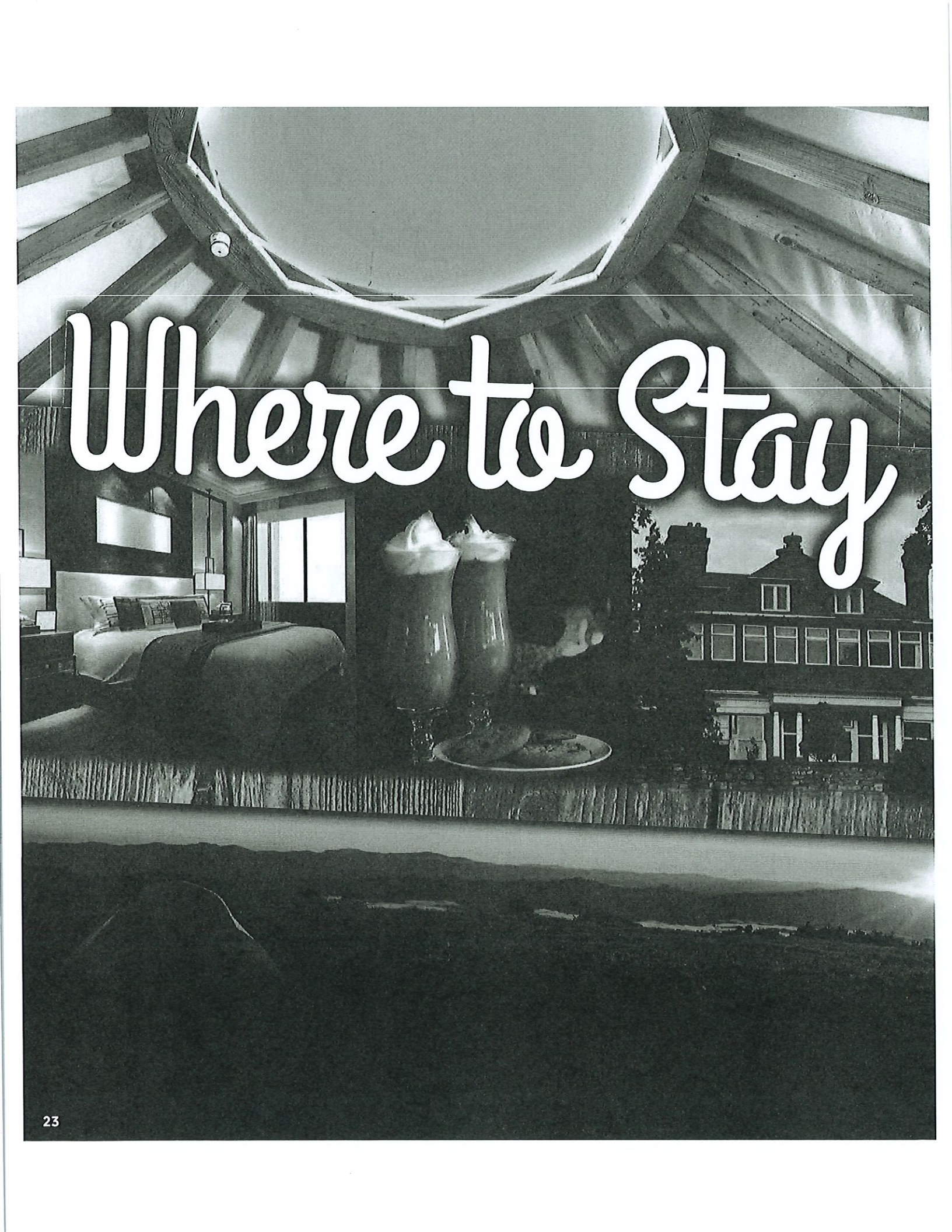
16 Chester Street
(540) 313-1441

The Only Beer Museum in Virginia

Did You
KNOW?

Front Royal is part of the
Blue Ridge Whisky
Wine Loop & the
Shenandoah Spirits Trail



A black and white photograph of a rustic lodge interior. The room features a vaulted wooden ceiling with exposed beams and a large skylight. In the background, a bed with a dark headboard and several pillows is visible. In the foreground, a tray holds two glasses of beer topped with foam and a plate of food. The title "Where to Stay" is overlaid in a large, white, cursive font across the center of the image.

Where to Stay

ACCOMMODATIONS

Baymont by Wyndham

10 South Commerce Avenue
(540) 635-3161

Budget Inn

1122 North Royal Avenue
(540) 635-2196

Hampton Inn

9800 Winchester Road
(540) 635-1882

Holiday Inn & Suites

111 Hospitality Drive
(540) 631-3050

TownePlace Suites by Marriott

5 Caroline Drive
540-749-0033

Motel 6

141 West 15th Street
(540) 635-2191

Mountain Home Bed & Breakfast

3471 Remount Road
(540) 692-6198

Parkside Inn

541 South Royal Avenue
(540) 631-1153

Super 8 Motel

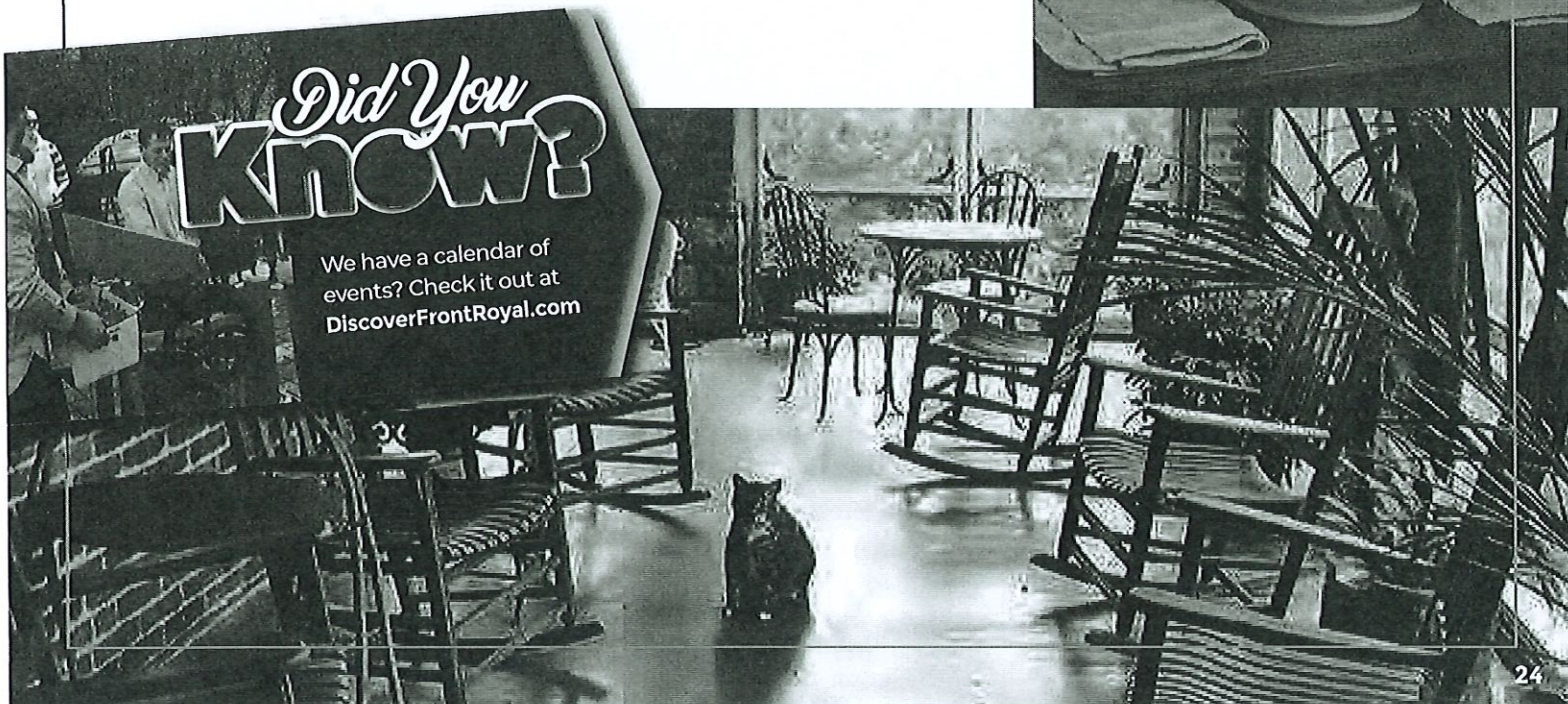
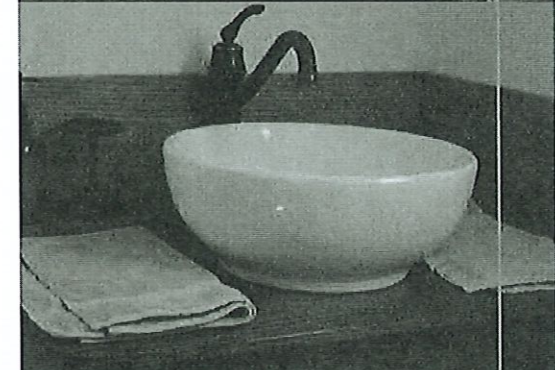
111 South Street
(540) 636-4888

The Blue Door Kitchen and Inn

675 Zachary Taylor Hwy
Flint Hill, VA 22627
(540) 675-1700

Woodward House on Manor Grade B&B

413 South Royal Avenue
(540) 635-7010



CABINS

4-H Conference and Educational Retreat Center

600 4H Center Drive
(540) 635-7171
www.NoVA4H.com

Hot Tub Heaven Vacation Cabins

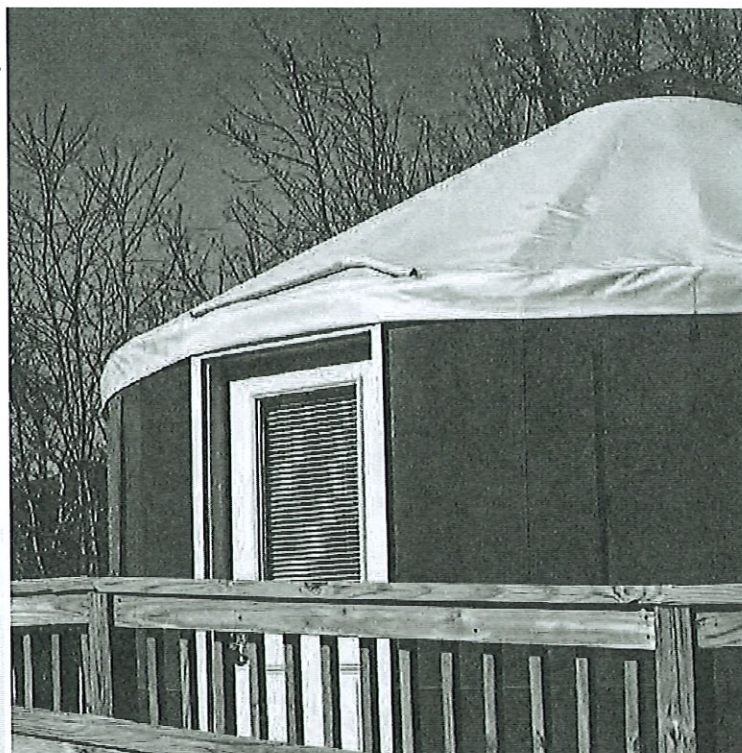
(540) 636-1522
www.hthva.com

Low Water Cabins

192 Panhandle Road, Bentonville
(540) 635-7277
www.LowWaterBridgeCampgrounds.com

Mountain Lodging Vacation Cabin Rentals

(571) 235-4368
www.Mountain-Lodging.com



Potomac Appalachian Trail Club Cabins

Shenandoah National Park
(703) 242-0315
www.patc.net

Skymont Vacation Rentals

(800) 270-8808
www.SkymontVacationRentals.com

Shenandoah National Park (numerous options)

www.nps.gov/Shen
(540) 999-3500

Shenandoah River State Park (numerous options)

(540) 622-6840
350 Daughter of Stars Drive, Bentonville
www.dcr.virginia.gov/state-parks/shenandoah-river



CAMPING

Gooney Creek Campground

7122 Stonewall Jackson Highway
(540) 635-4066

Low-Water Bridge Campground

192 Panhandle Road, Bentonville
(540) 635-7277

North Fork Resort Association

301 North Fork Road
(540) 636-2995

Twin Rivers Campground

203 Riverside Drive
(540) 636-6192

Shenandoah National Park *(numerous options)*

www.nps.gov/Shen
(540) 999-3500

Shenandoah River State Park *(numerous options)*

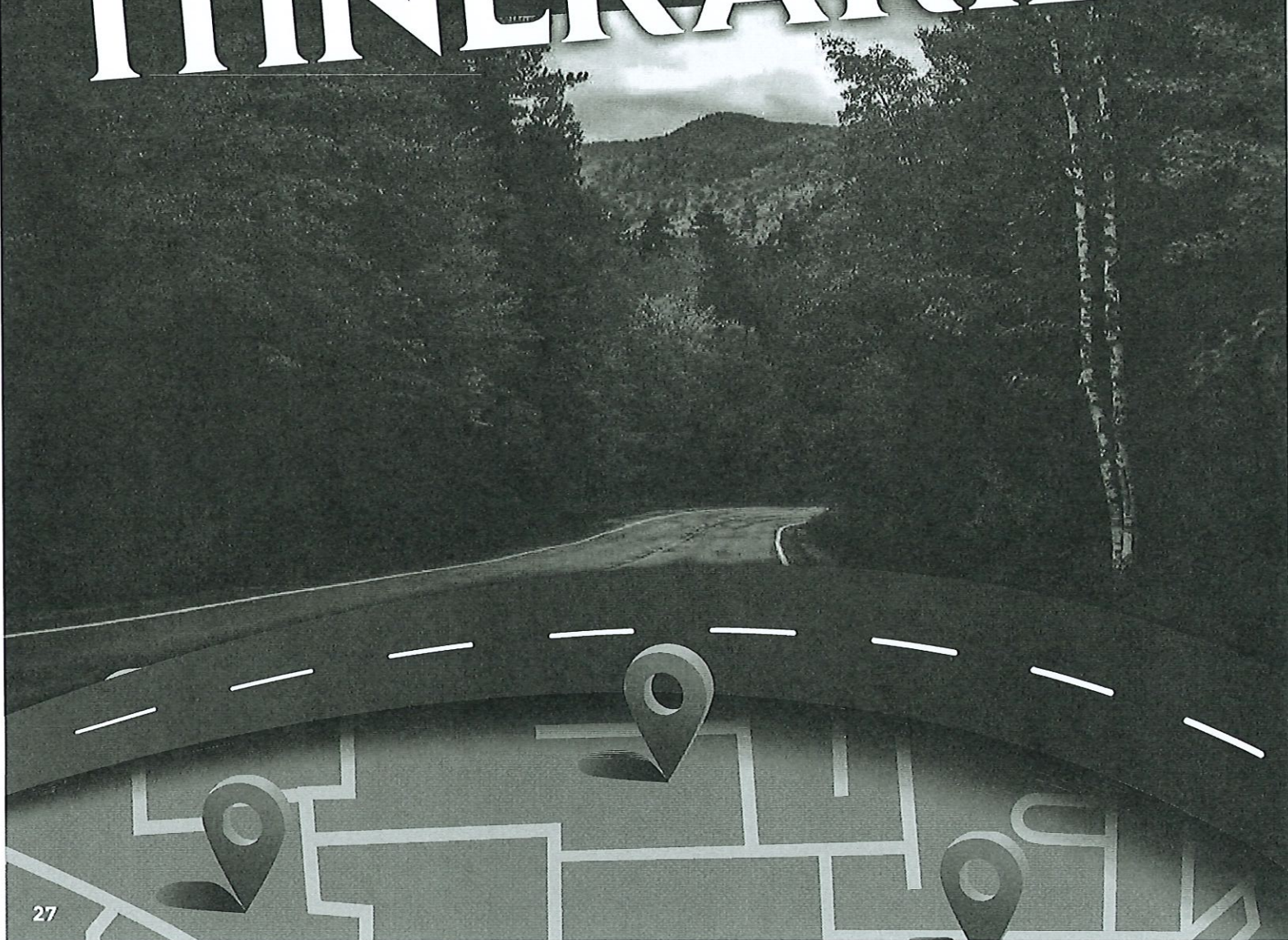
350 Daughter of the Stars Drive, Bentonville
(540) 622-6840
www.dcr.virginia.gov/state-parks/shenandoah-river

Skyline Ranch Resort

751 Mountain Road
(540) 635-4169



Tours & **ITINERARIES**



SELF-GUIDED TOURS

The Battle of Front Royal Driving Tour

This tour is approximately 16 miles long and includes 10 historically significant stops.

Blue Ridge Whisky Wine Loop

www.DiscoverShenandoah.com

Stop by the Visitors Center for a map.

The Front Royal Walking Tour

www.DiscoverFrontRoyal.com

Click on "Get Outdoors" then "Front Royal Trails"

A 1-mile self-guided walk thru the original Town of Front Royal. Follow the Walking Tour Guide Book to learn history of buildings along your route.

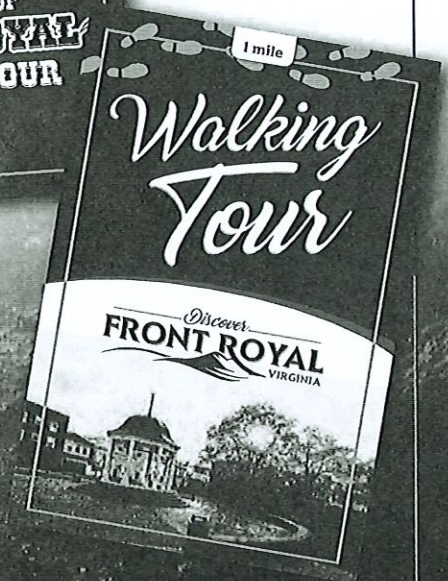
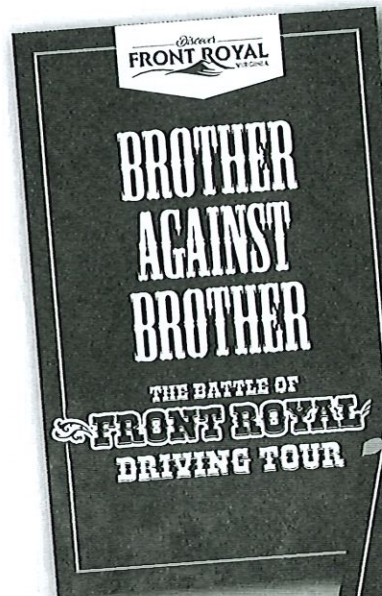
Geocaching

Check out www.geocaching.com

Shenandoah Spirits Trail

www.ShenandoahSpiritsTrail.com

Stop by the Visitors Center for a map.



Our Visitors Center can provide you with all you need to know.
Call or stop in to get all your questions answered.
Check us out at **DiscoverFrontRoyal.com**

ITINERARIES

Bring a Group or Plan a Conference

The knowledgeable staff at the Visitors Center is here to help. We have lots of experience doing just this. Whether it's a group of 20 or 200+, we can provide you with ideas, insights, hotel recommendations, tours, and so much more to keep your group entertained. We work directly with you to help make your event fun-filled and memorable. Call us at (540) 635-5788 to discuss.

Explore Virginia's Shenandoah Valley

Feel the need to wander a little further? We can provide information at our Visitors Center (414 East Main Street). Looking for a day trip but want to keep your head in the bed here? Front Royal is located only an hour from DC – and so much more – like George Washington National Forest and many more miles of the Shenandoah Valley. Our staff is here to help. Just ask.



**WE LOVE
TOUR
BUSSES!**

Stop by the Visitors Center at 414 East Main Street for copies of numerous itineraries and other ideas.



50 Things to Do

1 Gather information at the Front Royal/Warren County Visitors Center
<https://www.discoverfrontroyal.com/front-royal-visitors-center.html>

2 Acquire a Front Royal souvenir at the Front Royal/Warren County Visitors Center
<https://www.discoverfrontroyal.com/front-royal-visitors-center.html>

3 See historical buildings with the Front Royal Walking Tour, self-guided
<https://app.discoverfrontroyal.com/play-stay/c/6/1/33148218/front-royal-walking-tour>

4 Bowl and arcade at Royal Family Bowling Center
<http://royalfamilybowl.com/>

5 It's a challenge! Quest Shenandoah: Six Quests (treasure hunts) designed by local community members
<https://frontroyalva.com/Search?searchPhrase=quest>

6 Get your Penny Collector at Front Royal Visitors Center and Skyline Caverns
<https://frontroyalva.com/101/Visiting>
<http://www.skylinecaverns.com/>

7 Visit the Warren Rifles Museum
<https://www.battlefields.org/visit/heritage-sites/warren-rifles-confederate-museum>

8 Walk the Happy Creek Arboretum Trail
<https://treesfrontroyal.org/happy-creek-arboretum/>

9 Play horseshoes in Lion's Park
<https://www.warrencountyva.net/lions-park>

10 Experience life during the late 18th century/early 19th century with a tour of Balthis House
<https://warrenheritagesociety.org/balthis-house/>

11 Watch or participate at the Skate Park
<https://www.warrencountyva.net/skate-park>

12 Search your Warren County heritage at the Laura Virginia Hale Archives
<http://www.warrenheritagesociety.org>

13 Visit Soldiers' Circle at Prospect Hill Cemetery
<http://www.shenandoahwar.org/visit/signature-sites/signal-knob-area-sites/prospect-hill-cemetery/>

14 Foodies will love our restaurants
<https://app.discoverfrontroyal.com/eat-drink/c/1>

15 Search for hidden treasures in our local Thrift Stores
<https://app.discoverfrontroyal.com/play-stay/c/11>

16 Bring your chair for free music, June-August at 7pm Fridays at the Main Street Gazebo Gatherings
<http://blueridgearts.org/>

17 Play sand volleyball in Lion's Park
<https://www.warrencountyva.net/lions-park>

18 Stroll through the current art exhibit at the Blue Ridge Arts Council
<http://blueridgearts.org/>

19 Check out the featured artist at the Art in the Valley
<https://artvalleyva.com/>

20 Create at The Kiln Doctor: paint pre-made pottery
<http://thekilndoctor.com>

21 Walk the Royal Shenandoah Greenway Trail
<https://treesfrontroyal.org/royal-shenandoah-greenway/>

22 Try a refreshing spirit at one of our local spots.
<https://app.discoverfrontroyal.com/eat-drink/c/4>

23 Enjoy a scenic River Walk at Eastham Park
<https://www.warrencountyva.net/eastham-park>

24 Come to town for the Hometown Holiday Parade, 1st. Saturday in December
www.frontroyalchamber.com

25 Take in a movie at Royal Cinemas
<http://www.royal-cinemas.com/>

26 Camp or Cabin at Shenandoah River State Park
http://www.dcr.virginia.gov/state-parks/shenandoah-river#cabins_camping

27 Play arcade games at Fireball Arcade
<https://www.facebook.com/FireballArcadeOwner/>

28 Visit the Beer Museum
<http://virginiabeermuseum.com/>

29 Visit Samuel's Public Library
<https://samuelslibrary.net/>

30 Share your favorite thing to do in Front Royal at
tourism@frontroyalva.com

31 Search for treasures at Flea Markets
<https://app.discoverfrontroyal.com/play-stay/c/11>

32 Get in shape at the outdoor fitness equipment at Rockland Park
<https://www.warrencountyva.net/rockland-park>

33 Discover our used book stores
<https://app.discoverfrontroyal.com/play-stay/c/11>

34 Go antiquing!
<https://app.discoverfrontroyal.com/play-stay/c/11>

35 Cool off at the public pool
https://www.warrencountyva.net/index.php?option=com_content&view=article&id=100&Itemid=510

36 Play volleyball, basketball, and horseshoes or picnic in our parks
<https://www.warrencountyva.net/our-parks-home>

37 Attend our River and Brews Festival, 4th. Saturday in September
www.frontroyalchamber.com

38 Climb a rockwall at BattleGrounds Fitness
<https://battlegroundsfrit.com/>

39 Relax at Seide Botanical Garden in Lion's Park
<https://www.warrencountyva.net/lions-park>

40 Visit our eclectic shops
<https://app.discoverfrontroyal.com/play-stay/c/11>

41 Visit the Three Sisters Garden at Warren Heritage Museum
<http://www.warrenheritagesociety.org>

42 Play at our first-come, first-served basketball court in Gertrude E. Miller Park
<https://www.warrencountyva.net/our-parks-home/gertrude-e-miller-community-park>

43 Walk the 2.62 mile Carson Trail (by the Shenandoah River & woods)
<https://www.warrencountyva.net/rockland-park>

44 Watch a Front Royal Cardinals baseball game
<https://www.frontroyalcardinals.org/>

45 Entertain the children at our newest playground and Harmony Outdoor Music Park in Rockland Park
<https://www.warrencountyva.net/rockland-park>

46 Canoe, tube or kayak the Shenandoah River
<https://app.discoverfrontroyal.com/get-outdoors/c/5>

47 Fish on the Shenandoah River
https://www.warrencountyva.net/images/WC_BoatLandings_11.2016.pdf

48 Enjoy nature with a Local Horseback/Pony ride
<https://app.discoverfrontroyal.com/get-outdoors/c/12>

49 Bird watch at Northern Va. 4-H Center
<https://www.nova4h.com/>

50 Discover history with a docent guided tour of the Belle Boyd Cottage
<https://warrenheritagesociety.org/belle-boyd-cottage/>

PUBLIC HEARING

REZONING APPLICATION

RAMSEY INC

10160 WINCHESTER ROAD

DEPARTMENT OF PLANNING AND ZONING
TOWN OF FRONT ROYAL

MEMORANDUM

TO: Planning Commission

FROM: Kimberley P. Fogle, Director of Planning



DATE: 4 December 1997

SUBJ: OR97-11-81 An Ordinance to Amend the Town of Front Royal Zoning Map

This ordinance amends the Town of Front Royal zoning map to provide zoning classifications for the property to be incorporated into the Town limits on December 31, 1997. Specifically, the attached map applies three separate zoning classifications, as follows:

A-1 Agriculture and Open Space Preservation District

- Parcel 1: Realty Loan Corporation, 10.81 acres, floodplain land
- Parcel 2: William L. Hammack, 1.565 acres, single-family residential
- Parcel 3: Realty Loan Corporation, 1.598 acres, undeveloped
- Parcel 9: J. S. Cooley Estate, 2.795 acres, floodplain land

R-3 Residential District

- Parcel 4: Elks Lodge No. 2382, 5.573 acres, private lodge

C-3 Business District

- Parcel 5: Quarles Petroleum, 4.907 acres, convenience store/gas
- Parcel 6: Third Generation, 0.448 acres, convenience store/gas
- Parcel 7: J. S. Cooley Estate, 1.283 acres, undeveloped
- Parcel 8: Town of Front Royal, 2.872 acres, pump station
- Parcel 10: Robert Claytor, 1.248 acres, undeveloped
- Parcel 11: Royal Racquet, 1.398 acres, McDonald's Restaurant
- Parcel 12: Royal Racquet, 2.001 acres, Private fitness club
- Parcel 13: Royal Racquet, 4.521 acres, undeveloped

RECOMMENDATION

Approval of this ordinance is recommended.



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

~~PEREZON~~ #2300225

REZONING APPLICATION

APPLICANT

Name Ramsey Iwe Phone 540-660 2159
Address 508 N. Commerce Ave. Front Royal VA 22630
E-mail chrisramseyiwe@yahoo.com

PROPERTY OWNER OF RECORD

Name Ramsey Iwe Phone _____
Address _____

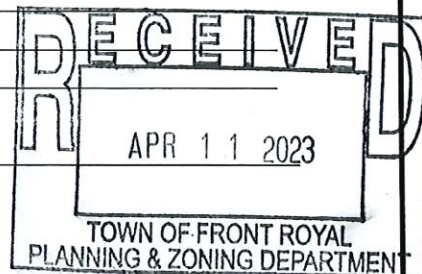
PROPERTY DESCRIPTION

Location/Street Address 10160 Winchester Rd. Front Royal
Number of lots: 1 Total Acreage 1.2837

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

TM 20A24-1

Subdivision Name (if applicable) _____



REQUEST

Existing Zoning C-3 Proposed Zoning R-2
Existing Use Vacant/house Proposed Use Residential Structure
2-Family

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.

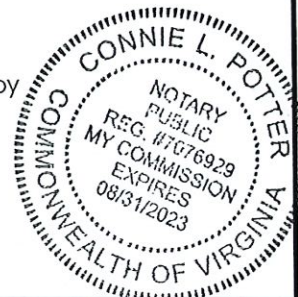

Signature of Property Owner

Signature of Applicant (if different)

City/County of WARREN, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 11 day of April, 2023 by
Chris S. Ramsey
(Name of person seeking acknowledgement)


Notary Public

Notary registration number: 7076929 My commission expires: 8/31/2023



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

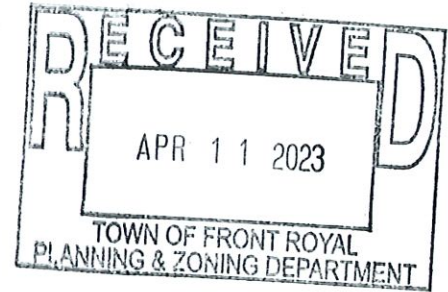
Receipt # 140890 Date Paid 4-11-23 pd \$400
Planning Commission Hearing Date: _____ Recommendation: _____
Town Council Hearing Date: _____ Date Sent to Clerk: _____

Ramsey Inc

508 Commerce Ave
Front Royal, Virginia 22630
Ph 540-635-5637
Fx 540-635-8392
Cell 540-660-2159

April 11, 2023

Lauren Kopishke Zoning Administrator
Town of Front Royal
P.O. Box 1560
Front Royal Virginia 22630



RE: Rezoning Application

Lauren

Please accept the attached rezoning application as my formal request for the property located at 10160 Winchester Road. I request the downzoning of the property to facilitate the completion of a 2-family dwelling as allowed under R-2 zoning in the Town of Front Royal as stated in Code Section 175-20.

The property is located off US 522-340 on a frontage road with no direct access to the main highway. The property is sloping to a degree that it would be difficult to utilize the property for most purposes as listed in the C-3 approved uses. Water and Sewer service lines are located along the front of the property. The property is currently zoned C-3, with Cn-3 on 3 sides and Agriculture on the 4th side.

My desire is to utilize the property for the completion of a 2-Family dwelling which cannot be sold as separate units. Currently, the construction of a house is being undertaken which qualifies as a "lodging house" under C-3 zoning. Current plans include a one story house with a walkout lower level finished and an upper level that is to be unfinished at this time. This rezoning would allow Ramsey Inc to complete the upper level and occupy that level as a separate dwelling unit. Each unit would be 1040 sq ft., with each level having 2 bedrooms.

Respectfully, Submitted

A handwritten signature in blue ink that reads "Chris Ramsey". The signature is written in a cursive, flowing style.

T.M. 20 PARCEL 24
N/F ALPHA PORTFOLIO OWNER, LLC.
PER INST. # 220004727
ZONED AGRICULTURAL

T.M. 20 PARCEL 26
N/F RAMSEY INC.
PER INST. # 020004485
ZONED AGRICULTURAL

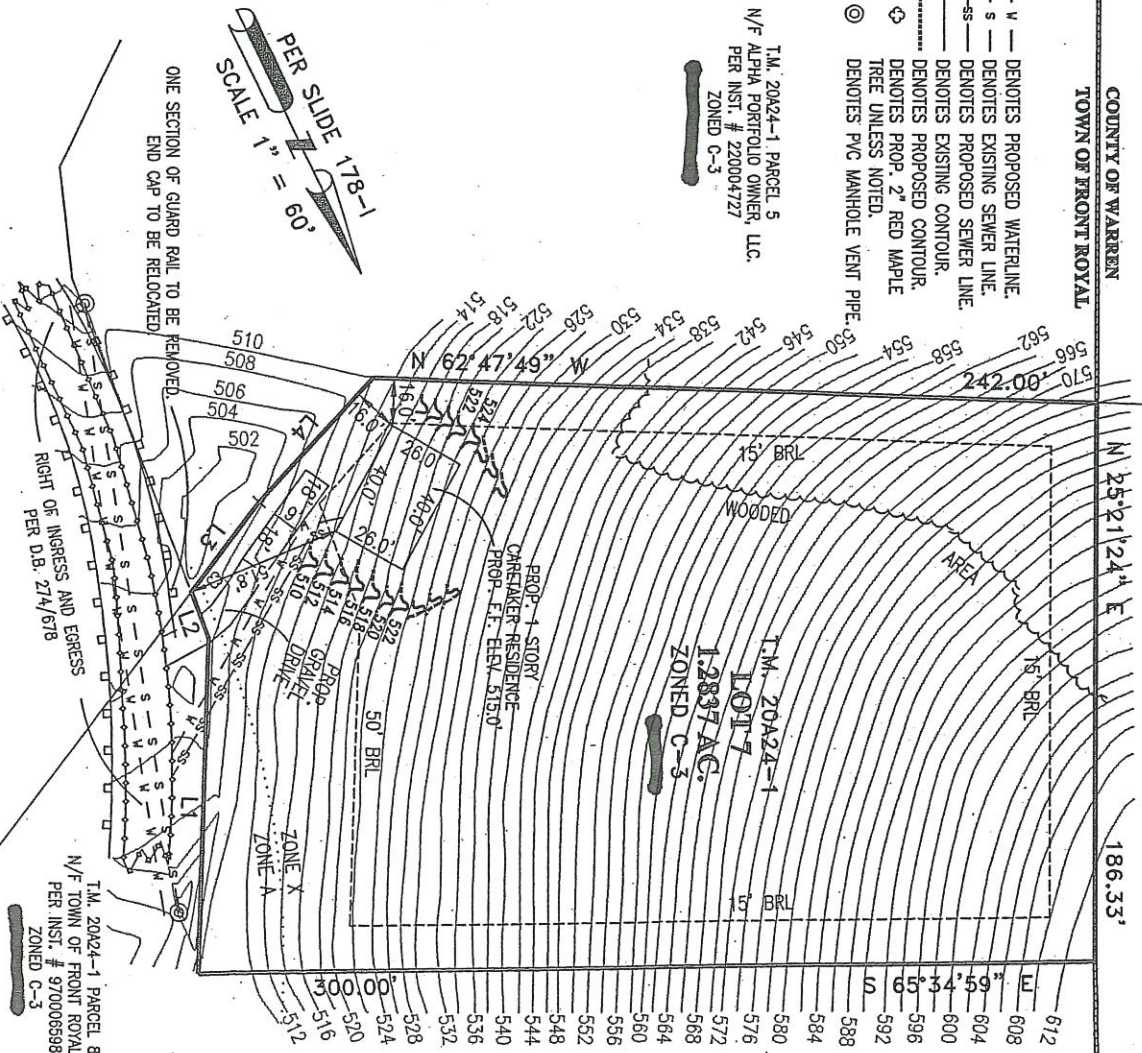
LINE	BEARING	DISTANCE
L1	S 27°09'55" W	112.37'
L2	S 04°47'22" W	16.50'
L3	S 62°30'41" W	37.22'
L4	S 67°38'41" W	56.26'

COUNTY OF WARREN
TOWN OF FRONT ROYAL

- V — DENOTES PROPOSED WATERLINE.
- S — DENOTES EXISTING SEWER LINE.
- SS — DENOTES PROPOSED SEWER LINE.
- DENOTES EXISTING CONTOUR.
- DENOTES PROPOSED CONTOUR.
- ⊕ DENOTES PROP. 2" RED MAPLE TREE UNLESS NOTED.
- ⊙ DENOTES PVC MANHOLE VENT PIPE.

T.M. 20A24-1 PARCEL 5
N/F ALPHA PORTFOLIO OWNER, LLC.
PER INST. # 220004727
ZONED C-3

C-3



0 60 120

WINCHESTER RD. - RT. 340
VARIABLE WIDTH R/W

UNABLE TO DETERMINE SEWER ELEVATION
DUE TO MANHOLES BEING BURIED.
NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: RAMSEY INC.
PER INSTRUMENT # 020004485.
PLAT REF: SLIDE 178-1 AND INST. # 020004485.
PROPERTY PARTIALLY SITUATED WITHIN FEMA FLOOD ZONE A
PER FIRM MAP 51187C0104C EFFECTIVE JUNE 3, 2008.

GENERALIZED DEVELOPMENT PLAN
T.M. 20A24-1 PARCEL 7
NORTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

ELEVATIONS ARE ASSUMED DATUM.
PROPOSED BUILDING COVERAGE AREA = 1,040 SQ. FT.
PROPOSED TOTAL AREA OF DISTURBANCE = 6,000 SQ. FT.
PROPOSED TREES = 1 STREET TREE.
WOODED AREA SHOWN TO BE UNDISTURBED.
NOTE: NO PROPOSED SLOPE ON THIS LOT IS GREATER THAN 15%.



PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
SEPTEMBER 6, 2022

June 8, 2023

Lauren Kopishke

Director of Planning and Zoning, Town of Front Royal

102 E. Main St

Front Royal, Virginia 22630

RE: 10160 Winchester Rd/ June 7 Meeting

Ms. Kopishke

The Work Session meeting of the Front Royal Planning Commission on June 7, was quite interesting to say the least. I would like to address the issues raised so as to further the application in a positive way.

1. Is the Lot a separate and distinct parcel of property

The Lot was created in the Boundary Line adjustment agreement as executed by the Town of Front Royal and the County of Warren in _____. The property was given a separate and distinct identification number, acquired a new tax status and came under the sole land use jurisdiction of the Town of Front Royal.

If it was not the desire of the Town to acquire this property for its sole control and direction of use and development then the property would have been treated as such and not included in the Boundary Line Adjustment.

The definition of "Subdivision" on Section 175 of the Town code says that a subdivision happens when "The division of a parcel of land into two or more lots or parcels for the purpose of transfer of ownership or building development". I think it goes without argument that when the property was acquired by the Town and Zoned C-3 from A-1 in the County, a major change took place in what the "building development" of the property became.

2. Is the Zoning C-3 a valid zoning on the property

At the time of the Boundary Line Adjustment of the property, it was necessary for the Town to declare and justify its desire to incorporate all the properties into the Town. In so doing a zoning designation was placed on the property then and has since been reaffirmed by numerous advertisings, public hearings, and affirmative votes by the Town Council and Planning Commission in the form of Comprehensive plan/land use reviews and adoptions. As a property owner, when such action is taken by a Town Council on my property there is a Statute of Limitation for which a property owner can challenge or seek to set aside that action. Needless to say that time expired more than 20 years ago. In the absence of Fraud or malicious intent, I see no grounds on which to make such a challenge at this time. In that all affected property owners have accepted and relied on that action, it then comes as a material consequence to interrupt the use of the land in any other form or designation.

3. Is the access a legal access.

The access is appropriate to the situation in that without it being a legal access the Boundary Line Adjustment between the Town of Front Royal and Warren County would have created a "Land Locked Parcel" without the benefit of access. Fronting on the Town access Road negated any claim that such an action was taken. In the absence of any stated restrictions on the use of the Town Right of Way in it's acquisition or designated restrictions since, it is a public use right of way and qualifies as a legal access to this property. If it is the opinion of the Town that no such right exists, as is commonly done, ~~then~~ right of way is acquired by legal petition to the court for relief and remedy. I have personal experience with this process, however, in two separate cases the parcels were created more than 150 years ago. In each case, upon petition to the courts, a legal right of way was created, one by declaration and one by "forced" mutual consent.

4. Does VDOT have any jurisdiction in regard to the access to this property

In that there is no proposed subdivision of land in this application and legal access was established to this property from its time of being put to record, I see no conflict. There is no new access to a VDOT highway being created or proposed. The access is co-existent/shared entrance with a commercial establishment and municipal facility.

A handwritten signature in black ink, appearing to be 'P. S. Ry' or similar, written in a cursive style.

No. 857
Ex. 5-20-80
not 5-20-80
Town Hall
Front Royal, Va.

FOR PLAT,
Book 274 Page 681

BOOK 274

PAGE 673

THIS DEED, made and entered into this 18th day of April, 1980, by and between MARSHALL NATIONAL BANK AND TRUST CO., a Virginia corporation, EXECUTOR AND TRUSTEE OF THE ESTATE OF J. S. COOLEY, party of the first part, hereinafter referred to as the Grantor, and the TOWN OF FRONT ROYAL, VA, a municipal corporation, party of the second part, hereinafter referred to as the Grantee.

W I T N E S S E T H :

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with General Warranty and the usual English Covenants of Title, unto the Grantee, in fee simple, all of the following described real estate, to-wit:

All that certain tract or parcel of land, with all improvements thereon and all appurtenances thereunto appertaining, lying and being situate in the North River Magisterial District, Warren County, Virginia, containing 1.577 acres, being more particularly described as TRACT I on a plat prepared by R. J. Morris, C.L.S., dated January 2, 1980, revised on March 5, 1980, and attached hereto, being a portion of the realty acquired by J. S. Cooley, deceased, at Deed Book 133, at Page 202, and conveyed as part of his estate to the Marshall National Bank, in trust, at Will Book 8, at Page 287.

Reference is hereby made to the foregoing instruments for a more accurate description of the real estate herein conveyed and for further derivation of title thereunto.

This conveyance is made and accepted subject to all easements, restrictions and conditions, if any, of record in the aforesaid Clerk's Office, pertaining to or affecting the real estate herein conveyed.

BOOK 274

PAGE 679

The Town of Front Royal hereby covenants to install a fence, upon the Grantor's request, around the border of the above-described parcel where it adjoins the lands of the Grantor. Further, the Town covenants to install gates at two locations in the fenceline as selected by the Grantor.

A right of ingress and egress is hereby reserved for the Grantor, its agents and assigns, over such roadways and drives as may hereafter be constructed upon the aforesaid parcel of land.

WITNESS the following signatures:



Wm. A. Lillard, Jr.
J. Pres.

MARSHALL NATIONAL BANK
AND TRUST COMPANY

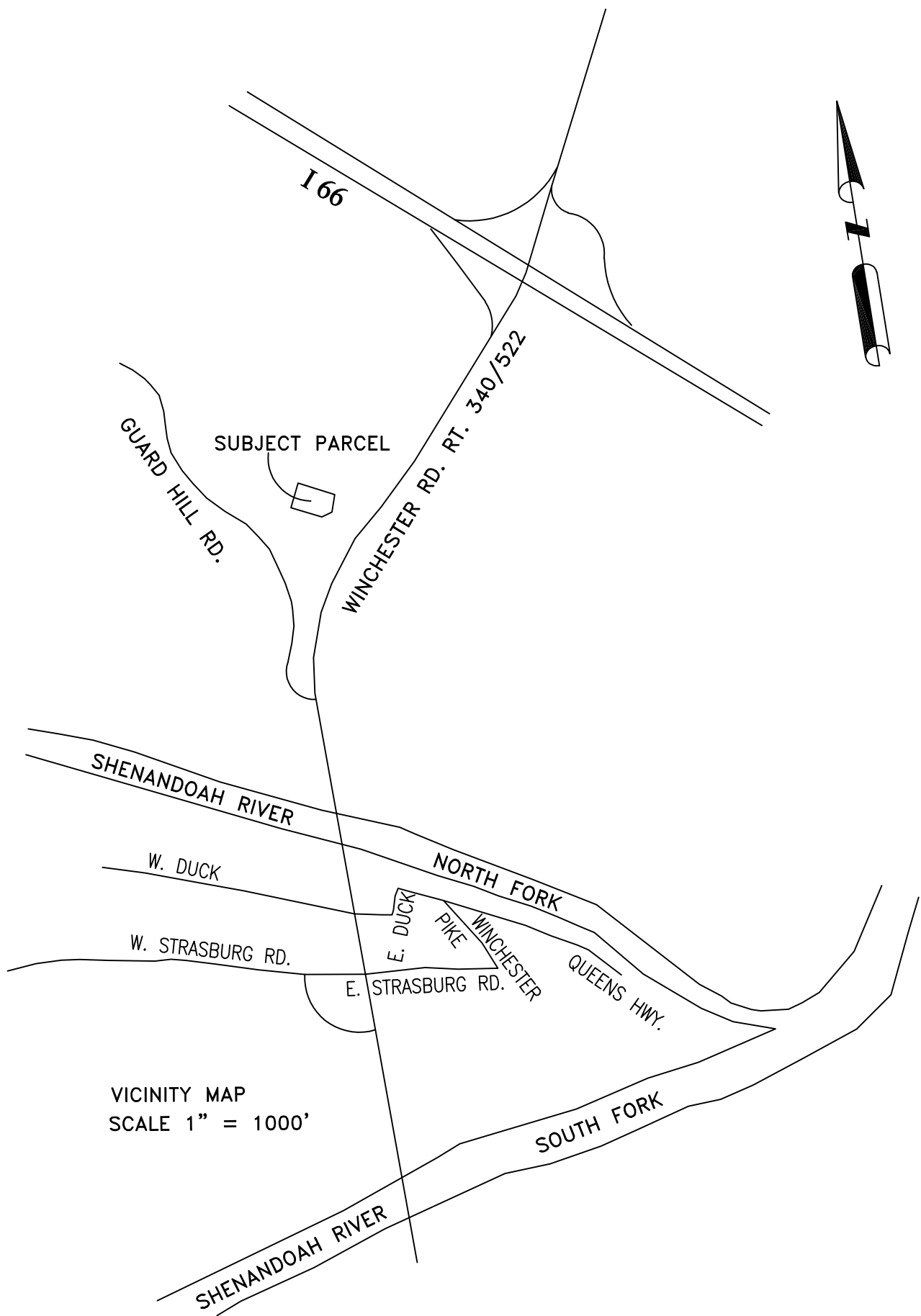
BY: *[Signature]*
VICE PRESIDENT & TRUST OFFICER

ATTEST:

[Signature]
Vernon T. MacDuck

TOWN OF FRONT ROYAL, VA

BY: *[Signature]*
WILLIAM A. LILLARD, JR., Mayor



VICINITY MAP
SCALE 1" = 1000'

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

DERIVATION OF TITLE TO: RAMSEY INC.

PER INSTRUMENT # 020004485.

PLAT REF: SLIDE 178-I AND INST. # 020004485.

PROPERTY PARTIALLY SITUATED WITHIN FEMA FLOOD ZONE A
PER FIRM MAP 51187C0104C EFFECTIVE JUNE 3, 2008.

PROPOSED REZONING

T.M. 20A24-1 PARCEL 7

NORTH 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
JUNE 9, 2023

T.M. 20 PARCEL 24
N/F ALPHA PORTFOLIO OWNER, LLC.
PER INST. # 220004727
ZONED AGRICULTURAL

T.M. 20 PARCEL 26
N/F RAMSEY, INC.
PER INST. # 020004485
ZONED AGRICULTURAL

LINE	BEARING	DISTANCE
L1	S 27°09'55" W	112.37'
L2	S 04°47'22" W	16.50'
L3	S 62°30'41" W	37.22'
L4	S 67°38'41" W	56.26'

COUNTY OF WARREN

N 25°21'24" E

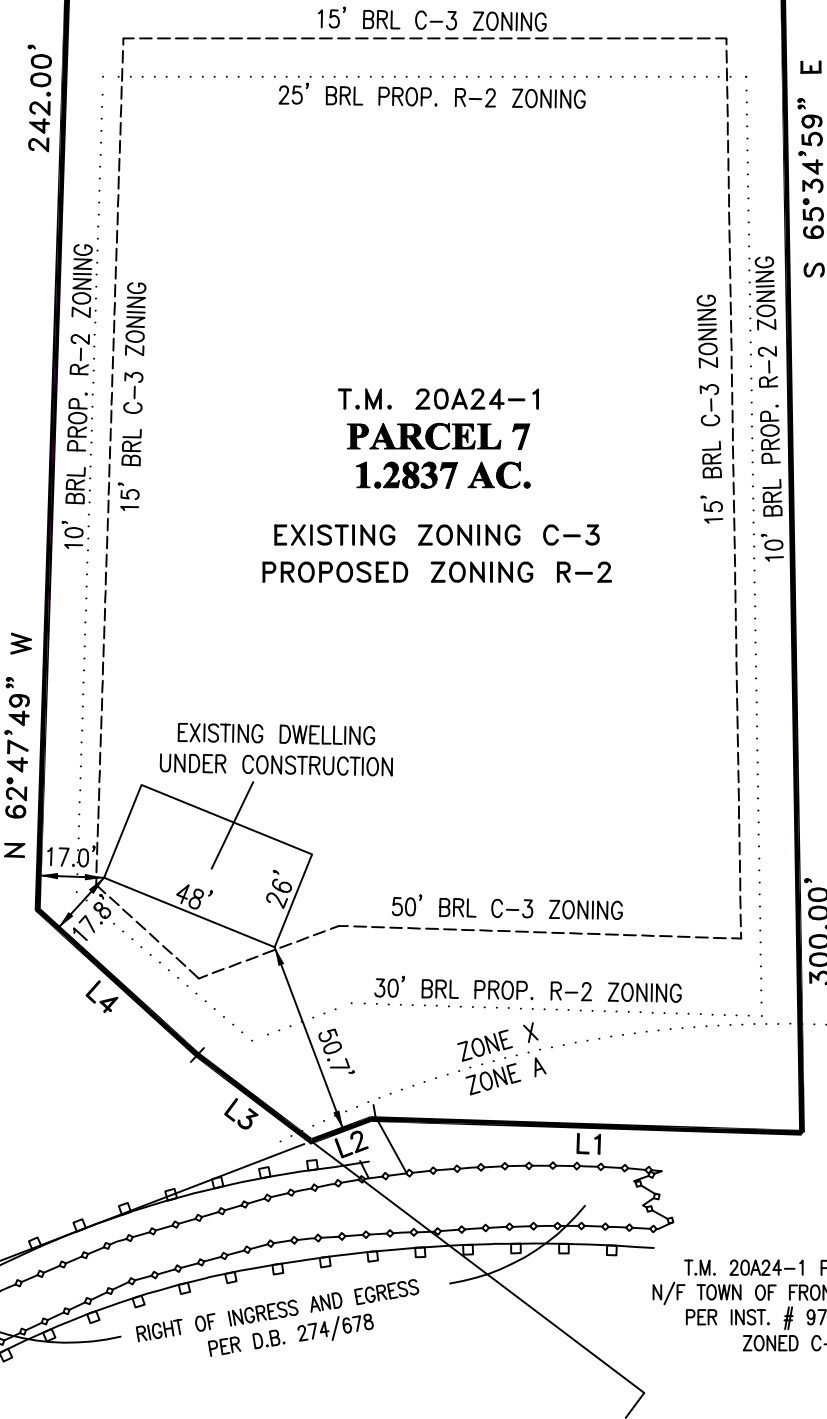
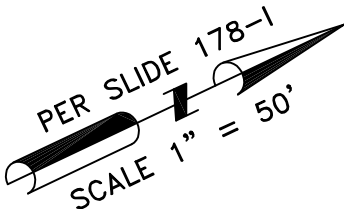
186.33'

TOWN OF FRONT ROYAL

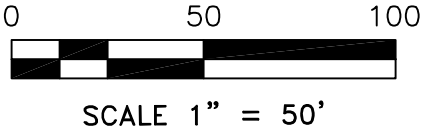
T.M. 20A24-1 PARCEL 5
N/F ALPHA PORTFOLIO OWNER, LLC.
PER INST. # 220004727
ZONED C-3

T.M. 20A24-1
PARCEL 7
1.2837 AC.

EXISTING ZONING C-3
PROPOSED ZONING R-2



PROPOSED REZONING
T.M. 20A24-1 PARCEL 7
NORTH 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
JUNE 9, 2023

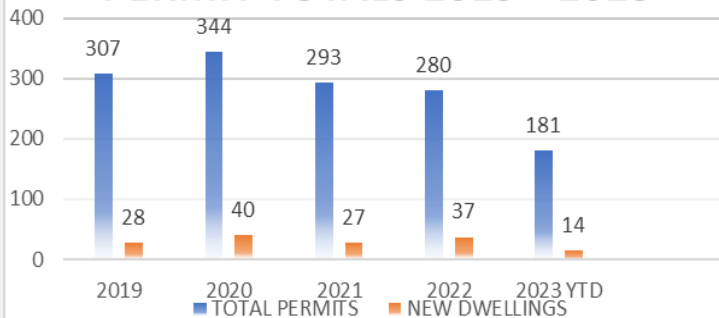
MAY 2023 MONTHLY REPORT

PLANNING/ZONING DEPARTMENT – MAY 2023

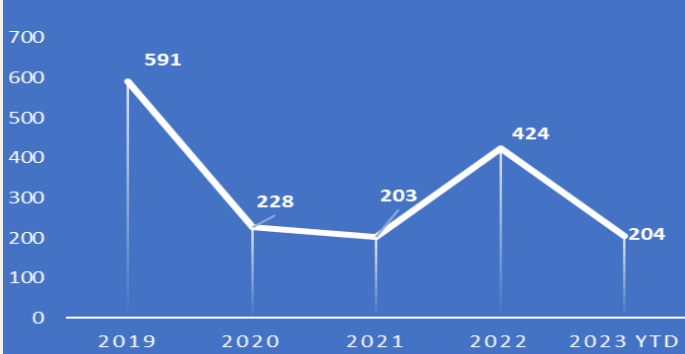
● GENERAL INDICATORS

	2019	2020	2021	2022	2023 YTD	MAY
Zoning Permits	307	344	293	280	181	38
Code Enforcement Cases	591	228	203	424	204	91
Land Use Applications	19	26	29	56	15	4
Code Amendments	1	1	7	2	2	0
Sign Permits	52	39	47	41	29	6
Business Licenses	186	151	172	155	73	18
Short-Term Rentals	--	--	1	13	4	1
Administrative Variance	--	--	--	--	2	0
COA Administrative Review	--	--	--	--	12	3
COA Board Review	--	--	--	--	5	1
Solicitor/Itinerant Merchant	--	--	--	--	2	0
Urban Agriculture	--	--	--	--	8	3
Alley Vacation	--	--	--	--	2	0
Right of Way Utilization Permits					17	17

PERMIT TOTALS 2019 - 2023



TOTAL CODE CASES 2019 - 2023



SPECIAL PROJECTS UPDATES/NEWS

- **Comprehensive Plan Rewrite.** The Comprehensive Plan went back to the PC for public hearing on April 19, 2023. The public hearing was closed and postponed so that the PC could receive a final version of the document. At their meeting on May 17, 2023 the PC scheduled to take the Comprehensive Plan to a special meeting on June 7, 2023 to approve and certify the document. A Final version of the Comprehensive was submitted from Summit on May 19, 2023.
- **Chapter 175 and 148 Rewrite:** Discussion held with summit regarding the rewrite.

- **BAR –** The Board of Architectural Review met for one regular meeting in May and approved exterior renovations at 20 Blue Ridge Avenue and 20 Water Street. In addition the BAR approved a mural at 118 E. Main Street. The BAR held one work session to discuss becoming a Certified Local Government and community outreach to property owners in the Historic District.
- **BZA -** The Board of Zoning Appeals did not meet in the month of May.

- **PC –** In May the Planning Commission (PC) held one regular meeting and two work sessions. At their regular meeting the PC recommended approval of four (4) Short-Term Rental applications, one (1) Special Exception and one (1) Site Plan application. The PC approved one (1) consent agenda item to be advertised for public hearing in June. Discussion at the work sessions included a Special Use Permit for a cemetery and the items listed above that were recommended for approval.