REGULAR PLANNING COMMISSION MEETING

Wednesday, October 16, 2024 @ 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

- September 18, 2024 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA

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

- **2400599 –** A zoning text amendment to include performance standards for tobacco, smoke or vape shops in the Commercial and Industrial Districts within Town limits. (*Consent to advertise for public hearing at the November 20, 2024 regular Planning Commission meeting.)*

VII. PUBLIC HEARING

- **2400522 –** A Special Use Permit Application submitted by Theresa Roberson to allow a short-term rental located at 132 W. Criser Road, identified by Tax Map 20A6-33-B1-1B. The property is zoned R-3, Residential District.

- **2400523 –** A Special Exception Application submitted by COL Samuel R. Millar VFW Post 1860, Commander Jeffrey D. Cook for relief of existing parking Town Code requirements located at 654-B W. 11th Street, identified by Tax Map 20A1-2-3-3 and 4. The property is zoned C-2, Community Business District.

- **2400524 –** A Special Use Permit Application submitted by Surber Development and Consulting LLC for Multi-Family Apartments containing ninety (90) units in two (2) separate three-story apartment houses with a maximum height of forty-five feet (45') on a vacant parcel off of E. Criser Road, identified by Tax Map 20A18-5-5A1. The property is zoned C-1, Community Business District.

VIII. OTHER

- Election of Vice-Chairman

IX. COMMISSION MEMBER REPORTS

X. PLANNING DIRECTOR REPORT

- September Monthly Report

XI. ADJOURNMENT

PLANNING COMMISSION MINUTES
SEPTEMBER 18, 2024

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 for a limited time.

The Planning Commission meeting of the Town of Front Royal, Virginia was held on September 18, 2024, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

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

ROLL CALL

Present: Connie Marshner, Chairman
Megan Marrazzo, Commissioner
Allen Neel, Commissioner
Gary Gillispie, Commissioner

Absent: Andrew Brooks

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

APPROVAL OF MINUTES

- August 21, 2024 – Regular Meeting

Commissioner Marrazzo moved, seconded by Commissioner Neel to approve the meeting minutes as written.

VOTE: Yes – Marrazzo, Marshner, Neel
No – N/A
Abstain – Gillispie
Absent – Brooks VOICE VOTE

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- **2400522 –** A Special Use Permit Application submitted by Theresa Roberson to allow a short-term rental located at 132 W. Criser Road, identified by Tax Map 20A6-33-B1-1B. The property is zoned R-3, Residential District. (*Consent to advertise for public hearing at the October 16, 2024 regular Planning Commission meeting.)*

- **2400523 –** A Special Exception Application submitted by COL Samuel R. Millar VFW Post 1860, Commander Jeffrey D. Cook for relief of existing parking Town Code requirements located at 654-B W. 11th Street, identified by Tax Map 20A1-2-3-3 and 4. The property is zoned C-2, Community Business District. (*Consent to advertise for public hearing at the October 16, 2024 regular Planning Commission meeting.)*

- **2400524 –** A Special Use Permit Application submitted by Surber Development and Consulting LLC to construct Multi-Family Apartments consisting of up to ninety (90) apartments in two separate 3-story buildings with a maximum height of forty-five feet (45') on property located on E. Criser Road, identified by Tax Map 20A18-5-5A1. The property is zoned C-1, Community Business District. (*Consent to advertise for public hearing at the October 16, 2024 regular Planning Commission meeting.)*

Commissioner Gillispie moved, seconded by Commissioner Marrazzo to approve the consent agenda items as presented.

Vote: Yes – Neel, Marshner, Gillispie, Marrazzo
No – N/A
Abstain – N/A
Absent – Brooks VOICE VOTE

PUBLIC HEARING

- **2400436 –** A Rezoning Application submitted by Karen Alexander requesting an amendment to the zoning map to reclassify vacant land located on W. Strasburg Road, identified by Tax Map 20A12-3-27 from C-1, Community Business District to R-3, Residential District.

DRAFT

Mr. Ware summarized the application stating this rezoning application was requesting a zoning map amendment to reclassify a vacant parcel on W. Strasburg Road, identified by Tax Map 20A12-3-27 from C-1, Community Business District to R-3, Residential District. This lot is located on a dead-end road (Hammer Head) at the end. Adjacent lots located on W. Duck Street to the rear of the subject parcel have recently been rezoned to R-3, Residential District.

The subject parcel and adjacent lots were previously zoned R-2 prior to 1980 and then rezoned from R-2 to C-1. Realignment of W. Strasburg Road occurred in 2017 which left these lots at a dead-end street. Since that time there has been very little movement for development in that area. One of the challenges highlighted in the Comprehensive Plan was these areas in Riverton due to their location. There are some disadvantages to these lots in this planning district because of the location and the streets.

The applicant Karen Alexander explained she and her husband owned the subject parcel and had previously owned another three (3) lots at this location. They purchased the lots because it had been rezoned to commercial use. Once VDOT installed the quadrant it made the parcels unsuitable for commercial use. They have marketed the lot and the three (3) houses they previously owned and have worked with the other property owners to the end of the road to market the property as commercial with no success. There were several people interested in purchasing the properties but after talking with VDOT and Zoning they resolved to the fact there was no way to get in and out of the lots without a very costly investment and did not follow through with the purchase because there was not a realistic access to the properties. Ms. Alexander stated that they currently have a contract on the subject parcel that will go to closing if the parcel is rezoned to R-3.

Chairman Marshner opened the public hearing. There were no speakers present.

Chairman Marshner closed the public hearing.

Commissioner Marrazzo moved, seconded by Commissioner Neel forward a recommendation of approval to the Front Royal Town Council for Rezoning Application # 2400436 to amend the Zoning Map of the Town of Front Royal to reclassify a vacant parcel on W. Strasburg Road, identified by Tax Map 20A12-3-27, from C-1, Community Business District to R-3, Residential District.

Commissioner Gillispie expressed that he was not in opposition of what Ms. Alexander would like to do with the property but felt the Comprehensive Plan should be amended for this area before a rezoning takes place.

Chairman Marshner believes these are two separate issues and because of the applicant's urgency to get this resolved it was in the best interest of Front Royal to deal with the rezoning and take up the discussion of a possible Comprehensive Plan amendment at a future Planning Commission Work Session.

After some additional comments a vote was taken.

Vote: Yes – Marrazzo, Marshner, Neel
No – Gillispie
Abstain – N/A
Absent – Brooks ROLL CALL VOTE

- **2400483 –** A Special Use Permit Application submitted by The Salvation Army for an artistic mural, exceeding 60 sq. ft., on the west side of the building located at 296 South Street, identified by Tax Map 20A8-16-B. The property is zoned C-1, Community Business District.

Mr. Ware explained this application request was submitted by The Salvation Army for an artistic mural, exceeding 60 sq. ft. in size on the west side of the building located at 296 South Street. Mr. Ware reviewed sign definitions from the Town of Front Royal Zoning Ordinance. The proposed mural will be approximately14.5' x 18.5 or 268 square feet in size and the proposed rendering is of a black bear and cub with the Salvation Army shield and Virginia bluebells at the bottom. Because the size will exceed 60 sq. ft. they are required to have a Special Use Permit. Staff did not receive any calls or comments regarding the application request.

Captain Ann Hawk of the Salvation Army said she has been at the Front Royal location since 2021. When she arrived, she was horrified at the conditions of their building and has been working towards improving the building and site since that time. She believes the mural will help to promote their business.

Chairman Marshner opened the public hearing. There were no speakers present.

Chairman Marshner closed the public hearing.

Commissioner Gillispie moved, seconded by Commissioner Neel to approve item #2400483, a Special Use Permit application submitted by the Salvation Army for an artistic mural, exceeding 60 square feet on the west side of the building located at 296 South Street, identified by Tax Map 20A8-16-B.

Commissioner Marrazzo believes the proposed mural will look great and that it is a great location for the mural as well as add beauty to the area.

Commissioner Gillispie shared that he appreciates all the work they are putting into improving the building.

Commissioner Neel thanked the Salvation Army for what they do as an organization. He felt this will not distract traffic, will be aesthetically pleasing, and fits into the theme of the Town.

After these comments a vote was taken.

Vote: Yes – Gillispie, Marshner, Neel, Marrazzo
No – N/A
Abstain – N/A
Absent – Brooks ROLL CALL VOTE

OTHER

There were no comments.

COMMISSION MEMBER REPORTS

There were no additional comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the August monthly report.

At the next Planning Commission work session, the Commission and staff will construct a plan to review the draft zoning ordinance 2 to 3 divisions at a time.

Public works will be present at the next Planning Commission work session to answer Commissioner questions regarding the Town's infrastructure.

ADJOURNMENT

Commissioner Marrazzo moved, seconded by Commissioner Gillispie to adjourn the meeting.

VOTE: Yes – Marrazzo, Gillispie, Neel, Marshner
No – N/A
Abstain – N/A
Absent – Brooks VOICE VOTE

The meeting was adjourned at 7:31 p.m.

Approved by Planning Commission
Date: _____

DRAFT

2400522 – A Special Use Permit Application submitted by Theresa Roberson to allow a short-term rental located at 132 W. Criser Road, identified by Tax Map 20A6-33-B1-1B. The property is zoned R-3, Residential District.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☑ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-Term Rental #2400522
MEETING DATE: October 16, 2024
SUMMARY: A Special Use Permit application has been submitted for a Short-Term Rental located at 132 W. Criser Road. The applicant intends to rent the house as a whole with three (3) bedrooms and no more than six (6) occupants at a time.
STAFF RECOMMENDATION: Staff recommends approval of Special Use Permit #2400522
DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2400522 for a Short-Term Rental located at 132 W. Criser Road." NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Marshner _____ *Marrazzo* _____ *Neel* _____ *Gillispie* _____ *Brooks* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting
October 16, 2024

APPLICATION #:	**APPLICANT:**
Special Use Permit Application #2400522	Theresa Roberson

APPLICATION SUMMARY:

A Special Use Permit application has been submitted for a Short-Term Rental located at 132 W. Criser Road. The applicant intends to rent the house as a whole with three (3) bedrooms and no more than six (6) occupants at a time.

GENERAL INFORMATION:

Site Addresses	132 W. Criser Road
Owner(s)	Charles M. and Theresa A. Roberson
Zoning District	R-3, Residential District
Historic District	No
Tax Identification	Tax Map #20A6-33-B1-1B
Request	The Applicant is requesting to rent three (3) bedrooms and no more than six (6) occupants at a time.

View of Front Elevation – 132 W. Criser Road

Aerial Map (Warren County GIS)

STAFF RECOMMENDATION:

Staff reccomends approval with no additional conditions.

ATTACHMENTS: Application and supporting documents.

#2400522

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

RECEIVED
SEP 06 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: THERESA ROBERSON PHONE: [redacted]

ADDRESS [redacted]

E-MAIL [redacted]

PROPERTY OWNER:

NAME: Charles M. + Theresa Roberson PHONE [redacted]

ADDRES [redacted]

E-MAIL [redacted]

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 132 W. CRISER ROAD FRONT ROYAL VA 22630

TAX MAP 20A633 B1 SECTION 3 BLOCK 1 LOT 1-B

SUBDIVISION NAME Ay-View Estates

ZONING DISTRICT FORK MAGISTERIAL DIST. ACREAGE 6,469 sq. ft.

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
- N/A ☐ 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 # 194319 Date Paid 9/6/2024

Check # 382

Revised 12/21/2022

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Charles Roberson at (phone number) [redacted] or (property manager) TE ROBERSON at (phone number) [redacted].

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 6 People and 3 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

Minimum available parking is 2 vehicle(s) in the driveway. (+ one in garage

TRASH AND RECYCLING

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

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

In front of House in Garage. TRASH BAGS ARE KEPT IN KITCHEN PANTRY. SMALL TRASH CANS ARE LOCATED IN KITCHEN AND BOTH BATHROOMS, AND IN GARAGE.

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

Tuesday morning. Container placed roadside near mail box.
*MANAGENT WILL PLACE CITY CONTAINER IN PROPER PLACEMENT FOR TUESDAY MORNING PICKUP.

Revised 12/21/2022

CHECK-IN & CHECK-OUT

Provide details

Guests may check-in beginning at 3:00pm and check out by 11:00 am. all lights off, all appliances off. All doors locked. Contact owner when leaving the property.

WIFI/PHONE/ETC

Provide details for special amenities if available

Wifi provided

SPECFIC PROPERTY DETAILS

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

* SEE Attached for more details.
Property is a 3 Bdrm 2 Bath, Split Entry with garage - Back deck, fenced yard, landscaping, outdoor shed and partially wooded backyard.

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

SPECFIC PROPERTY REGULATIONS

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

- No shooting of firearms ✓
- No outdoor fire burning ✓ (exc. firepit when town restrictions are lifted.
- No fireworks ✓

- No Pets
- No smoking
- NO Illegal substances
- No firearms

Revised 12/21/2022

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: Charles Mac Robertson / Theresa A Robertson

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 Charles Mac Robertson / Theresa A Robertson Date 9/6/2024

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.

CONSENT TO INSPECT
PRIVATE PROPERTY

The undersigned herein consents to the Town of Front Royal, Department of Planning and Zoning Division Officers(s) right of entry to inspect all yard areas, building exterior and/or interior as needed to determine whether said property complies with local and state codes related to said property.

The undersigned herein states that he/she is in lawful possession or control of the property designated below or has the authority to act in the owner(s), tenants', and/or occupants' behalf in their absence.

Property Address: **132 West Criser Road, Front Royal VA 22630**

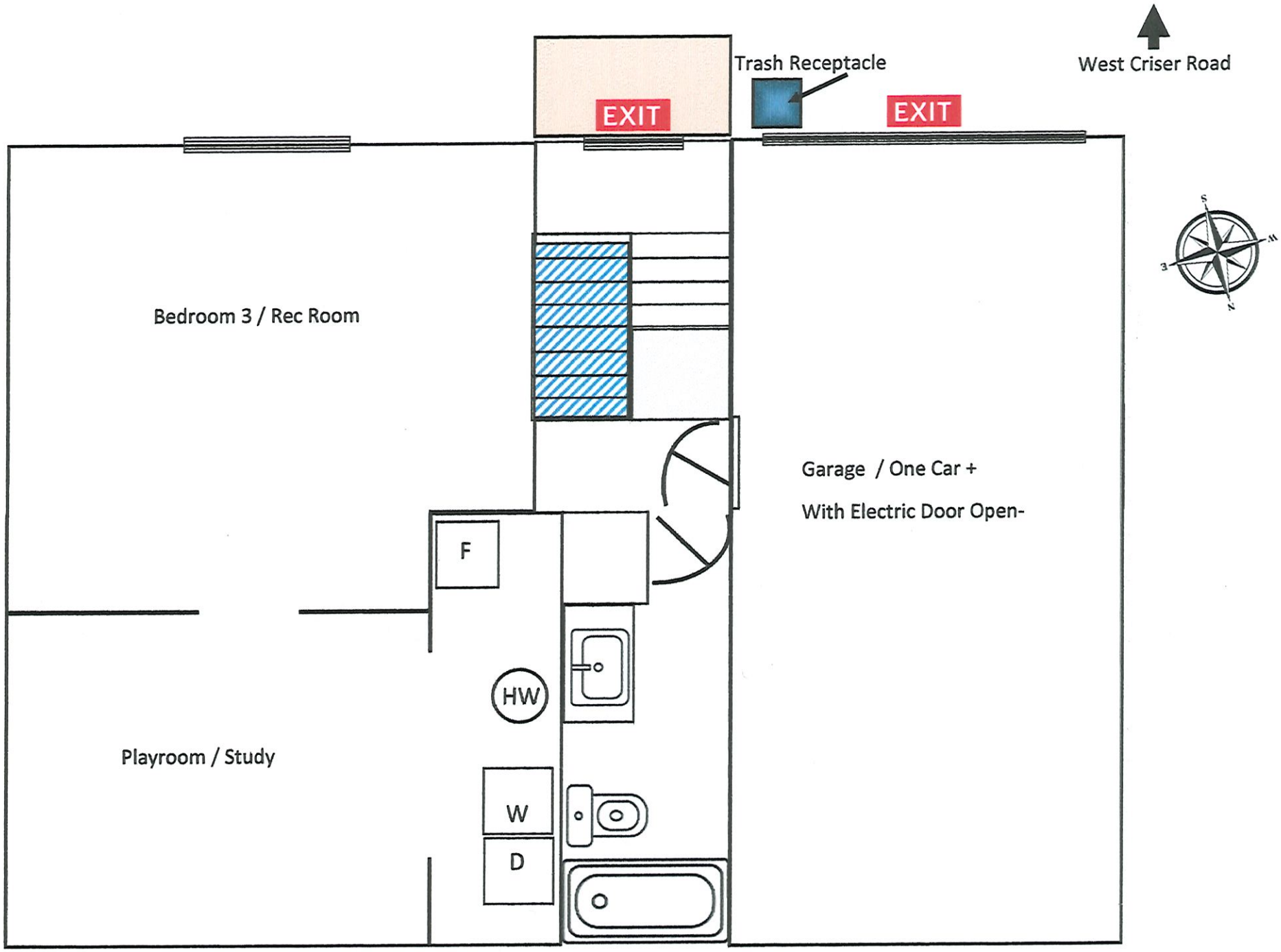
Tax Map **20A633 B1-3 Lot 1B**

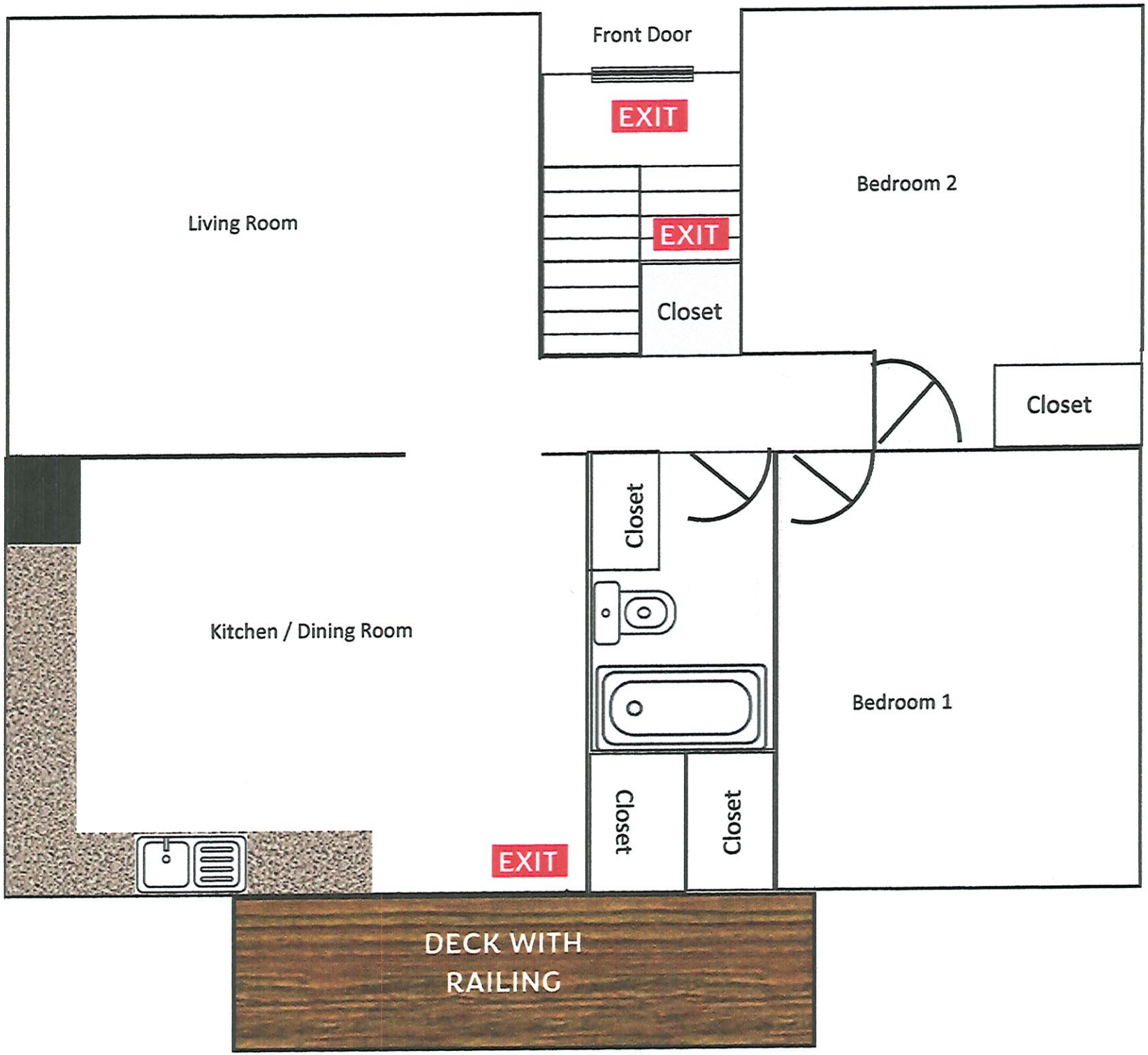
CONSENTING PARTY

Name : Charles M. Roberson & Theresa A. Roberson = Owners

Signature = Charles M. Roberson Date 9/6/2024

Signature = Theresa A Roberson Date 9-6-2024


Trash Receptacle
West Criser Road
EXIT
EXIT
Bedroom 3 / Rec Room
Garage / One Car +
With Electric Door Open-
F
HW
Playroom / Study
W
D



Fire Extinguishers

Located in Kitchen Pantry, Hallway stair-well, Laundry room and garage

Smoke/CO Alarms

are located in hall on both floorsl

CHECK OUT

- Please put all trash in the large green trash can by the garage door.
- Please place all used towels in the baskets in each bathroom
- You can leave the beds unmade.
- Turn off all lights, the AC, and fans.
- Make sure to check entire property for anything that is yours. (back yard, deck, garage, laundry room, etc.)
- Take everything that is yours from the fridge and freezer.
- Make your final exit through the garage. Make sure the garage door closes all the way. ** the entry code will expire after your check-out time.*
- Be safe traveling home.
- Send a note to us when you are all out.

We truly appreciate the opportunity to serve you and we pray you had an enjoyable stay.

Please come again.

IMPORTANT STUFF YOU SHOULD KNOW

This Property address:	**132 West Criser Road** **Front Royal, VA 22630**
Nearest Hospital **540 636 0030** ***Or* 911**	**Warren Memorial Hospital** **351 Valley Health Way** **Front Royal, VA 22630**
Front Royal Police Dept. **540 635 2111**	**900 Monroe Ave** **Front Royal, VA 22630**
Front Royal Volunteer Fire Dept. **540 635 2540 (or 911)**	**221 North Commerce Ave** **Front Royal, VA 22630**

Electrical Outage ***(call owner first)*** **540 327 0835**

Emergency # **540 635 3027**

After hours **540 635 2111**

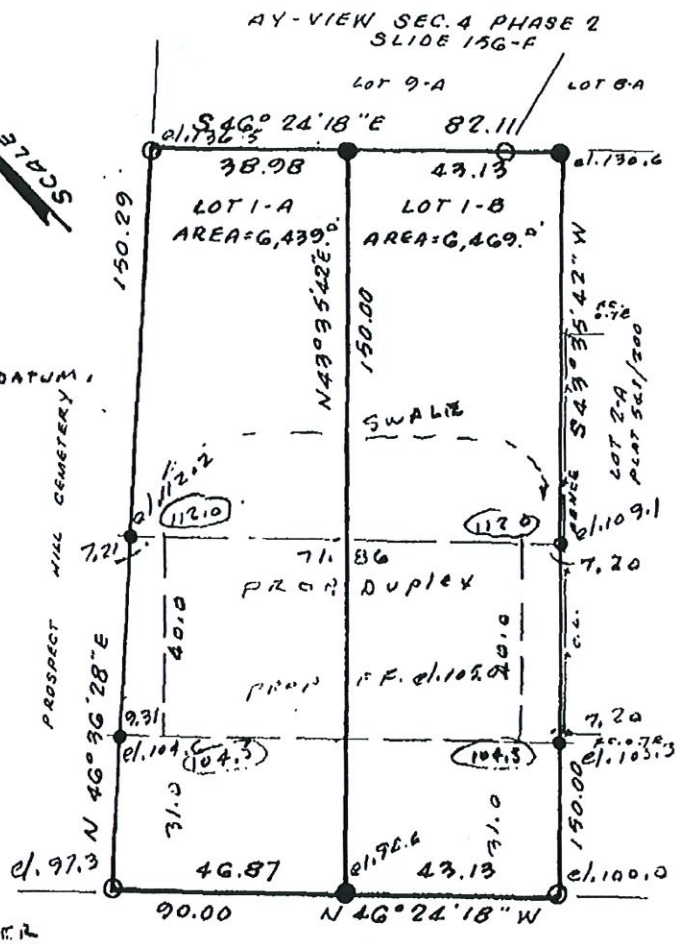
All other needs contact Property Manager, Te Roberson
540 327 0835 or 540 327 4954

WARREN COUNTY, VIRGINIA
LAND RECORDS

000087 NOV -0 02

SCALE 1"=50'

NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
● denotes pin set.
○ denotes existing pin or pipe.
DERIVATION OF TITLE TO POW-MORR, INC. IN INST. #980007785.
100.0 DENOTES EXISTING, ASSUMED DATUM.
(100.0) DENOTES PROPOSED GRADE.



NOTE: SAN. SEWER MANHOLE PAVED OVER, UNABLE TO DETERMINE INVERT.

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

H. P. Morrison

Acknowledged before me this 25 day of April 2002
My Commission expires 01/31/2005.

Wanda S. McNabar
Notary

APPROVED BY TOWN OF FRONT ROYAL

PLANNING DIRECTOR [signature] date 5/10/02
TOWN MANAGER [signature] date 5/10/02

ALL TOWN TAXES HAVE BEEN PAID AND RELEASED.

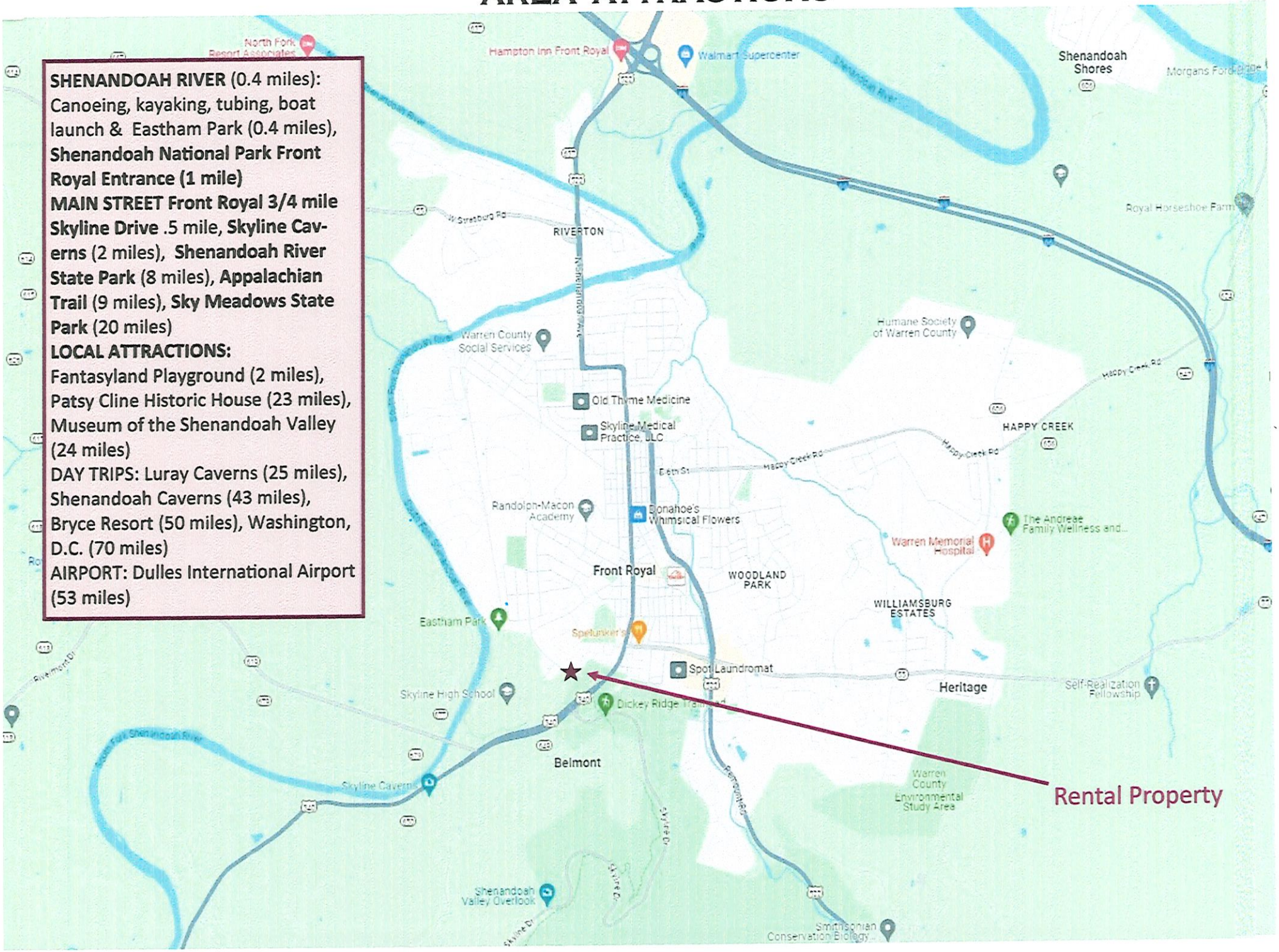
FINANCE DIRECTOR Kim Quiley-Bracken date 5/10/02

DIVISION OF LOT 1, BLOCK 1 SECTION 3
AY-VIEW ESTATES RECORDED IN 364/164, 165
TOWN OF FRONT ROYAL, VA.
prepared by:
JOSEPH G. BROGAN, SR.
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1578 FRONT ROYAL, VA. 22630
TEL & FAX (540) 635-5657
JANUARY 10, 2002

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, SR.
CERTIFICATE NO.
1011
CERTIFIED LAND SURVEYOR

AREA ATTRACTIONS

SHENANDOAH RIVER (0.4 miles): Canoeing, kayaking, tubing, boat launch & Eastham Park (0.4 miles), **Shenandoah National Park Front Royal Entrance (1 mile)**
MAIN STREET Front Royal 3/4 mile
Skyline Drive .5 mile, **Skyline Caverns** (2 miles), **Shenandoah River State Park** (8 miles), **Appalachian Trail** (9 miles), **Sky Meadows State Park** (20 miles)
LOCAL ATTRACTIONS:
Fantasyland Playground (2 miles), Patsy Cline Historic House (23 miles), Museum of the Shenandoah Valley (24 miles)
DAY TRIPS: Luray Caverns (25 miles), Shenandoah Caverns (43 miles), Bryce Resort (50 miles), Washington, D.C. (70 miles)
AIRPORT: Dulles International Airport (53 miles)



GRAB A BITE

LOCAL RESTAURANTS

ANTHONY'S PIZZA
103 S. Royal Avenue
(540) 636-2000

THE APPLE HOUSE & BUSHEL PUB
4675 John Marshall Hwy
(540) 636-6329

CASTIGLIA'S ITALIAN
328 Remount Road
(540) 635-8815

THE CATAMOUNT LOUNGE
124 E. Main Street
(540) 551-3058

ELEMENT
317 E. Main Street
(540) 636-1695

EL MAGUEY MEXICAN RESTAURANT
433 South Street
(540) 551-3608

FOX'S PIZZA DEN
239 South Street
(540) 635-2800

GOLDEN CHINA
1423 N. Shenandoah Avenue
(540) 635-3688

HIBACHI FRESH
460 S. Commerce Avenue #4
(540) 630-8366

KHUKURI NEPAL CUISINE
40 Riverton Commons Drive
(540) 749-2440

KNOTTY PINE RESTAURANT & LOUNGE
801 N. Royal Avenue
(540) 635-3064

L'DEES PANCAKE HOUSE
522 E. Main Street
(540) 635-3791

LOS POTRILLOS MEXICAN RESTAURANT
90 Riverton Commons Drive
(540) 622-2144

MAIN STREET MILL
500 E. Main Street
(540) 636-3123

MANOR LINE BACK 40
18 High Street
(540) 692-8197

MELTING POT PIZZA
138 W. 14th Street
(540) 636-6146

MIKADO'S HIBACHI & SUSHI
50 Riverton Commons Drive
(540) 631-0050

MOM'S COUNTRY KITCHEN
470 S. Commerce Avenue
(540) 636-7441

OLD PLACE ASIAN KITCHEN
239 South Street
(540) 635-9161

ON CUE SPORTS BAR & GRILL
206 E. Main Street
(540) 636-8424

OSTERIA MARIA ITALIAN
510 S. Royal Avenue
(540) 631-1101

OUR HOMETOWN DINER
107 Water Street
(540) 551-9948

PAVEMINT SMOKIN' TAPHOUSE
9 S. Commerce Avenue
(540) 252-4707

POPPY'S PLACE
205 S. Royal Avenue
(540) 749-2167

RANCHO NUEVO MEXICAN
915 N. Royal Avenue
(540) 551-3576

ROYAL SPICE INDIAN
219 E. Main Street
(540) 252-2288

SOUL MOUNTAIN CAFE
865 John Marshall Hwy
(540) 636-1185

SPELUNKERS
116 South Street
(540) 631-0300

TALK OF THE MOUNTAIN SEAFOOD
117 E. Main Street
(540) 305-0167

THUNWA THAI CUISINE
10 S. Commerce Avenue
(540) 631-0616

TRY THAI RESTAURANT & SUSHI BAR
205 E. Main Street
(540) 551-8171

YAMAFUJI JAPANESE
241 Chester Street
(540) 631-3454

BAKERIES & TREATS

C&C FROZEN TREATS
409 E. Main Street
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DOWN HOME COMFORT BAKERY
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GARCIA & GAVINO
200 E. Main Street
(540) 395-3789

MELANIA'S GOURMET
104 S. Royal Avenue
(540) 749-0501

COFFEE & TEA

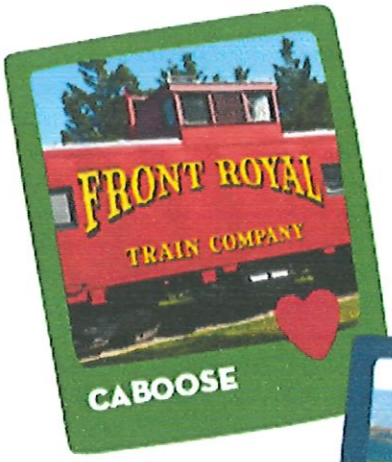
DL CAMPUS ON MAIN
131 E. Main Street

DOWNTOWN BLENDS
201 E. Main Street

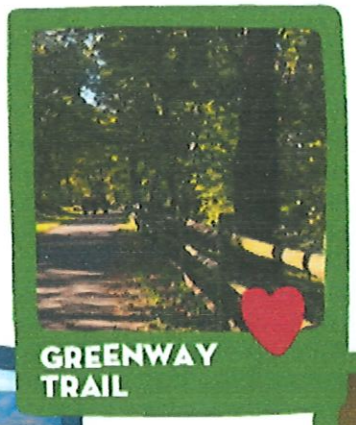
MAIN STREET DAILY GRIND
215 E. Main Street
(540) 635-3556

MANOR LINE BACK 40
18 High Street

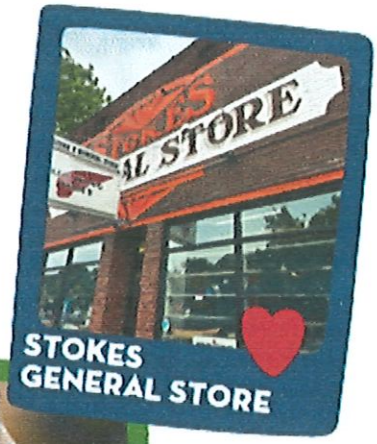
THE VINE AND LEAF
477 South Street
(540) 635-1043



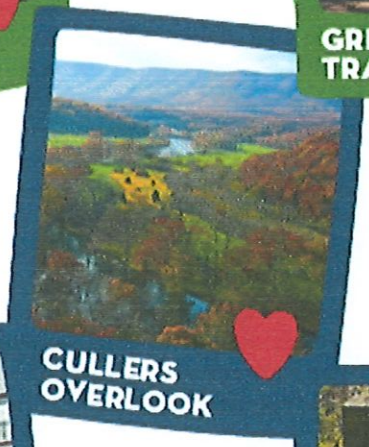
CABOOSE



GREENWAY TRAIL



STOKES GENERAL STORE



CULLERS OVERLOOK

CONE AT SPELUNKERS

LOVE SIGNS

"HIKE" THE AT

THE BELL AT IVY LODGE

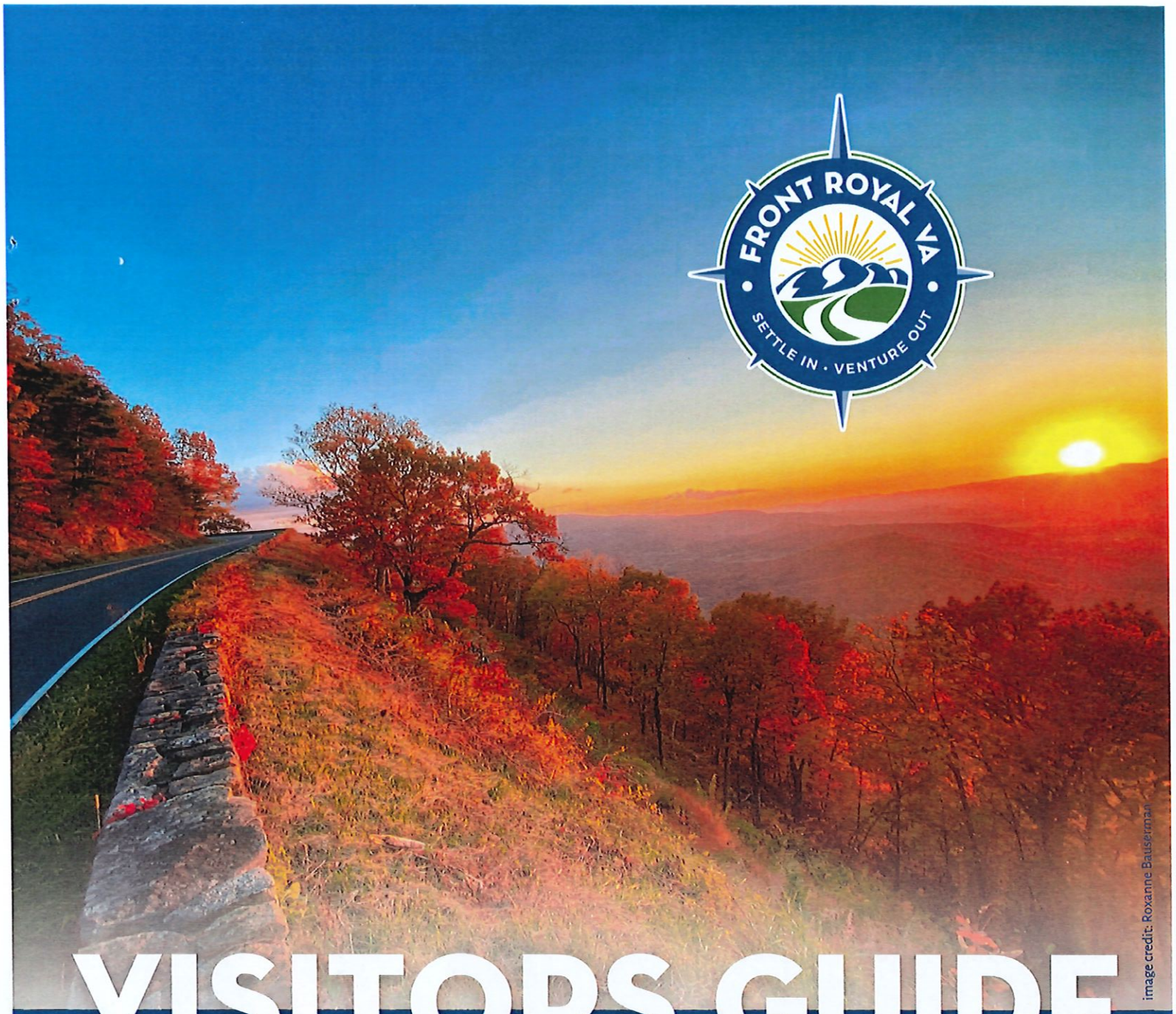
BOAT LANDING

2ND BRIDGE AT THE RIVER

SAY CHEESE!

TRY OUT OUR TOP 10 PICKS FOR GREAT IG POSTS & SELFIES #FRONTROYALVA #SETTLEINVENTUREOUT

BONUS SPOTS: ALL 9 MAIN STREET MURALS & THE ROTUNDA AT RANDOLPH MACON ACADEMY!



FRONT ROYAL VA
SETTLE IN · VENTURE OUT

image credit: Roxanne Bausermann

VISITORS GUIDE

FRONT ROYAL, VIRGINIA

VIRGINIA IS FOR LOVERS

FRONTROYALVA.COM

SHENANDOAH VALLEY

CIVIL WAR TRAILS

FRONT ROYAL VISITOR CENTER

Front Royal Visitor Center
414 E. Main Street
Front Royal, VA 22630
540-635-5788
frontroyalva.com

CONNECT WITH US

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@DiscoverFrontRoyal

@FRWCVisitorCenter

@VisitFrontRoyal

@Visit.FrontRoyal

FIND YOUR ADVENTURE

Outdoor Spaces 3-7
History, Culture & Activities 8-9
Dining 10
Wineries & Breweries 11
Shopping 11
Hotels & Lodging 12
Royal Instagram Shots 13
Map of Downtown 14-15
Need to Know Info 15

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.

image credit: N. Lewis, NPS

SHENANDOAH NATIONAL PARK

The Shenandoah National Park, just south of downtown, includes breathtaking sights, stunning waterfalls, part of the Appalachian Trail, and is home to the world-famous Skyline Drive.

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 park's facilities. They created picnic grounds, trails, rock walls, bridges, campgrounds, over 300 recreational buildings inside the park and the Skyline Drive. On the eve of Independence Day, the park was officially dedicated on July 3, 1936 as Shenandoah National Park.

The Park is popular globally, seeing over 2 million visitors each year. Any season of the year you visit SNP, you will be impressed by its views and wildlife!

image credit: NPS

PARK ENTRANCES

FRONT ROYAL ENTRANCE STATION
(Mile 0.6) is reachable via US 340

THORNTON GAP ENTRANCE STATION
(Mile 31.5) is reachable via US 211

SWIFT RUN GAP ENTRANCE STATION
(Mile 65.7) is reachable via US 33

ROCKFISH GAP ENTRANCE STATION
(Mile 104.9) is reachable via I-64

VISITOR CENTERS

DICKEY RIDGE VISITOR CENTER
(Mile 4.6) Open April to November

HARRY F. BYRD VISITOR CENTER
(Mile 51) Open year-round 9:00AM-5:00PM

INFORMATION HUB

GENERAL INFORMATION
(540) 999-3500

LODGING RESERVATIONS
(877) 807-5015
www.goshenandoah.com

CAMPGROUND RESERVATIONS
www.recreation.gov

ONLINE PARK PASS INFO
www.recreation.gov

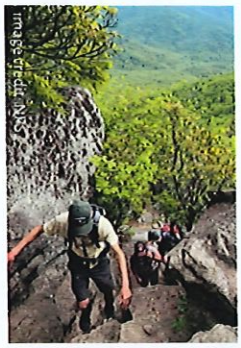


image credit: N. Lewis, NPS

image credit: B. Raeburn, NPS

image credit: N. Lewis, NPS

SHENANDOAH RIVER STATE PARK

Shenandoah River State Park, also known as the Raymond R. "Andy" Guest State Park, offers adventure on and off the river. The Park provides public access to the South Fork of the Shenandoah River and the scenic beauty of the Massanutten Mountain region.

Visitors can spend time hiking, biking, and horseback riding or at the riverside picnic area enjoying a cookout and a dip in the cool waters. The Park holds a wide variety of events, festivals, workshops and educational programs throughout the year, visit their website for more details.

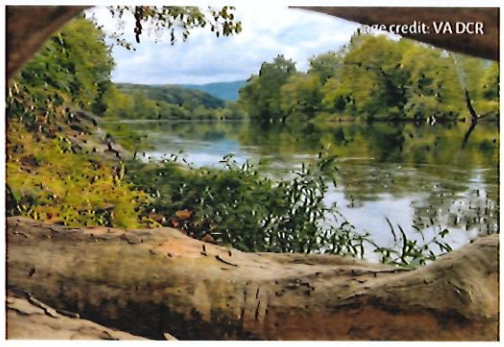
1,600 ACRES

5 MILES OF SHORELINE

24 MILES OF TRAILS

OVER 31 CAMP/CABIN OPTIONS

PERFECT SHOT SPOTS



INFORMATION

350 DAUGHTER OF STARS DRIVE,
BENTONVILLE, VA 22610
(540) 622-6840
www.virginiastateparks.gov

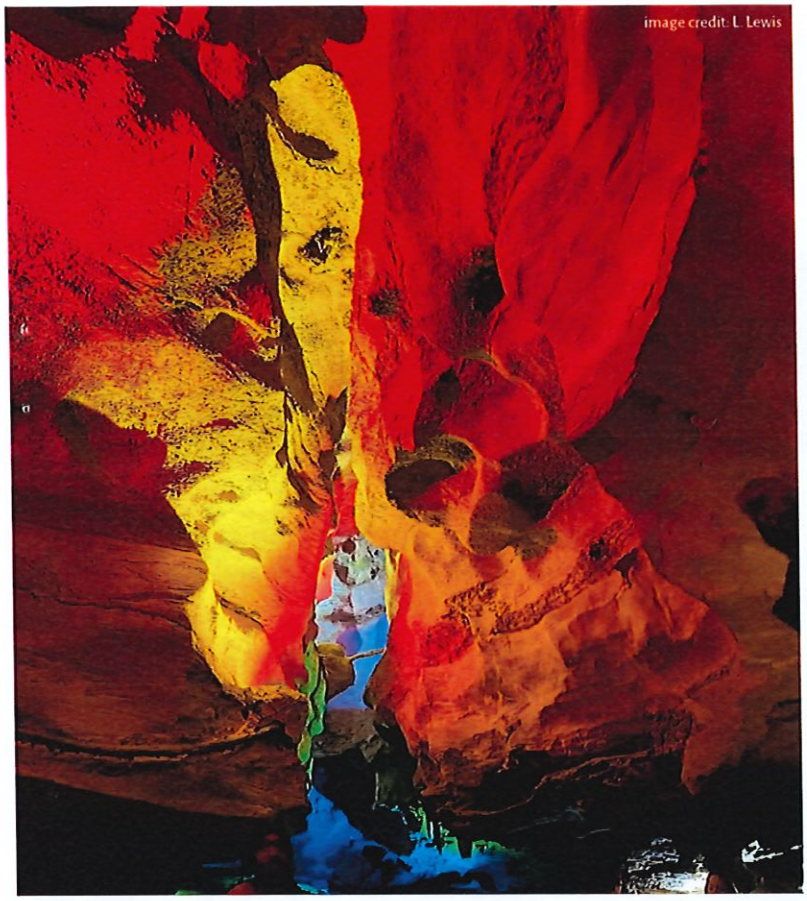


image credit: L Lewis

THE APPALACHIAN TRAIL

The Appalachian Trail is an over 2,000 mile long public footpath that traverses the scenic, wooded, pastoral, wild, and culturally resonant lands of the Appalachian Mountains. Conceived in 1921, built by private citizens, and completed just 16 years later in 1937, today the Trail is managed by the National Park Service, the US Forest Service, the Appalachian Trail Conservancy, numerous state agencies and the dedicated work of thousands of nature-loving volunteers.

Front Royal is a designated Appalachian Trail Community, with numerous AT hiker-friendly services and businesses. We are proud to serve this unique population of visitors, and we get the best stories from the Trail!

- 2,190+ MILES
- 101 MILES RUN THROUGH SNP
- BLAZES THROUGH 14 STATES
- HIGHEST POINT: CLINGMANS DOME 6,643 FT.
- TRAIL CROSSING 3 MILES SOUTH OF DOWNTOWN

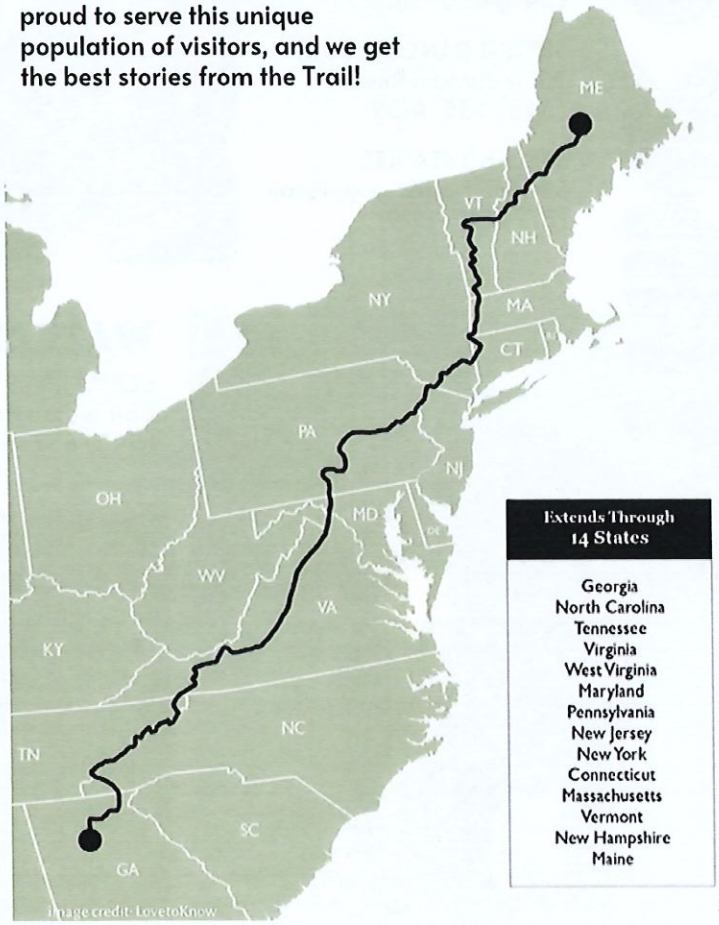


image credit: LovetoKnow

SKYLINE CAVERNS

In 1937, geologists around the world stood in awe as Walter S. Amos discovered the underground wonder he always hoped to uncover. He carefully examined surface topography, exposing a secret that had lain beneath the earth's surface for 60 million years. This method of scientific analysis makes the discovery of Skyline Caverns rare, if not unique.

The caverns opened to the public in 1939 and have welcomed millions of guests in the past eight decades. As tourism in Virginia boomed in the 1950s through 80s, Skyline Caverns was a noted attraction.

Other activities on the grounds include a Nature Trail walking path, a Miniature Train for the little ones, and the Mirror Maze!

- 54° YEAR-ROUND
- GUIDED TOUR: ONE HOUR
- 73 STEPS YOU MUST CLIMB DURING THE TOUR

THINK OUTSIDE

image credit: Skydive Front Royal

SKY'S THE LIMIT

BLUE RIDGE HOT AIR BALLOONS
552 Milldale Hollow Road
(877) 743-3247

CASS AVIATION SCENIC AIRPLANE RIDES
229 Stokes Airport Road
(540) 635-3570

SKYDIVE FRONT ROYAL
229 Stokes Airport Road
(540) 935-3279

TRAIL RIDES

ROYAL HORSESHOE FARM
509 Morgan Ford Road
(540) 636-6375

SKYLINE RANCH RESORT
751 Mountain Road
(540) 635-4169

SKYLAND STABLES
Skyland Upper Loop, Luray
(877) 847-1919

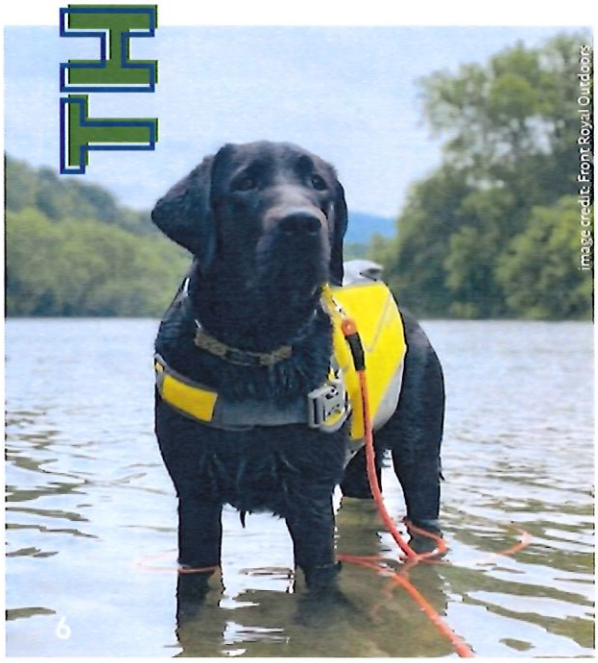


image credit: Front Royal Outdoors

WATERSPORTS & FISHING

DOWN RIVER CANOE COMPANY
884 Indian Hollow Road, Bentonville
(540) 635-5526

FRONT ROYAL OUTDOORS
8567 Stonewall Jackson Hwy
(540) 635-5440

image credit: Tom Schuiler

GOLF COURSES

BLUE RIDGE SHADOWS GOLF CLUB
456 Shadows Drive
(540) 631-9661

FRONT ROYAL GOLF CLUB
902 Country Club Road
(540) 636-9061

SHENANDOAH VALLEY GOLF CLUB
134 Golf Club Circle
(540) 636-4653

SLY FOX GOLF CLUB
65 Jacksons Chase Drive, Middletown
(540) 635-7814

DISC GOLF - ROCKLAND PARK
250 Rockland Park Court
(540) 635-1021

FORE!

ENDURANCE & ADVENTURE RACING

ADVENTURE ENABLERS
520A E. 6th Street
(703) 266-9995

TRAILS

VIRGINIA BIRD & WILDLIFE TRAILS
VirginiaWildlife.gov/BirdTrail

ROYAL SHENANDOAH GREENWAY TRAIL
Over 4 miles of trails winding through Town and down to the riverfront. Stop in to the Visitor Center for a trail map.

ANDREAE FAMILY WELLNESS & RECREATION TRAIL
Stop in to the Visitor Center for a Trail Map.

LOCAL PARKS

BURRELL BROOKS JR. COMMUNITY PARK
450 E. Criser Road

CHIMNEY FIELD PARK
410 W. 12th Street

DR. SEIDE MEMORIAL BOTANICAL GARDENS
200 E. 8th Street

EASTHAM PARK
860 Luray Avenue

FLORENCE SMITH MEMORIAL PARK
333 Front Street

GERTRUDE E. MILLER COMMUNITY PARK
905 Stadium Drive

LIONS PARK
903 Hometown Way

PETER LEHEW PARK
410 W. 13th Street

ROCKLAND PARK
250 Rockland Park Court

WARREN COUNTY SKATE PARK
101 Kerfoot Avenue

WARREN COUNTY DOG PARK
860 Luray Avenue

RICH IN HISTORY

image credit: WHS

MUSEUMS & HISTORICAL SITES

WARREN HERITAGE SOCIETY
101 Chester Street
(540) 636-1446

- BALTHIS HOUSE
- BELLE BOYD COTTAGE
- BLACKSMITH SHOP
- COUNTRY STORE MUSEUM
- IVY LODGE
- OUTDOOR KITCHEN
- SWING HOUSE
- WARREN COUNTY ARCHIVES

WARREN RIFLES CONFEDERATE MUSEUM
95 Chester Street
(540) 636-6982

image credit: WHS

SELF-GUIDED TOURS

BATTLE OF FRONT ROYAL DRIVING TOUR
Follow General Jackson's campaign through the Valley in the pivotal battle of brother against brother. Pick up the guide at the Visitor Center.

CIVIL WAR TRAILS
With nearly a dozen Civil War Trail markers, be sure and stop in to the Visitor Center for a map and brochure!

HISTORIC WALKING TOUR
Check out over 30 historical sites in downtown Front Royal with our Walking Tour brochure at the Visitor Center.

MURALS & LOCAL ART

BLUE RIDGE ARTS COUNCIL
305 E. Main Street
(540) 635-9909

EXPLORE ART & CLAY
501 E. Main Street
(540) 636-6019

MELISSA ICHIUJI STUDIO
223 E. Main Street
melissaichiuji.com

MAIN STREET MURALS
Main Street

- RIVER AND MOUNTAIN - KIDD LANE
- VIBRISSA MURAL - KIDD LANE
- MOUNTAIN TRAILS - 120 E. MAIN ST
- FRONT ROYAL TEXT - 131 E. MAIN ST
- LIFE IN THE BLUE RIDGE - 200 E. MAIN ST
- CLOUDS ON CLOUD - CLOUD ST
- WINGS PROJECT - HIGH ST
- C&C FROZEN TREATS - 409 E. MAIN ST
- WOODPECKERS OF THE VALLEY - 501 E. MAIN ST

ENTERTAINMENT & ACTIVITIES

BING CROSBY BASEBALL STADIUM
50 Stadium Drive
(540) 635-1021

DINOSAUR LAND
3848 Stonewall Jackson Hwy,
White Post
(540) 869-2222

EXPLORE ART & CLAY
501 E. Main Street
(540) 636-6019

FIREBALL ARCADE
218 E. Main Street
(540) 692-3995

MAC'S ROLLER RINK
5030 Front Royal Pike, White Post
(540) 869-2129

ON CUE BILLIARDS
206 E. Main Street
(540) 636-8424

PLAY FAVORITES
441 South Street
(540) 252-4031

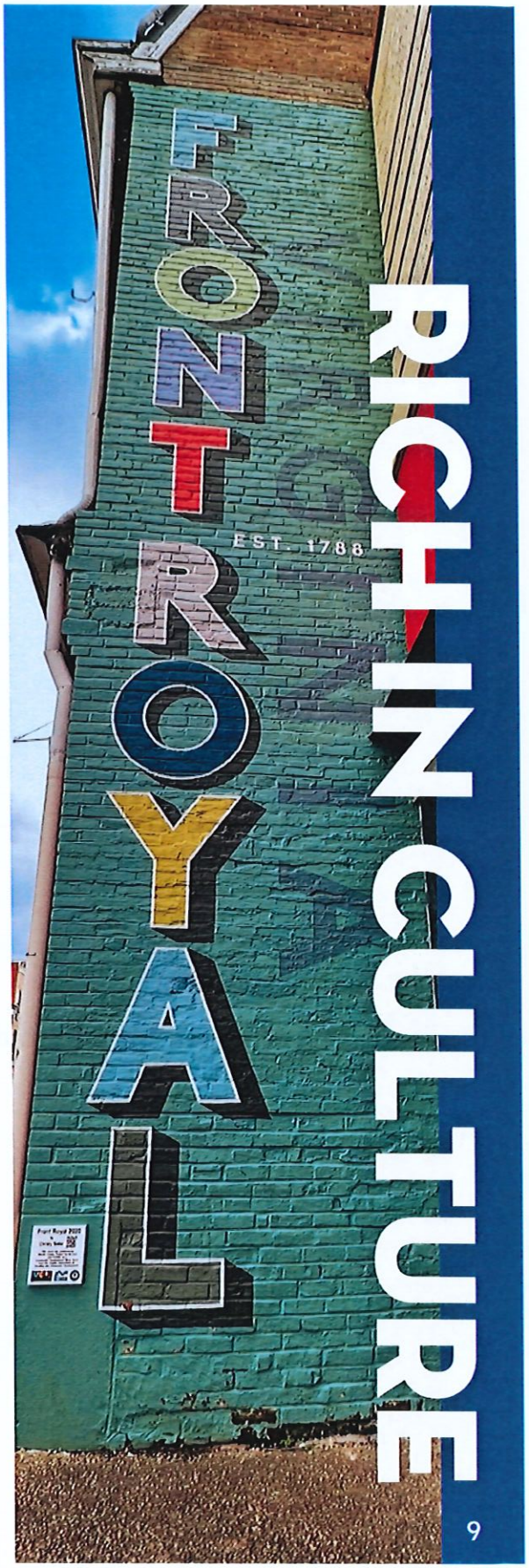
ROYAL CINEMAS
117 E. Main Street
(540) 635-6080

ROYAL FAMILY BOWLING CENTER
430 Remount Road
(540) 636-3113

SAMUELS PUBLIC LIBRARY
330 E. Criser Road
(540) 635-3153

SHENANDOAH VALLEY AXE THROWING
20 South Street
(540) 683-1695

THE STUDIO
105 E. Main Street
(540) 683-9688



GRAB A BITE

LOCAL RESTAURANTS

ANTHONY'S PIZZA
103 S. Royal Avenue
(540) 636-2000

THE APPLE HOUSE
4675 John Marshall Hwy
(540) 636-6329

BUSHEL PUB
4675 John Marshall Hwy
(540) 636-6329

CASTIGLIA'S ITALIAN
328 Remount Road
(540) 635-8815

ELEMENT
317 E. Main Street
(540) 636-1695

EL MAGUEY
433 South Street
(540) 551-3608

FOX'S PIZZA DEN
239 South Street
(540) 635-2800

GOLDEN CHINA
1423 N. Shenandoah Avenue
(540) 635-3688

KHUKURI NEPAL CUISINE
40 Riverton Commons Drive
(540) 749-2440

KNOTTY PINE RESTAURANT & LOUNGE
801 N. Royal Avenue
(540) 635-3064

L'DEES PANCAKE HOUSE
522 E. Main Street
(540) 635-3791

LOS POTRILLOS
90 Riverton Commons Drive
(540) 622-2144

MAIN STREET MILL
500 E. Main Street
(540) 636-3123

MANOR LINE BACK 40
18 High Street
(540) 692-8197

MELTING POT PIZZA
138 W. 14th Street
(540) 636-6146

MERCADO LATINO DON TORO 2
209 E. 6th Street
(540) 323-3939

MIKADO'S HIBACHI & SUSHI
50 Riverton Commons Drive
(540) 631-0050

MOM'S COUNTRY KITCHEN
470 S. Commerce Avenue
(540) 636-7441

OLD PLACE ASIAN KITCHEN
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TRY THAI RESTAURANT & SUSHI BAR
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(540) 551-8171

YAMAFUJI
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(540) 631-3454

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120 E. Main Street
(540) 635-6013

GARCIA & GAVINO
40 E. 8th Street
200 E. Main Street
(540) 395-3789

COFFEE & TEA

DL CAMPUS ON MAIN
131 E. Main Street

DOWNTOWN BLENDS
201 E. Main Street

MAIN STREET DAILY GRIND
215 E. Main Street
(540) 635-3556

MANOR LINE BACK 40
18 High Street

THE VINE AND LEAF
477 South Street
(540) 635-1043

WISPER COFFEE TRUCK
(540) 222-7402

LOCAL WATERING HOLES

BREWERIES

BACKROOM BREWERY
150 Ridgemont Road, Middletown
(540) 869-8482

VIRGINIA BEER MUSEUM
16 Chester Street
(540) 313-1441

VIBRISSA BEER
122 E. Main Street
(540) 631-0773

MEAD

HONEY & HOPS BREW WORKS
212 E. Main Street
(540) 692-6032

SAGA MEADERY
7 South Street
(339) 221-3115

WINERIES

CHESTER GAP CELLARS
4615 Remount Road
(540) 636-8086

CRIMSON LANE VINEYARD
13334 Crimson Lane, Linden
(540) 506-5062

FOX MEADOW WINERY
3310 Freezeland Road, Linden
(540) 636-6777

GLEN MANOR VINEYARDS
2244 Browntown Road
(540) 635-6324

LINDEN VINEYARDS
3708 Harrels Corner Road, Linden
(540) 364-1997

RAPPAHONNOCK CELLARS
14437 Hume Road, Huntley
(540) 635-9398

WINE SHOPS

FRONT ROYAL WINES
300 E. Main Street
(540) 216-2343

THE VINE AND LEAF
477 South Street
(540) 635-1043

GIFTS & ANTIQUES

ANDRICKS GIFTS & COLLECTIBLES
21 1/2 W. 6th Street
(540) 635-9000

THE APPLE HOUSE GIFT SHOP
4675 John Marshall Hwy, Linden
(540) 636-6329

BUCKLE & BELLE BOUTIQUE
213 E. Main Street

DUSTY'S COUNTRY STORE
216 E. Main Street
(540) 692-9483

GOURMET DELIGHTS
204 E. Main Street
(540) 635-8610

HAPPY CREEK ANTIQUES
515 N. Commerce Avenue
(540) 660-1454

JEAN'S JEWELERS
413-C South Street
(540) 622-6166

MAIN STREET GEEK
301 E. Main Street
(540) 692-6005

MOUNTAIN MYSTIC CO.
215 South Street
(540) 635-6318

MOUNTAIN TRAILS
120 E. Main Street
(540) 749-2470

OLE TIMER'S ANTIQUES
220 E. Main Street
(540) 636-9444

ROYAL HOUSE OF MODERN & RETRO ANTIQUES
1207 N. Royal Avenue
(540) 622-6373

ROYAL OAK BOOKSHOP
207 S. Royal Avenue
(540) 635-7070

STOKES GENERAL STORE
533 E. Main Street
(540) 635-4437

TURNMEYERS
407B E. Main Street
turnmeyers.com

WHITE PICKET FENCE
405 E. Main Street
(540) 671-7559

image credit: N. Lewis, NPS

MAKE YOURSELF AT HOME

image credit: N. Lewis, NPS

HOTELS

BAYMONT BY WYNDHAM
10 S. Commerce Avenue
(540) 635-3161

BUDGET INN
1122 N. Royal Avenue

HAMPTON INN
9800 Winchester Road
(540) 635-1882

DOUBLE TREE BY HILTON
111 Hospitality Drive
(540) 631-3050

MOTEL 6
141 W. 15th Street
(540) 635-2191

MOUNTAIN HOME B&B
3471 Remount Road
(540) 692-6198

PARKSIDE INN
541 S. Royal Avenue
(540) 631-1153

SUPER 8 HOTEL
111 South Street
(540) 636-4888

THE BLUE DOOR KITCHEN & INN
675 Zachary Taylor Hwy
(540) 675-1700

TOWNEPLACE SUITES BY MARRIOTT
5 Caroline Drive
(540) 749-0033

WOODWARD HOUSE ON MANOR GRADE B&B
413 S. Royal Avenue
(540) 635-7010

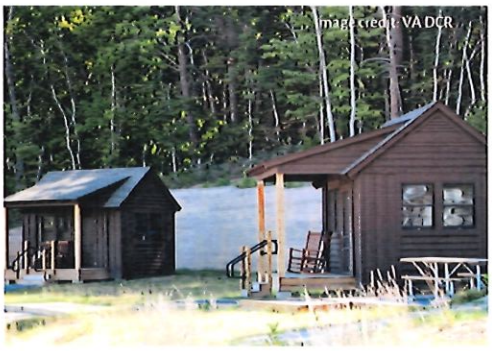


image credit: VA DCR

CAMPING

GOONEY CREEK CAMPGROUND
7122 Stonewall Jackson Hwy
(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
(540) 999-3500

SHENANDOAH RIVER STATE PARK
350 Daughter of Stars Drive, Bentonville
(540) 622-6840

SKYLINE RANCH RESORT
751 Mountain Road
(540) 635-4169

CABINS

4-H CONFERENCE & EDUCATIONAL RETREAT CENTER
600 4-H Center Drive
(540) 635-7171

HOT TUB HEAVEN VACATION CABINS
(540) 636-1522

MYSTIC PINES LOG HOME
(571) 235-4368

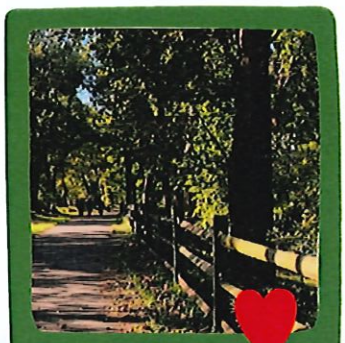
PATC CABINS - SNP
(703) 242-0315

SKYMONT VACATION RENTALS
(800) 270-8808

SHENANDOAH NATIONAL PARK
(540) 999-3500
www.nps.gov/shen

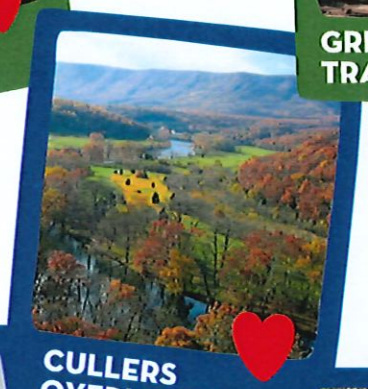
SHENANDOAH RIVER STATE PARK
350 Daughter of Stars Drive, Bentonville
(540) 622-6840

CABOOSE



GREENWAY TRAIL

STOKES GENERAL STORE



CULLERS OVERLOOK

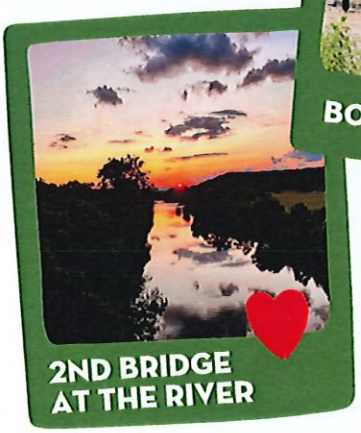
CONE AT SPELUNKERS

LOVE SIGNS

"HIKE" THE AT

THE BELL

BOAT LANDING



2ND BRIDGE AT THE RIVER

SAY CHEESE!

TRY OUT OUR TOP 10 PICKS FOR GREAT IG POSTS & SELFIES #FRONTROYALVA #SETTLEINVENTUREOUT

BONUS SPOTS: ALL 9 MAIN STREET MURALS & THE ROTUNDA AT RANDOLPH MACON ACADEMY!

131 E Main St

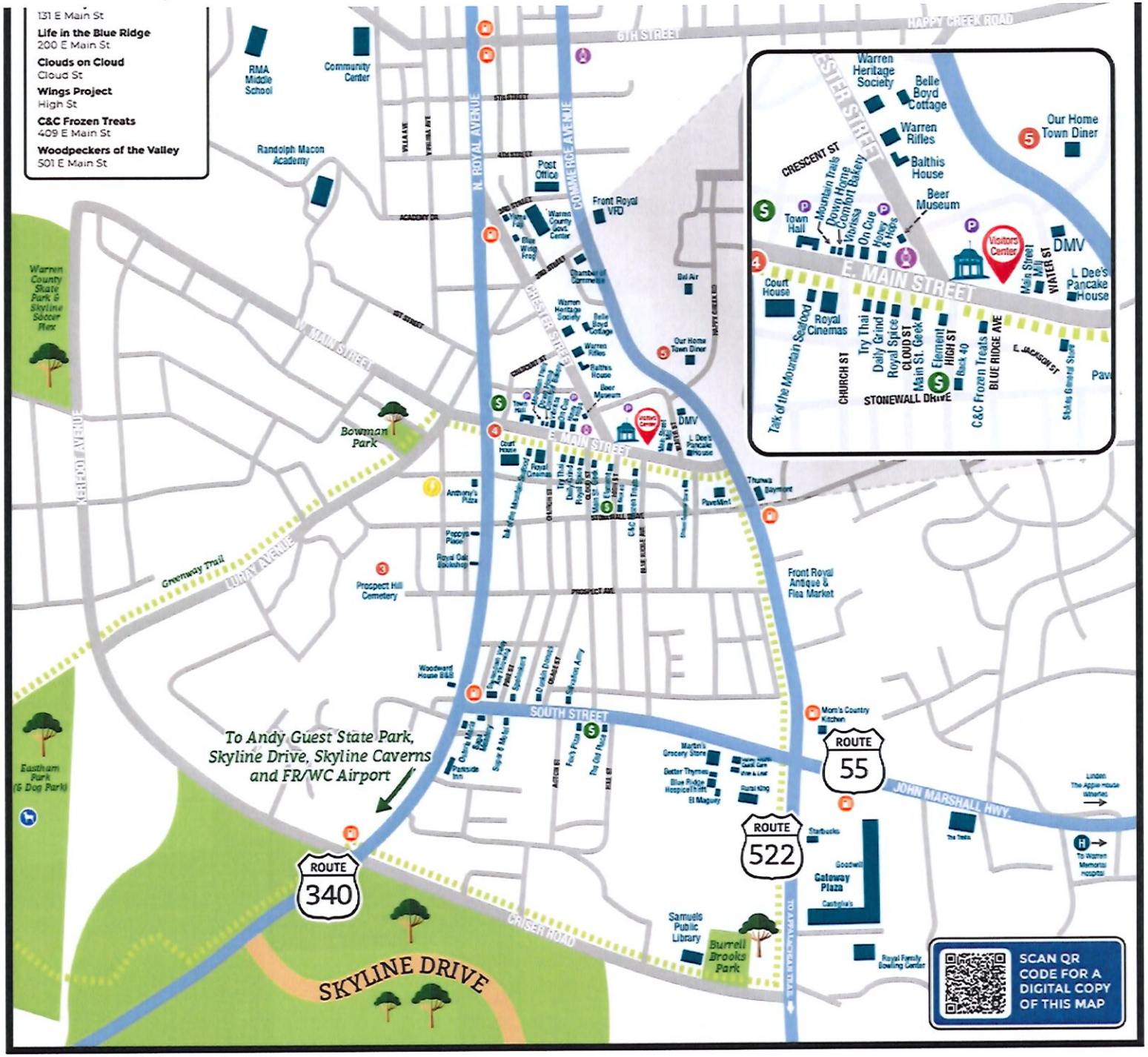
Life in the Blue Ridge
200 E Main St

Clouds on Cloud
Cloud St

Wings Project
High St

C&C Frozen Treats
409 E Main St

Woodpeckers of the Valley
501 E Main St



JUST IN CASE

LAUNDRY SERVICES

NU-LOOK CLEANERS
105 S. Royal Avenue
(540) 635-8910

ROYAL PALACE CLEANERS
418 Warren Avenue
(540) 635-2334

SPOT LAUNDROMAT
429 South Street
(540) 252-4468

TAXI & TOWING SERVICE

FRONT ROYAL TAXI LLC
103 N Commerce Avenue
(540) 313-5009

MIDWAY SERVICE & TOWING
514 N Commerce Avenue
(540) 636-9128

SHIPPING SERVICES

FRONT ROYAL POST OFFICE
120 E. 3rd Street
(800) 275-8777

POSTAL BUSINESS CENTER
524 N. Royal Avenue
(540) 635-7997

THE UPS STORE
424-A South Street
(540) 551-3925

HEALTHCARE

CVS PHARMACY
800 John Marshall Hwy
(540) 635-1601

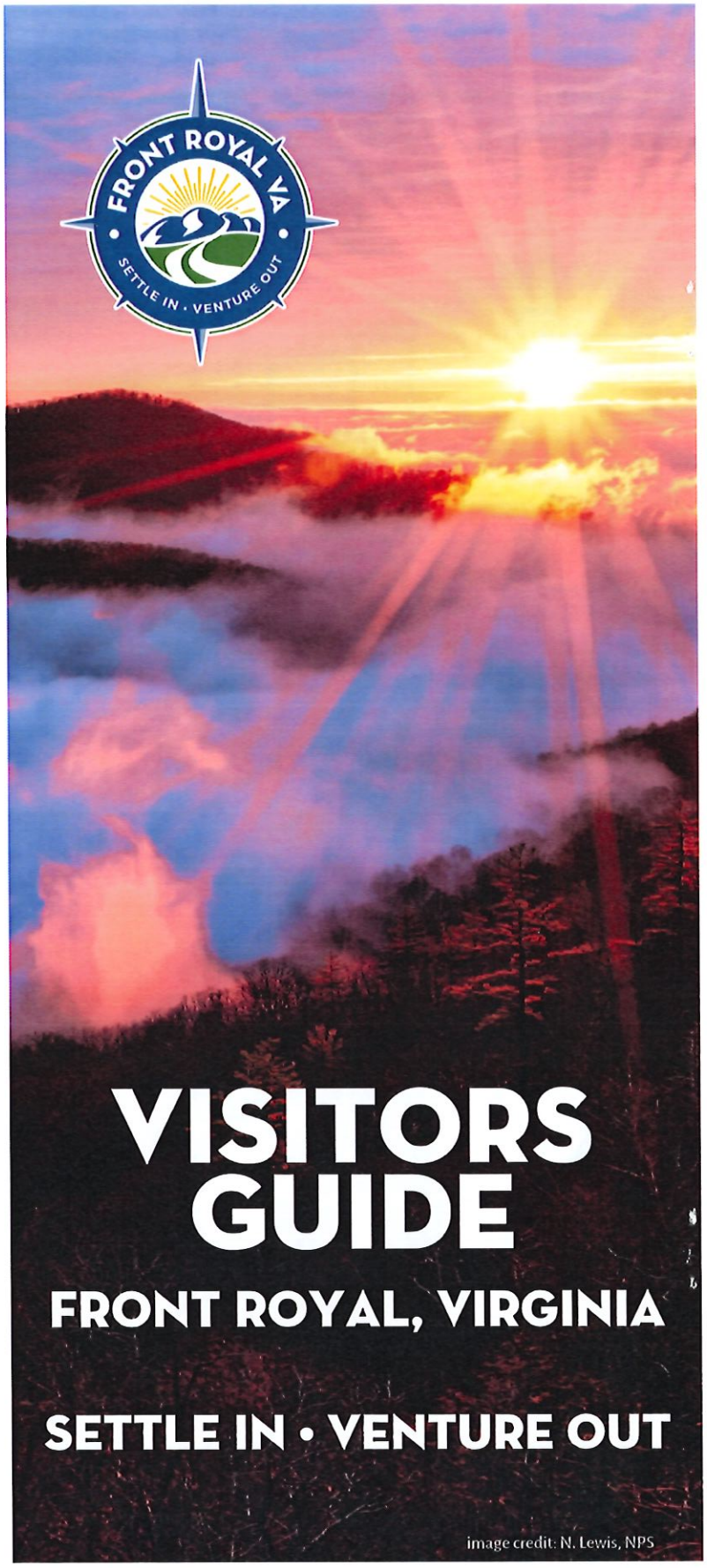
FAMILY PHARMACY SERVICES
240 Remount Road
(540) 636-2222

WARREN MEMORIAL HOSPITAL
351 Valley Health Way
(540) 636-0300

VH URGENT CARE EXPRESS
415A South Street
(540) 636-0495

VH URGENT CARE
65 Riverton Commons Plaza
(540) 635-0700

Front Royal Visitor Center
414 E. Main Street
Front Royal, VA 22630
frontroyalva.com



VISITORS GUIDE

FRONT ROYAL, VIRGINIA

SETTLE IN • VENTURE OUT

image credit: N. Lewis, NPS

Chapter 78

FIRE PREVENTION

Sections:

78-1 OPEN BURNING
78-2 BLASTING
78-3 ADOPTION OF STANDARDS; CONDITIONS
78-4 WHEN AND WHERE COPIES AVAILABLE
78-5 MODIFICATIONS
78-6 APPEALS
78-7 NEW MATERIALS, PROCESSES OR OCCUPANTS
78-8 VIOLATIONS AND PENALTIES
78-9 RECOGNITION

Adopted by the Town Council of the Town of Front Royal 4-23-73*(Chapter 10 of the 1965 Code)*. Other Amendments noted where applicable.

78-1 OPEN BURNING

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

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

C. Any person violating any provision of this section shall, upon conviction, be fined not less than ten dollars ($10.) nor more than one hundred dollars ($100.) for each separate offense.

78-2 BLASTING

It shall be unlawful for any person to permit any blast to be discharged, either by himself or his agents or employees, without having the blast so confined or protected as to prevent the escape of rock or earth.

78-3 ADOPTION OF STANDARDS; CONDITIONS

There is hereby adopted as the Fire Prevention Code of the town, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the "Fire Prevention Code," recommended by the National Board of Fire Underwriters, being particularly the 1960 Edition thereof and the whole thereof, and such Fire Prevention Code is hereby adopted and incorporated as fully as if set out at length herein; and, from the date on which the Code of the Town of Front Royal, Virginia, shall take effect, the provisions thereof shall be controlling within the limits of the town, provided that:

A. Whenever the word "municipality" is used in the Fire Prevention Code hereby adopted, it shall mean the Town of Front Royal.

B. Wherever the term "Chief of the Fire Department" is used in the Fire Prevention Code hereby adopted, it shall mean the Building Inspector.

C. Wherever the term "Corporate Counsel" is used in the Fire Prevention Code hereby adopted, it shall be held to mean the Town Attorney.

D. The limits referred to in Section 12.6b of the Fire Prevention Code hereby adopted, in which storage of explosives and blasting agents is prohibited, shall be as provided by the Council.

E. The limits referred to in Section 16.22a of the Fire Prevention Code hereby adopted, in which storage of flammable liquids in outside aboveground tanks is prohibited, are hereby established as the fire limits of the town.

F. The limits referred to in Section 16.51 of the Fire Prevention Code hereby adopted, in which new bulk plants for flammable liquids are prohibited, shall be as provided by the council.

G. The limits referred to in Section 21.6a of the Fire Prevention Code hereby adopted, in which bulk storage of liquid petroleum gas is restricted, shall be as provided by council.

H. In the event of conflict between the provisions of the Fire Prevention Code hereby adopted and the provisions of any other ordinance of the town, the more stringent provisions shall prevail.

78-4 WHEN AND WHERE COPIES AVAILABLE

Copies of the Fire Prevention Code adopted by Section 78-3 may be obtained at the office of the Building Inspector in the town during regular business hours.

78-5 MODIFICATIONS

The Building Inspector shall have power to modify any of the provisions of the Fire Prevention Code adopted by Section 78-3 upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter

of such Fire Prevention Code, provided that the spirit of such Fire Prevention Code shall be observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the Building Inspector thereon, shall be entered upon the records of the Fire Department, and a signed copy shall be furnished to the applicant.

78-6 APPEALS

Whenever the Building Inspector shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Fire Prevention Code adopted by Section 78-3 do not apply or that the true intent and meaning of such Fire Prevention Code have been misconstrued or wrongly interpreted, the person aggrieved may appeal from the decision of the Building Inspector to the Town Council within thirty (30) days from the date of the decision from which the appeal is taken.

78-7 NEW MATERIALS, PROCESSES OR OCCUPANCIES

The Town Manager, the Chief of the Fire Department and the Building Inspector shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in the Fire Prevention Code, adopted by Section 78-3. The Building Inspector shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

78-8 VIOLATIONS AND PENALTIES

A. Any person who shall violate any of the provisions of the Fire Prevention Code adopted by Section 78-3 or fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder and from which no appeal has been taken or who shall fail to comply with such an order as affirmed or modified by the Town Council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars ($500.) or by imprisonment for not more than twelve (12) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

78-9 RECOGNITION

The Front Royal Volunteer Fire Department, Incorporated, and its rescue squad are hereby recognized as an integral part of the official safety program of the Town.

Chapter 106

NOISE

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 A DVERTISING 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 SEVARABILITY

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 exits 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 face* 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-l, 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 1 st (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)

2400523 – A Special Exception Application submitted by COL Samuel R. Millar VFW Post 1860, Commander Jeffrey D. Cook for relief of existing parking Town Code requirements located at 654-B W. 11th Street, identified by Tax Map 20A1-2 -3-3 and 4. The property is zoned C-2, Community Business District.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☑ Public Hearing ☐ Discussion

Agenda Item: Special Exception – #2400523
MEETING DATE: October 16, 2024
SUMMARY: A Special Exception Application for relief of existing parking requirements listed in Town Code Chapters 148-870-A.2, 148-870-A.6, 148-870-A.8, and 148-870-A.10. The property is located at 654-B W. 11th Street. The property is zoned C-1, Community Business District.
STAFF RECOMMENDATION: Staff recommends denial due to the fact that the applicant was aware of the hardship imposed by Town Code prior to acquiring the property and failed to demonstrate how they are going to mitigate the impacts to the neighboring community.
DRAFT MOTION: "I move that the Planning Commission forward a recommendation of denial to the Town Council due to the applicant's inability to mitigate the negative impacts to the surrounding neighborhood." Or "I move that the Planning Commission forward a recommendation of approval to the Town Council with the following conditions: " **State conditions….** Or "I move that planning commission keep the public hearing open for further consideration until the regular scheduled meeting on November 20, 2024." NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Marshner _____ *Neel* _____ *Marrazzo* _____ *Gillispie* _____ *Brooks* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting
October 16, 2024

APPLICATION #:

Special Exception #2400523

APPLICANT:

Col Samuel R. Millar, VFW Post 1860, Commander: Jeffrey D. Cook

APPLICATION SUMMARY:

A Special Exception Application for relief of existing parking requirements listed in Town Code Chapters 148-870-A.2, 148-870-A.6, 148-870-A.8, and 148-870-A.10. The property is located at 654-B W. 11th Street. The property is zoned C-1, Community Business District.

GENERAL INFORMATION:

Site Addresses	654-B W. 11th Street
Property Owner(s)	Hope & SB Property LLC
Zoning District	C-1, Community Business District
Historic District	No
Tax Identification	20A1-2-3-3

Aerial Map (Warren County GIS) – 654-B W. 11th Street

654-B W. 11th Street – Front Elevation

654-B W. 11th Street – Front Elevation

Background Information & Relevant Codes:	The VFW is attempting to reestablish themselves in Front Royal following a fire. The site they have purchased does not have adequate parking per Town Code. The assembly hall use requires 17 parking spaces calculated based on floor area of the use. Town Code provides a mechanism for Town Council to waive the parking requirements with a Special Exception. **Code Sections:** ***175-104*** *All new uses or developments, and changes of use, shall comply with the off-street parking requirements of Chapter 148.*" The Business License Application #2400308 for "Assembly Use" was denied because of insufficient parking. ***148-870.A.2*** Assembly Use "One (1) parking space per four (4) fixed seats in the main assembly area or one (1) parking space per one hundred (100) net square feet. Net square feet is defined as "*The total of all floor areas of a building, excluding stairwells, elevator shafts, equipment rooms, etc…*" Basically, paint to paint minus interior walls. The building has a Total Gross Square Footage of 1692 according to the submitted parking sketch. Thus, resulting in the requirement of 17 parking spaces. ***Chapter 148-870-A.6-A.10*** "Up to 20 percent of the total number of required off-street parking spaces may be designated for compact cars if signage is posted in front of the space to notify vehicles that the space is only for compact spaces." "With the exception of off-street compact car spaces, and off-street parallel spaces, off-street parking spaces shall include an area of not less than 162 square feet (9' x 18'). Compact car spaces shall include an area of not less than 144 square feet (8' x 18'). The width of all interior parking lot aisles providing direct one-way access to individual parking spaces shall be as follows: Minimum Aisle width twelve (12) feet, the minimum width of all interior parking lot aisle designed for two-way traffic flow shall be twenty (20) feet, except where 90-degree aisles are used, which shall require twenty-two (22) feet. "A parking space shall be at least three (3) feet from a side or rear property line"….

"Parking space shall be setback a minimum of five (5) feet from any building or structure. This setback area may be used for sidewalks or landscaping."

Chapter 148-870-A.18

"*As with the standards of this chapter, off-street parking requirements may be waived by a special exception, in accordance with Section 148-211 of this Chapter.*"

Decision Making Guidelines from Town Code

148-211-A.1

"When the strict adherence to the general regulations would result in substantial injustice or hardship; provided that, the special exception would not dimmish public health, safety or general welfare, including, but not limited to consideration that adequate provisions are provided to ensure long-term maintenance of public and shared private facilities, and conformance with the goals and objectives of the Comprehensive Plan."

148-211-D

"Prior to approval or denial of any request for an exception, the Planning Commission shall hold a public hearing, in accordance with Virginia Code §15.2-2204, to review and provide recommendations to Town Council."

STAFF RECOMMENDATION:

Staff recommends denial due to the fact that the applicant was aware of the hardship imposed by Town Code prior to acquiring the property and failed to demonstrate how they are going to mitigate the impacts to the neighboring community.

CONSIDERATIONS:

1. Number of Events the VFW is permitted to hold annually, both internal and external? What is the duration of potential events?
2. Is parking containment possible, how can the applicant mitigate the impact to the surrounding neighborhood?
3. What is the maximum number of people that can utilize the structure at one time? How does this align with membership. The Warren County Occupancy Permit was issued for seventy-five (75) occupants.

The job of the Planning Commission is to make a recommendation as to whether or not the hardship to the applicant is present and how does the applicants situation impact the public.

ATTACHMENTS: 1) Application and associated documents from the Applicant
2) Warren County Certificate of Occupancy for Existing Building

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60

2400523

SPECIAL EXCEPTION APPLICATION

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

APPLICANT	PROPERTY OWNER *(if different)*
APPLICANT'S NAME: COL SAMUEL B. MILLAR VFW POST 1860 COMMANDER: JEFFREY D. COOK	PROPERTY OWNER'S NAME: Hopen SB PROPERTY LLC
ADDRESS: [redacted]	OWNER'S ADDRESS: [redacted]
PHONE NUMBER: [redacted] EMA	[redacted]

SECTION A - Property Information

Tax Map No. 20A1 2 3 3 Zoning District: C1

Site Address: 654-B W 11th St, FRONT ROYAL, VA

☐ Entrance Corridor ☐ Historic District ☐ Floodplain

SECTION B – Details of Request

Project Name. VFW Post 1860 - Change of USE

Special Exception Code Section(s): 175-104; 148-870; 175-127

General Describe of the request (please attached supporting information, such as plats, plans, details, etc.):

VFW Post 1860 request Special Exception Application approval for relief of existing parking code(s). Attachments included are: ① Special Exception Application; ② Post 1860 Time Line cover Letter; ③ Revised PLAT with new Parking; ④ 08 JUN 23 - VFW POST 1860 REQUEST TO EDA.

SIGNATURE OF APPLICANT: Jeffrey D. Cook Date: 09 SEP 24

PRINT NAME OF APPLICANT: Jeffrey D. Cook

Authentisign

SIGNATURE OF PROPERTY OWNER: SATYA BEN Date: 09/09/24

PRINT NAME OF PROPERTY OWNER: Satya Ben

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

June 2015.

RECEIVED
SEP 09 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60

08 June 2023 Post 1860 Request to EDA

Background: Col. Samuel R. Millar, Veterans of Foreign Wars, Post 1860 in Front Royal, VA was destroyed by an arsonist in July 2015. Post 1860, a leader within VFW District 7, had 300 + members. Without a permanent home, our beloved Front Royal community suffers from a reduced Veteran exposure, our VFW sponsored monetary and civic contributions have not met our expectations and our 1860 Combat Veterans have no sanctuary. Despite hardships, 190 + Post 1860 members have identified an ideal property for our new home.

Target Property: Ben's Family Cuisines, located at 654 W. 11th Street, Front Royal, VA. is VFW Post 1860's future. This thriving, yet modest business, has blossomed for 9 years and counting. With limited private & public parking, loyal customers patronize Ben's, customers find parking, they enjoy great cuisine and our community loves Ben's!

Plaining & Zoning (P & Z): This past winter, Post 1860 officers and our agent, Ms. Andi White, met with Front Royal P & Z officials in January 2023 regarding feasibility of a new VFW Post. Despite all efforts and discussions, Post 1860 was informed our purchase would require a "rezoning classification" from "Use by Right" to a "Social Club". The result would require VFW Post 1860 to secure a Special Use Permit (SUP) and we would be required to meet current Front Royal Town parking code(s).

Upon our analysis, Front Royal P & Z codes do not adequately capture or reflect 1860's 501(c)(19) nonprofit organizations focusing solely on making life better for veterans or current members of the Army, Marine Corps, Air Force, Navy, Space Force, Coast Guard nor the community they serve. VFW's are private and public!

Significance: The initial Front Royal P & Z judgment of "Private/Social Club" will indisputably harm our Post's attempt to purchase said property. Our VFW post will be open to the Public on multiple days, within a calendar year per Commonwealth law.

Our Post 1860's mitigation strategy is to purchase EDA owned acreage sufficient to obtain Front Royal and Warren County approvals. Post 1860 is seeking a fair market purchase of acreage for "parking".

The Final Cut: P & Z determined we need to conform to existing "parking regs/codes".

- Target building is: ~1700 sq ft.
- 1 parking spot per 100 Sq Ft of target building; 17 by code, (20) to be safe.
- Seeking acreage: ¼ acre to 1.5 acre (negotiable)

Bottom Line: VFW Post 1860 is seeking a purchase of a portion of the former EPA designated Super Fund Site, AVTEX property directly located behind Ben's Family Cuisines, located at 654 W. 11th Street, Front Royal, VA.

- Existing black top property; kept intact and follow all EPA and FEMA guidance's.
- Seeking access from Monroe Street to newly purchased property.
- **All acreage, location and stipulations negotiable despite the minimum to secure town and county SPU.**

This, our final opportunity within Front Royal and Warren County, I trust you will wield just consideration for our small request.

V/R,

MSgt Jeffrey D. Cook, USAF, Retired
Commander, VFW Post 1860

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60

09 September 2024 VFW Post 1860 Restoration Effort

Section 230102 of the Veterans of Foreign Wars Congressional Charter:

The purpose of this corporation shall be fraternal, patriotic, historical, charitable and educational: to preserve and strengthen comradeship amongst its members; to assist worthy comradeship among its members and history of our dead, and to assist their surviving spouses and orphans; to maintain true allegiance to the Government of the United States of America, and fidelity to its Constitution and laws; to foster true patriotism; to maintain and extend the institutions of American freedom; and to preserve and defend the United States from all enemies whomsoever.

Past Post 1860 Reconstruction Efforts:

Immediately following the 2015 crime of arson against VFW Post 1860, post members pursued reconstruction of its damaged building. During 2015 and 2016 era, Post 1860 officers, Front Royal Planning and Zoning and Warren County officials conducted multiple meetings and discussions. Despite 1860's attempts to reconstruct, Front Royal Planning and Zoning Commissioner, Mr. Jeremy Camp, ruled and informed Post 1860 rebuilding would not be permitted as damage was too extensive, and the damaged VFW structure would require a complete demolishing. On 09 Jun 2016, Post 1860 began the sad undertaking of demolition.

From June 2016 to November 2017, Post 1860 researched and investigated multiple avenues to reconstruct a home on its own 12 ½ acres of Shenandoah River front property. Membership elected to purchase a modest sized steel building to reestablish its home. On 17 November 2017, Post 1860 members gleefully took receipt of a "to-be-constructed" building.

Once again, Post 1860 engaged Front Royal and Warren County officials seeking their guidance and their approvals of its new building construction. Post 1860 contracted with Racey Engineering to develop its plan to meet all codes, laws and regulations (Local, State and Federal). After meeting with Front Royal and Warren County officials, Post 1860 was confronted with the distinction of Flood Plain verses Flood Zone restrictions.

In the end, our new construction required, at a minimum, a 10-15 ft. buffer elevation from ground level. 1860 accordingly adjusted its engineering package. With FEMA and Commonwealth of Virginia rules incorporated into our design, 1860 priced the complete rebuilding effort. Astonishingly,1860 received restoration packages from $1.2M to S1.7M, far exceeding our existing funds. Out of options to rebuild on our property, 1860 faced its hard reality.

Desperate to find and fund a new post home, 1860 sold both our cherished river front property and our unconstructed steel building in 2019 to acquire sufficient funds to reestablish ourselves. Since the sale of our home, we continued to investigate any opportunity to recreate at home. We look and review every possibility when they become available. On 08 January 2023, Post 1860's hope met Ms. Hope/owner of Bens Cuisine @ 654 W 11Th Street and 1860's hope sprung eternal once again!

Post 1860 Purchase of Ben's Cuisine:

Jan 13, 2023 Planning and Zoning Meeting (P&Z): 1860 Post Commander Cook, Andi White and Planning and Zoning Officials/John and Lauren regarding concept of establishing a VFW post at the former Ben's Cuisine property. P & Z officials graciously evaluated all Town code for possibilities to match a VFW Post to existing use categories currently identified. P & Z's initial determination was VFW Post more closely matched a "Social Club" designation which required a significant parking increase. Thus, Post 1860 began its search to meet P & Z guidance.

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60

09 September 2024 VFW Post 1860 Restoration Effort

Jan 17, 2023 EDA Meeting – EDA Chairman, Jeffrey Browne, the Director of the EDA, Joe Petty, Post 1860 Commander, Jeff Cook and Andi White met to discuss the possibility of leasing, purchasing or obtaining an easement on the Avtex property located on the corner of Kendrick Lane and Monroe Ave. Sole purpose of inquiry – Post 1860 secure "off-street parking" conforming to Town of Front Royal Planning & Zoning officials' guidance.

Feb 15, 2023 Correspondence – Post 1860 received e-mail from the EDA Chairman, Jeffrey Browne, stating the EDA could not guarantee any transfer of property. None of Post 1860's request for a sale in part or whole, long-term lease, rent or an easement were possible. EDA officials indicated their focus was in actively pursuing sale of the target property, in part, or in whole, with two other interested developers.

Feb 22, 2023 Correspondence - The EDA Director, Joe Petty, referred Post 1860 representatives to Greg Harold (EDA Asset Committee) regarding potential VFW purchase for Avtex property. Post 1860 representatives contacted Mr. Harold. During a 45-minute phoncon, Post 1860 reps were informed of EDA's rationale for the EDA's disinterest in Post 1860's inquiry/offer. The EDA officials explained their desires for formerly designated Super fund Avtex property.

VFW Post 1860's small request for acquiring property allowing 10-15 parking spaces required meeting Front Royal code and re-establish of a Front Royal Veterans of Foreign Wars (VFW) post wasn't within the EDA's on-going plans nor worth further consideration. Post 1860 had no interest in interrupting the EDA's aspirations to develop Condo communities on the long dormant and highly regulated property.

May 18, 2023 Meeting – VFW Reps, Jeff Cook and Andi White met with the EDA Director, Joe Petty, to revisit a grant/purchase/lease of a portion of the Avtex lot for parking. Following recent elections results or appointments, 1860 reps hoped to readdress its needs with the EDA. With a changed board, we felt new board members may view 1860's request differently.

Jun 8, 2023 EDA Property Request – VFW Post 1860 Commander, Jeff Cook, submitted formal request to EDA for consideration of sale, or lease or any agreed to terms for purpose of VFW Post 1860 securing space for "off-street parking".

June 15, 2023 EDA Meeting – Andi White met with the EDA Asset Committee to revisit the VFW purchasing a portion of the Avtex lot for parking since there were new members on the EDA Board.

June 22, 2023 EDA Feedback - EDA denied the request from the VFW to purchase any of the property on the corner of Kendrick Ln and Monroe Ave to meet off-street parking requirements set forth by the Town for 654 W. 11th St.

July 27, 2023 Response - Received an email from Jorie Martin (Asset Committee) informing me that the EDA had denied the VFW's request.

Neighboring Properties Inquiries – On multiple occasions, Kristinia/listing agent and Andi/Post 1860 agents contacted the property owners directly adjacent (The Family Grocery) to 654 W 11Th Street property. Post 1860's sought to strike and agreement, at our cost, to secure additional parking. On-site visits, e-mail and phone calls were ignored, not responded to or rejected.

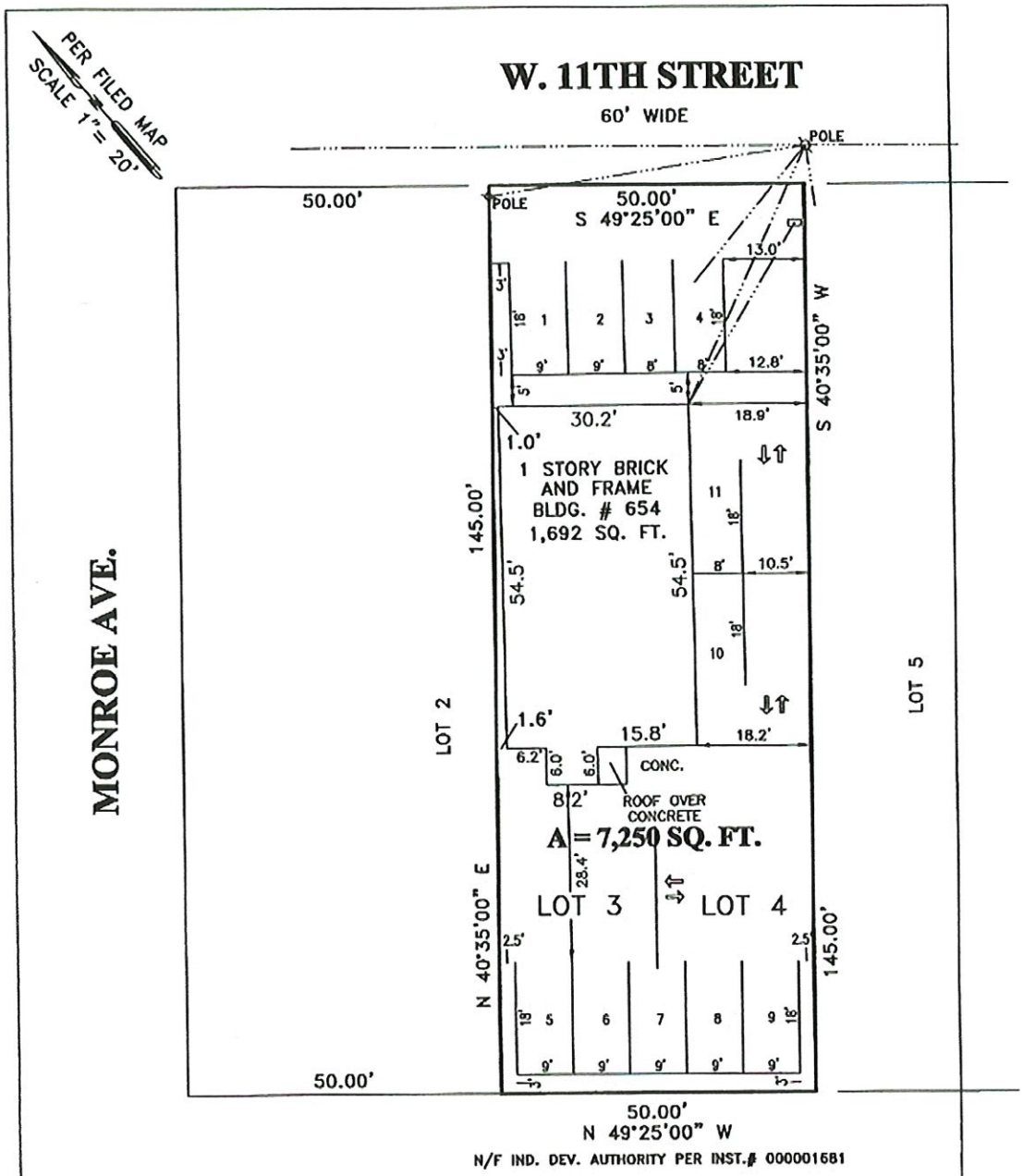
1860 Post Commander directly reached out to Steve Guizar/Lead Pastor of Front Royal Church of the Nazerene regarding any possibility to secure rental of parking or leasing spots or other means. All attempts were ignored or avoided outright.

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60

May 08, 2024 Application for Zoning Approval for a Business License - 1860 Commander submitted package to Planning and Zoning requesting property use change to "Assembly Hall". If successful, Post 1860 assessed existing Front Royal code would support establishment of our new home with no additional parking needed.

29 May, 2024 Rezoning Request Denied – P & Z rejected Zoning Approval for a Business License leaving one remaining option to continue with its effort to purchase the Ben's Cuisine property. Post 1860 last effort before abandoning property purchase is submission and approval of a "Special Exception Application (SEA) wavering/amending existing parking requirements. This will exhaust all possible avenues for Post 1860 purchase of the 654 W 11Th Street property.

Authentisign ID: B72F84FB-D56E-EF11-991A-002248299C60



PROPERTY ZONED C-1.

TOTAL PARKING SPACES SHOWN = 11.

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
1/18/2024
LAND SURVEYOR

SKETCH SHOWING PROPOSED PARKING
ON LOTS 3 AND 4, BLOCK 3

ROYAL VILLAGE SUBDIVISION

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
tel&fax (540)635-5657
JANUARY 18, 2024

COUNTY OF WARREN
220 N COMMERCE AVE
SUITE 400
FRONT ROYAL, VA 22630

Certificate of Occupancy

Permit Number: 0001007-2007 Permit Type:BLD2 Date Issued: 9/20/2007

Owner Name: WILLIAMS, TAMMIE/ROYAL VILLAGE TAV. Contractor: Owner Contracted
Site Address: 654 W 11 ST
FRONT ROYAL, VA
22630

Map Number: 20A1
District:
Area: 1 TOWN OF FRONT ROYAL
Sub Division: N/A
Zoning: N/A
Occupant Load: 75 Health Permit#: TOWN
Number of Bedrooms->Approved: N/A Built: N/A
Date Completed: 9/20/2007

Lot: 3 Section: 2 Block: 3
USBC Edition: 2003
Use Group: A-3 ASSEMBLY-WORSHIP/REC/AMUS
Usage: N/A
Construction: 5B COMBUSTIBLE/UNPROTECTED
Water: PUBLIC
Sewer: PUBLIC
Sprinkler: Required:

Nature of Work: CERTIFICATE OF OCCUPANCY FOR EXISTING BUILDING

Modifications:
Modifications:
(C.O.)

CERTIFICATE OF OCCUPANCY FOR EXISTING BUILDING
MAXIMUM OCCUPANTS -- 75 PERSONS

COPY

BUILDING OFFICIAL, DAVID C. BEAHM Date

2400524 – A Special Use Permit Application submitted by Surber Development and Consulting LLC for Multi-Family Apartments containing ninety (90) units in two (2) separate three-story apartment houses with a maximum height of forty-five feet (45') on a vacant parcel off of E. Criser Road, identified by Tax Map 20A18-5-5A1. The property is zoned C-1, Community Business District.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☑ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – #2400524

MEETING DATE: October 16, 2024

SUMMARY: A Special Use Permit Application submitted by Surber Development and Consulting LLC for Multi-Family Apartments containing ninety (90) units in two (2) separate three-story apartment houses with a maximum height of forty-five feet (45') on a vacant parcel off of E. Criser Road, identified by Tax Map 20A18-5-5A1. The property has split zoning with the majority of the parcel being C-1, Community Business District and a small portion being R-3, Residential District.

STAFF RECOMMENDATION:
Staff recommends approval. The application presents a scenario that constitutes one of the highest and best uses possible. The main considerations for the Planning Commission are whether the proposed use is suitable within this district. Apartments are the only type of large-scale residential use permitted in the commercial districts, but only with approval from Town Council. Given this sites proximity to trails, walkability, services and potential employment this is the ideal site for high density residential uses.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to Town Council for Special Use Permit #2400524 for multi-family apartments containing ninety (90) units in two (2) separate 3-story apartment houses with a maximum height of forty-five feet (45') on a vacant parcel off of E. Criser Road, identified by Tax Map 20A18-5-5A1."

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Neel _____ *Marrazzo* _____ *Marshner* _____ *Gillispie* _____ *Brooks* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting
October 16, 2024

APPLICATION #:

Special Use Permit Application #2400524

APPLICANT:

Surber Development and Consulting LLC

APPLICATION SUMMARY:

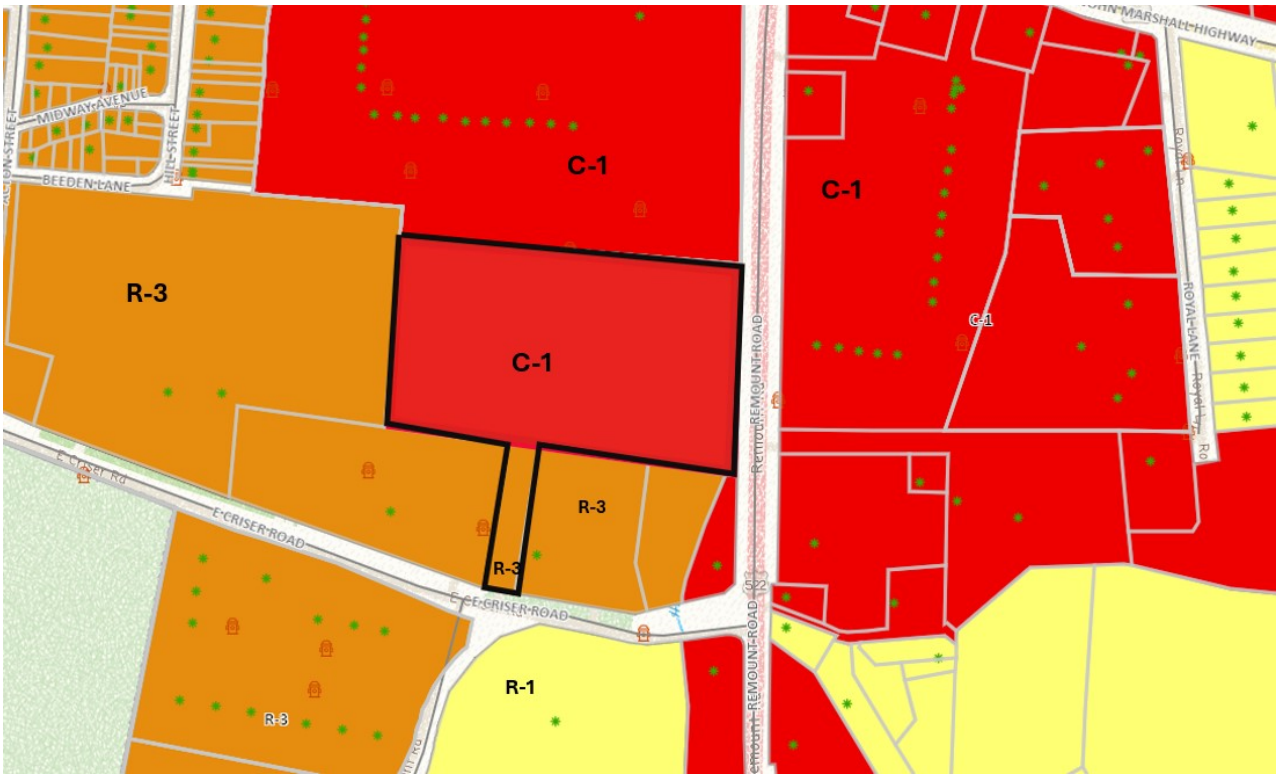
A Special Use Permit Application submitted by Surber Development and Consulting LLC for Multi-Family Apartments containing ninety (90) units in two (2) separate three-story apartments houses with a maximum height of forty-five feet (45') on a vacant parcel off of E. Criser Road, identified by Tax Map 20A18-5-5A1. The property has split zoning with the majority of the parcel being C-1, Community Business District and a small portion being R-3, Residential District with a portion of the parcel located in the floodplain.

GENERAL INFORMATION:

Site Addresses	E. Criser Road
Property Owner(s)	Boisseau Family LC
Zoning District	C-1, Community Business District / R-3, Residential District
Historic District	No
Tax Identification	Tax Map #20A18-5-5A1

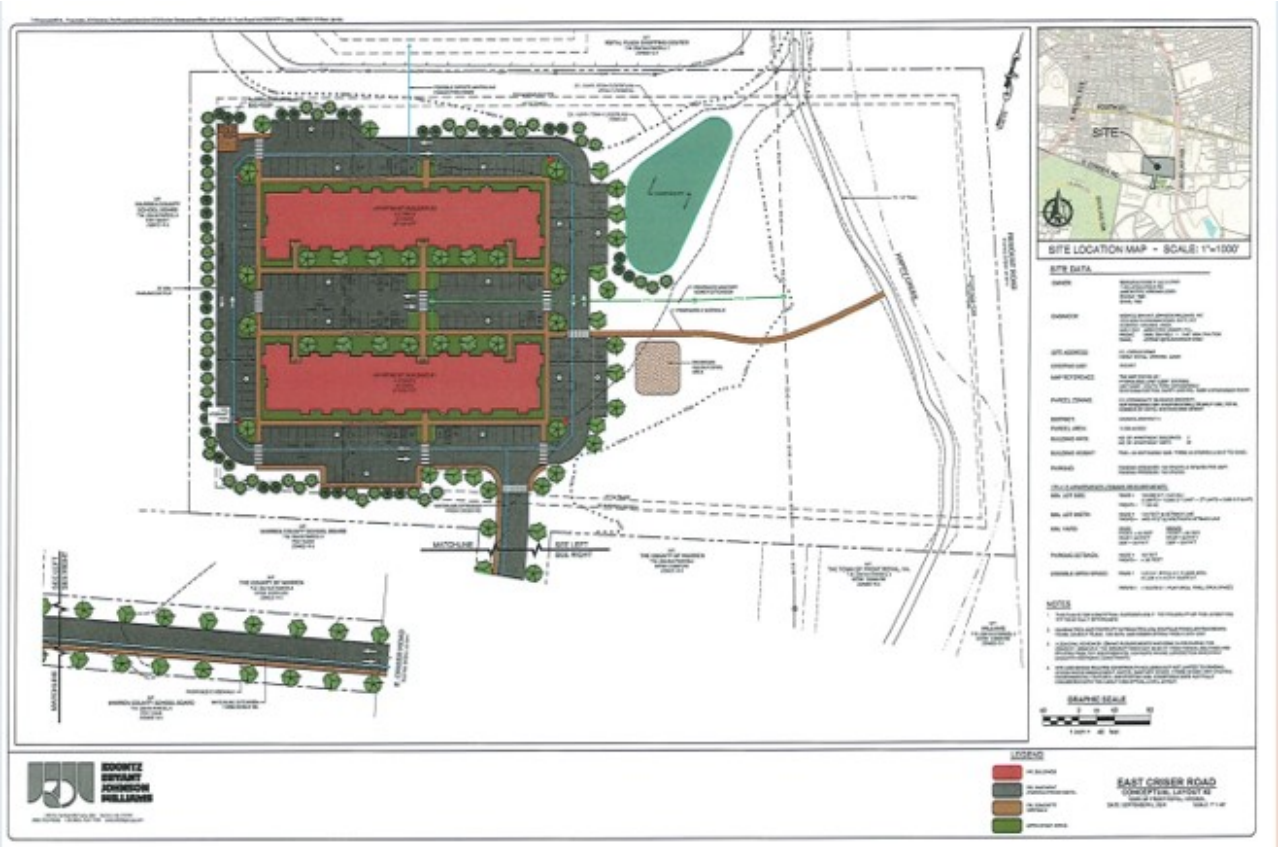
Aerial Map (Warren County GIS) – E. Criser Road (tax map 20A18-5-5A1)

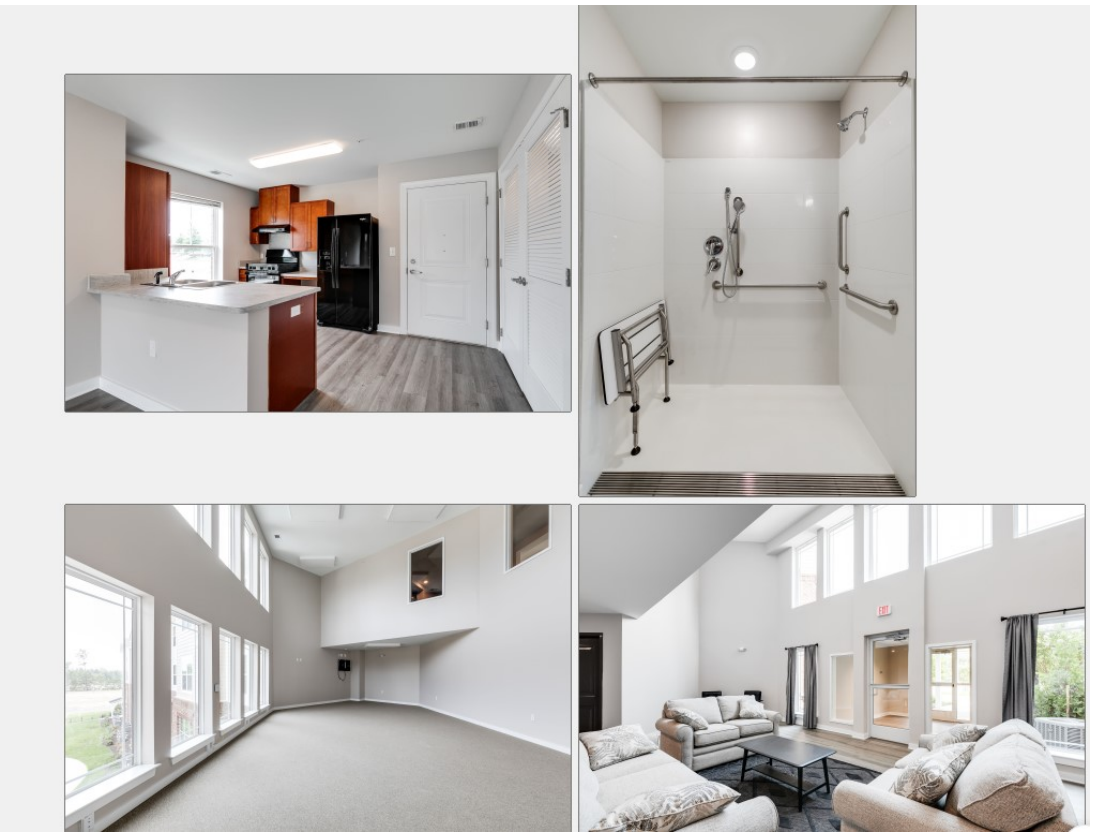
Town Zoning Map (Warren County GIS) – E. Criser Road (tax map 20A18-5-5A1)



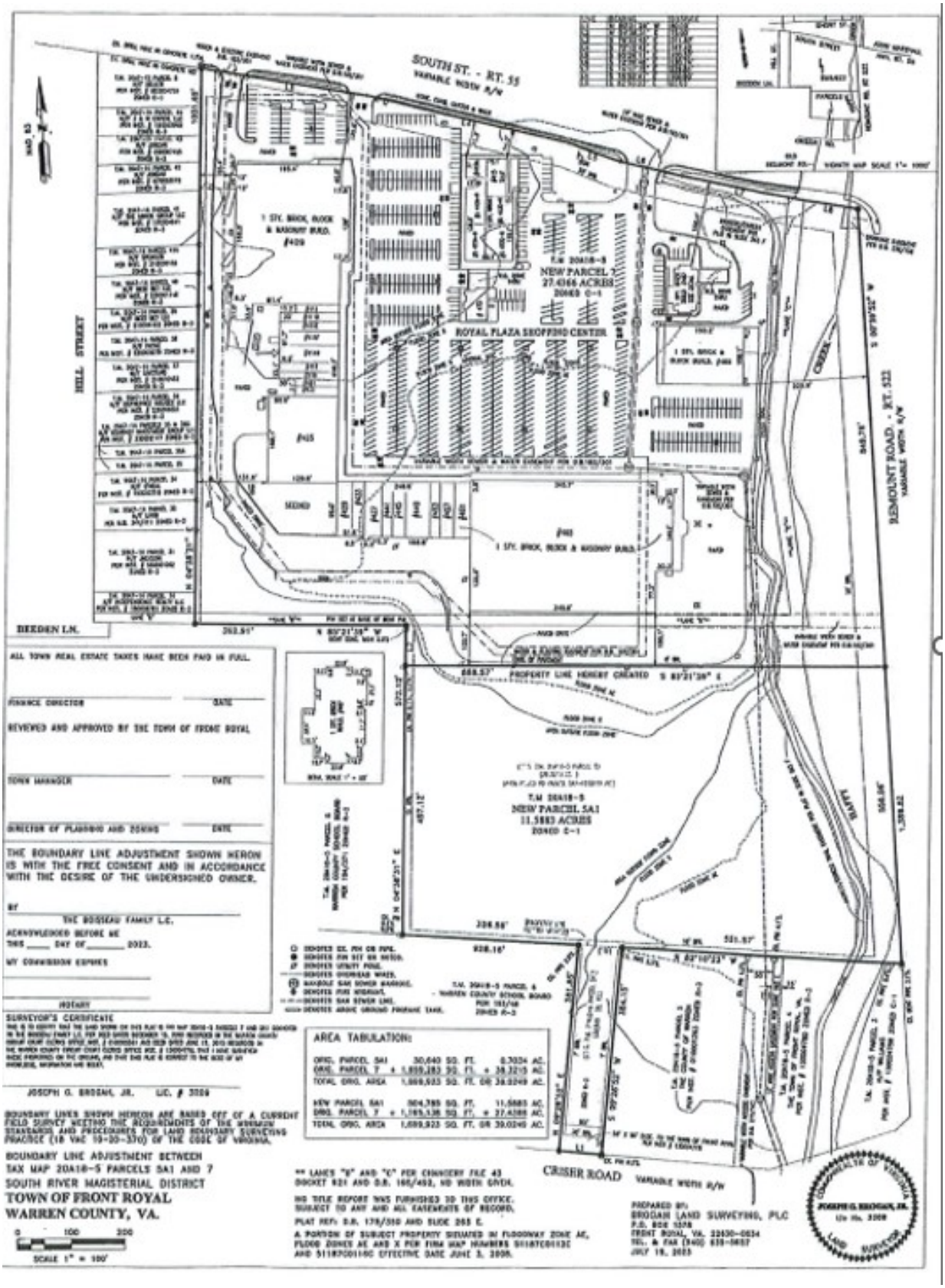
Town Floodplain Map (Warren County GIS) – E. Criser Road (tax map 20A18-5-5A1)

Conceptual plan





Survey Plat


SOUTH ST. - RT. 55
VARIABLE WIDTH R/W
NEW PARCEL
27.4366 ACRES
ROYAL PLAZA SHOPPING CENTER
HILL STREET
DEMOUNT ROAD - RT. 522
VARIABLE WIDTH R/W
BERDEN LN.
PROPERTY LINE HEREBY CREATED
NEW PARCEL 5A1
11.5883 ACRES
CRISER ROAD
VARIABLE WIDTH R/W
ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.
FINANCE DIRECTOR
DATE
REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL
TOWN MANAGER
DATE
DIRECTOR OF PLANNING AND ZONING
DATE
THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.
BY
THE BOSSEAU FAMILY L.C.
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____ 2023.
MY COMMISSION EXPIRES
NOTARY
SURVEYOR'S CERTIFICATE
JOSEPH G. BROGAN, JR. LIC. # 3209
BOUNDARY LINES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE (18 VAC 10-20-370) OF THE CODE OF VIRGINIA.
BOUNDARY LINE ADJUSTMENT BETWEEN
TAX MAP 20A10-5 PARCELS 5A1 AND 7
SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.
SCALE 1" = 100'
AREA TABULATION:
ORIG. PARCEL 5A1 30,640 SQ. FT. 0.7034 AC.
ORIG. PARCEL 7 + 1,659,283 SQ. FT. + 38.1215 AC.
TOTAL ORIG. AREA 1,689,923 SQ. FT. OR 38.8249 AC.
NEW PARCEL 5A1 504,785 SQ. FT. 11.5883 AC.
ORIG. PARCEL 7 + 1,185,138 SQ. FT. + 27.4366 AC.
TOTAL ORIG. AREA 1,689,923 SQ. FT. OR 38.8249 AC.
** LANE'S "B" AND "C" PER CHANCERY FILE 43 DOCKET 821 AND D.B. 165/452, 40 WIDTH GRVEL
NO TITLE REPORT WAS FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
PLAT REF: D.B. 178/350 AND SLIDE 265 E.
A PORTION OF SUBJECT PROPERTY SITUATED IN FLOODWAY ZONE AE, FLOOD ZONES AE AND X PER FIRM MAP NUMBERS 51187C0110C AND 51187C0119C EFFECTIVE DATE JUNE 3, 2009.
PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1078
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-9657
JULY 18, 2023
COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
LAND SURVEYOR

INFORMATION ON THE APPLICATION:	The main considerations for this Special Use Permit is the appropriateness of the use on this piece of property. • **Housing** o The provision of apartments is lacking in Front Royal, while almost half of the housing stock in Front Royal is rental, the large majority of housing units in Town are single family. o Diversity in types of housing helps contribute to affordability. Young people and/or families or seniors looking to downsize may not be able to afford or finance a single-family home or multifamily unit. • **Walkability** o This site is accessible to trails along Happy Creek providing recreation and direct access to a shopping center. o There is a trolley stop at the Martins which provides alternative transportation options for residents. • **Services/Employment** o The proximity to the shopping center provides access to potential employers, shopping, health care, and transportation to additional employers.
RELEVANT CODE SECTION:	**Chapter 175-39.B** "The following uses are permitted within the C-1 District only by approval of a Special Use Permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the C-1 District." <u>RESIDENTIAL</u> Apartments or dwelling units, with four (4) or more units or when located on the ground floor, subject to provisions of Section 175-113.

RECOMMENDATION:	Staff recommends approval, the application presents a scenario that constitutes one of the highest and best uses possible. The main considerations for the Planning Commission is whether the proposed use is suitable within this district. Apartments are the only type of large-scale residential use permitted in the commercial districts, but only with approval from Town Council. Given this sites proximity to trails, walkability, services and potential employment this is the ideal site for high density residential uses.

ATTACHMENTS: Application and associated documents from the Applicant.

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

Main: 540.635.4236
Fax: 540.631.2727
Internet: www.frontroyalva.com

RECEIVED
SEP 06 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

SUP 2400524

SPECIAL USE PERMIT REQUEST

APPLICANT

NAME Surber Development and Consulting LLC PHONE [redacted]

ADDRESS [redacted]

E-MAIL [redacted]

PROPERTY DESCRIPTION

PROPERTY ADDRESS 0 E. Criser Road, Front Royal Virginia 22630

TAX MAP 20A SECTION 185 BLOCK _____ LOT 5A1

SUBDIVISION NAME _____ ACREAGE 11.58 Ac.

REQUEST

ZONING DISTRICT C-1 (Community Business District)

PROPOSED USE OF PROPERTY Multi-Family Apartments

SPECIFIC SPECIAL USE PERMIT REQUEST Request for up to 90 Apartments in two seperate three (3) story buildings with a maximum building height of approximately 45 feet with associated infrastructure improvements.

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

1. Survey/Plat of property showing all **existing** improvements. (10 copies if larger than 11" X 17")
2. Site Plan Application
3. Application Fee of $400.00 (Checks payable to the Town of Front Royal)
4. Additional information as required by the Department of Planning & Zoning.

CERTIFICATION

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

Signature _____ Date 9/5/24

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

Receipt # 1504 Date Paid 9/6/24

pd 400.00 2431

Revised 2-15-13

September 6, 2024

Lauren Kopishke
Planning Director
Town of Front Royal, Virginia
Town Hall
102 East Main Street
Front Royal, Virginia 22630

Re: Consent to Special Use Permit Application – Surber Development & Consulting, LLC

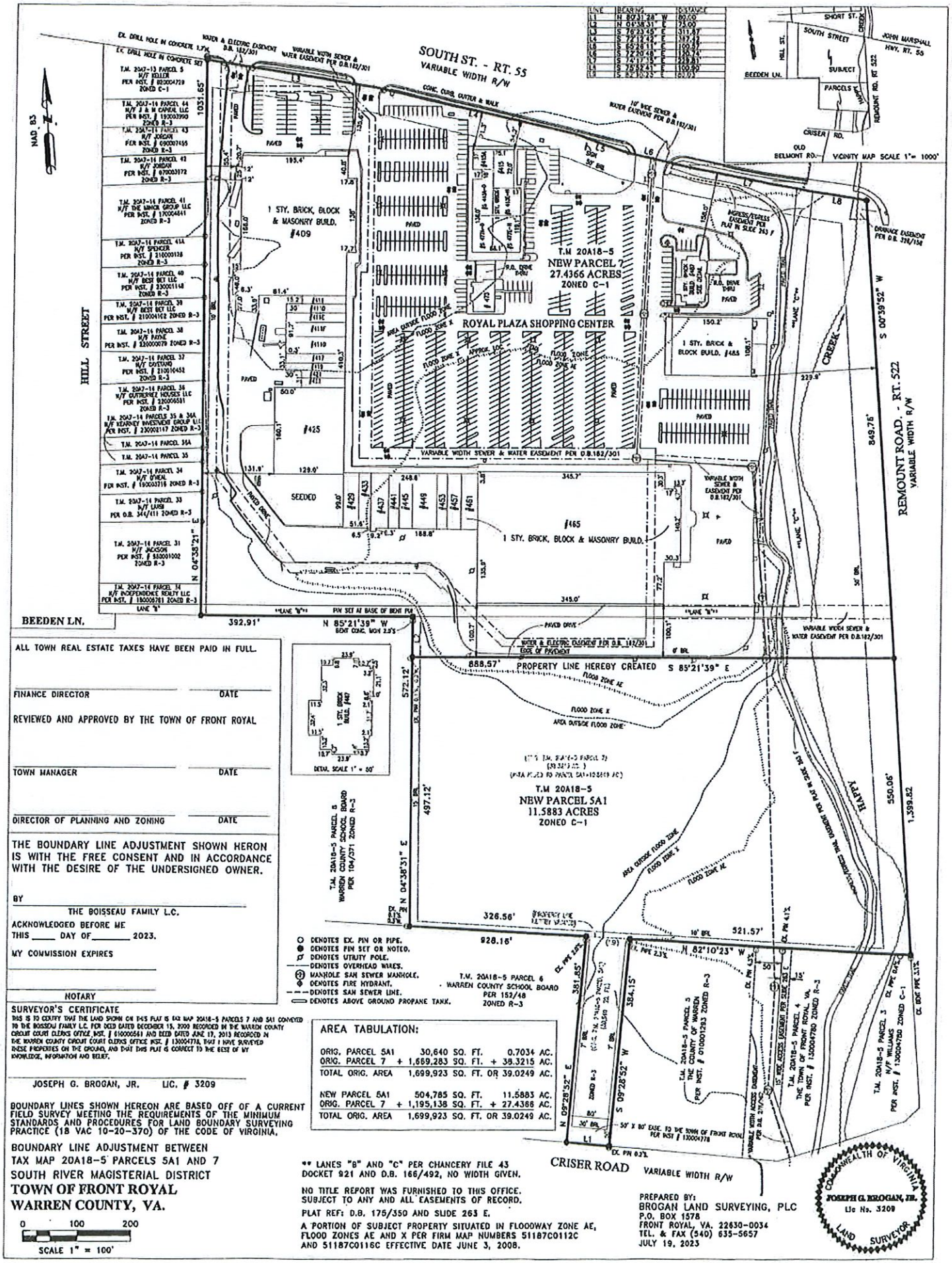
Dear Ms. Kopishke:

I am the manager of The Boisseau Family, L.C. III (the "LLC"), which is the owner of certain property located off of Criser Road in the Town of Front Royal commonly known as Tax Map No. 20A18-5 (the "Property"). The LLC has entered into a contract with Surber Development & Consulting, LLC ("Surber") for the sale and purchase of the Property.

It is my understanding that Surber is submitting an application with your department for a special use permit to allow the development of multi-family apartments on the Property. I am writing to inform you that the LLC as the landowner consents to the submission of the special use permit application. Please contact me if you have any additional questions.

Sincerely,

Richard W. Boisseau, III
Manager, The Boisseau Family, L.C. III



ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR DATE

REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL

TOWN MANAGER DATE

DIRECTOR OF PLANNING AND ZONING DATE

THE BOUNDARY LINE ADJUSTMENT SHOWN HERON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

BY

THE BOISSEAU FAMILY L.C.

ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2023.

MY COMMISSION EXPIRES

NOTARY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS EXT MAP 20A18-5 PARCELS 7 AND 5A1 CONVEYED TO THE BOISSEAU FAMILY L.C. PER DEED DATED DECEMBER 15, 2009 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE INST. # 010000561 AND DEED DATED JUNE 17, 2013 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE INST. # 130004778, THAT I HAVE SURVEYED THESE PROPERTIES ON THE GROUND, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOSEPH G. BROGAN, JR. LIC. # 3209

BOUNDARY LINES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE (18 VAC 10-20-370) OF THE CODE OF VIRGINIA.

BOUNDARY LINE ADJUSTMENT BETWEEN
TAX MAP 20A18-5 PARCELS 5A1 AND 7
SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

0 100 200
SCALE 1" = 100'

AREA TABULATION:

ORIG. PARCEL 5A1	30,640 SQ. FT.		0.7034 AC.
ORIG. PARCEL 7	+ 1,669,283 SQ. FT.	+	38.3215 AC.
TOTAL ORIG. AREA	1,699,923 SQ. FT. OR		39.0249 AC.
NEW PARCEL 5A1	504,785 SQ. FT.		11.5883 AC.
ORIG. PARCEL 7	+ 1,195,138 SQ. FT.	+	27.4366 AC.
TOTAL ORIG. AREA	1,699,923 SQ. FT. OR		39.0249 AC.

** LANES "B" AND "C" PER CHANCERY FILE 43 DOCKET 921 AND D.B. 166/492, NO WIDTH GIVEN.

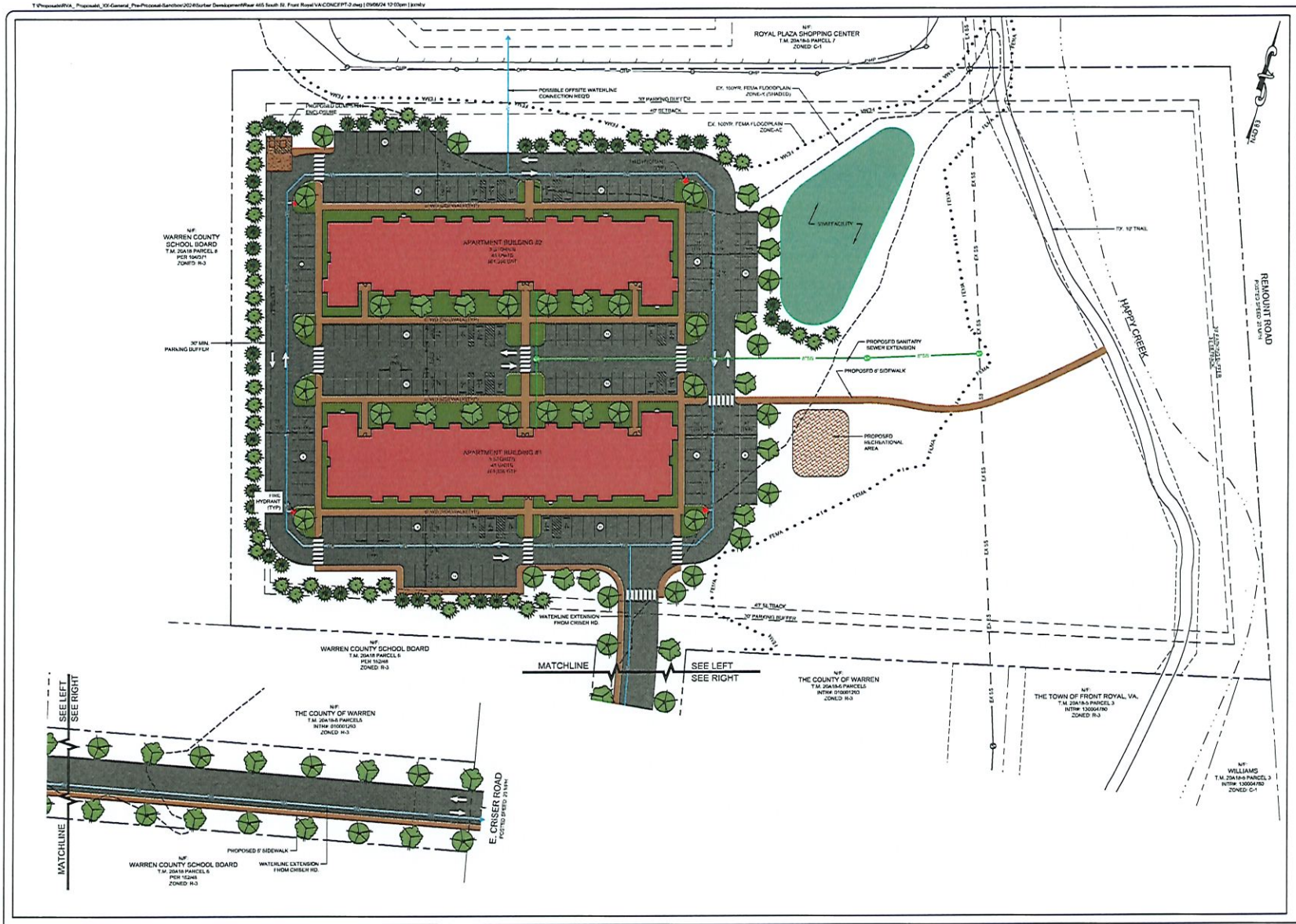
NO TITLE REPORT WAS FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PLAT REF: D.B. 175/350 AND SLIDE 263 E.

A PORTION OF SUBJECT PROPERTY SITUATED IN FLOODWAY ZONE AE, FLOOD ZONES AE AND X PER FIRM MAP NUMBERS 51187C0112C AND 51187C0116C EFFECTIVE DATE JUNE 3, 2008.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
JULY 19, 2023

T:\Proposals\RVA_ Proposals_XX-General_Pre-Proposal-Sanction\2024\Surber Development\Rear 465 South St. Front Royal VA-CONCEPT-2.dwg | 09/06/24 12:03pm | jcrisby



SITE LOCATION MAP ~ SCALE: 1"=1000'

SITE DATA

OWNER:	ROISSEAU FAMILY LLC III (THF) 1126 LEVELGREEN RD. LANCASTER, VIRGINIA 22503 PHONE: TBD EMAIL: TBD
ENGINEER:	KOONTZ BRYANT JOHNSON WILLIAMS, INC 1703 NORTH PARHAM ROAD, SUITE 202 HENRICO, VIRGINIA 23229 CONTACT: JONATHAN COSBY, P.E. PHONE: (804) 200-1833 ~ FAX: (804) 740-7336 EMAIL: JCOSBY@KBJWGROUP.COM
SITE ADDRESS:	0 E. CRISER ROAD FRONT ROYAL, VIRGINIA 22630
EXISTING USE:	VACANT
MAP REFERENCE:	TAX MAP 20A18S 5A1 HYDROLOGIC UNIT CODE: 02070005 UNIT NAME: SOUTH FORK SHENANDOAH RECEIVING WATERS: HAPPY CREEKS, FORK SHENANDOAH RIVER
PARCEL ZONING:	C-1 (COMMUNITY BUSINESS DISTRICT) **SUP REQUIRED FOR APARTMENT/MULTIFAMILY USE, TOTAL NUMBER OF UNITS, AND BUILDING HEIGHT**
DISTRICT:	COUNCIL DISTRICT 3
PARCEL AREA:	11.599 ACRES
BUILDING INFO:	NO. OF APARTMENT BUILDINGS: 2 NO. OF APARTMENT UNITS: 90
BUILDING HEIGHT:	TWO - 45 UNIT BLDGS: MAX. THREE (3) STORIES (45'-4" TO EAVE)
PARKING:	PARKING REQUIRED: 180 SPACES (2 SPACES PER UNIT) PARKING PROVIDED: 180 SPACES

175-113 APARTMENTS ZONING REQUIREMENTS:

MIN. LOT SIZE:	REQ'D = 184,000 S.F. (4.22 AC.) (3 UNITS × 10,000 S.F./UNIT) + (77 UNITS × 2,000 S.F./UNIT) PROV'D = 11.59 AC.	
MIN. LOT WIDTH:	REQ'D = 125 FEET @ SETBACK LINE PROV'D = ≥655 FEET @ SOUTHERN SETBACK LINE	
MIN. YARD:	REQ'D: FRONT = 40 FEET REAR = 40 FEET SIDE = 35 FEET	PROV'D: FRONT = 40 FEET REAR = ≥ 40 FEET SIDE = 35 FEET
PARKING SETBACK:	REQ'D = 30 FEET PROV'D = ≥ 30 FEET	
USEABLE OPEN SPACE:	REQ'D = 0.25 S.F. PER G.S.F. FLOOR AREA 61,356 × 2 × 0.25 = 30,678 S.F. PROV'D = ≥ 30,678 S.F. (PLAY AREA, TRAIL, OPEN SPACE)	

NOTES

1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED.
2. PLANIMETRICS AND PROPERTY INFORMATION ARE COMPILED FROM EXISTING DESIGN PLANS, AS-BUILT PLANS, GIS DATA, AND OBSERVATIONS FROM A SITE VISIT.
3. A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT; HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL MEETINGS AND REVIEWS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION WHICH MAY UNCOVER ADDITIONAL CONSTRAINTS.
4. SITE AND DESIGN RELATED CONSTRAINTS INCLUDING BUT NOT LIMITED TO GRADING, STORM WATER MANAGEMENT, WATER, SANITARY SEWER, STORM SEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND EXISTING SOIL CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 feet

LEGEND

- PR. BUILDINGS
- PR. PAVEMENT (PARKING/TRAVELWAYS)
- PR. CONCRETE SIDEWALK
- OPEN SPACE AREAS

KOONTZ BRYANT JOHNSON WILLIAMS

1703 N. Parham Rd. Suite 202 Henrico, Va 23229
(804) 740-9250 FAX (804) 740-7336 www.KBJWgroup.com

EAST CRISER ROAD

CONCEPTUAL LAYOUT #2

TOWN OF FRONT ROYAL, VIRGINIA

DATE: SEPTEMBER 6, 2024 SCALE: 1" = 40'

September 5, 2024

Town of Front Royal
Attn: Lauren Kopishke
Planning Director/Zoning Administrator
102 E Main Street
Front Royal, VA 22630

Dear Ms. Kopishke,

Please accept this letter as an introduction to Surber Development and Construction LLC and our proposed development in Front Royal.

Surber Development has been active in real estate development, construction and ownership throughout Virginia since 2012. During that time, the company has completed 18 multifamily developments, with five currently under construction and four in pre-development that will begin construction in the Fall of 2024 or Spring of 2025. Prior to starting Surber Development, I have been active in real estate development in Virginia since 2003.

I believe success starts with the curb appeal of sites. If properties are not well maintained so that they look better than the competition, competitive advantage is lost. In my opinion, looking "as good" is not enough. I demand that sites have a manicured appearance.

In addition to the standards I have set for the appearance of properties, management is a key component to success. Excel Property Management is the management company for all of Surber Development's properties. At the time of its organization in 1994, EPM's principals and owners possessed over 100 years of property management and business management experience. Currently EPM has management contracts on over 100 operational properties, totaling over 5,000 units. EPM's experience is varied, including consulting performing HUD REAC inspections, LIHTC file audits, training sessions, accounting services and assisting owners in starting their own management companies. EPM has worked for profit-motivated, non-profit, the Federal Deposit Insurance Corporation (FDIC), among others.

While providing attractive and well-managed properties are top priorities, affordability and obtainability is also a top priority. Every unit in the proposed development would be obtainable for individuals and families earning between 30% and 80% of the Area Median Income, providing a wide array of mixed incomes at the property. Tenants in our properties are school teachers, fire fighters, police officers, LPNs and EMTs, among many other occupations. They are hard-working individuals and families who deserve a high-quality, safe and affordable place to live.

We take pride in what we do and it is reflected in our success in this business.

If you have any questions or concerns, I am always available to discuss them. I can be reached on my cell phone at [redacted] or by email at [redacted]

Sincerely,

Jen Surber
Managing Mem

SUMMARY

All units in the proposed development will be Universally Designed and at least five will be fully 504 accessible and actively marketed to individuals with disabilities. Special 504/Universal Design features include, but are not limited to:

- Carpet that meets HUD specs UM 44d Type II Class I with texture E. 24 ounces per square yard minimum weight
- Ceramic tile to be installed in roll in showers
- Grab bars in all units and public restrooms by toilets with proper mounting
- Bathroom mirrors mounted 40" from finished floor to base of mirror
- Kitchen cabinets in units and community room kitchen shall have 34" high counter heights and 9" toe kicks. Doors and drawers shall have 4" greppable handles
- Side by side refrigerators with separate doors for refrigerator and freezer compartments
- Ranges shall be 30" wide and have front controls
- ADA accessible route to each dumpster area
- Wall hung sinks mounted 34" from floor to top leading rim of sink
- Switches to be located at 48" AFF and receptacles at 18" AFF

The development will employ green building techniques and will achieve the National Green Building Standard of silver. Special Energy Star features will include, but are not limited to:

- Energy Star rated solid vinyl windows
- Only low VOC paints used on external and interior surfaces
- Energy Star rated frost-free refrigerators
- Energy Star rated range hoods
- Energy Star rated dishwashers
- Energy Star rated, Water Sense labeled, low-flow faucets, shower heads and toilets
- Energy Star rated water heaters
- Energy Star rated interior and exterior lighting

Exterior façade will be approximately 50% brick and approximately 50% fiber-cement board, Hardi Plank or other comparable material. No vinyl siding.

There will be a community room with on-site leasing, an elevator per building and community laundry facilities with washer/dryer hook ups provided in every unit. Tenants will have access to broadband services and high-speed internet. Each tenant will be provided with free, individual Wi-fi access and free Wi-fi access will be provided in all common areas for resident usage.

BELLEVUE GARDENS

RICHMOND, VA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION
VIRGINIA CONSTRUCTION CODE (VCC), 2018 EDITION
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (ACCESSIBLE APARTMENTS)
ANSI A117.7, 2009 EDITION (PUBLIC ACCESS AREAS)

BUILDING SQUARE FOOTAGE TABULATIONS

UNIT TYPES:

(5) ONE BEDROOM APARTMENTS:
NET RENTABLE SQUARE FOOTAGE: 1,020.89 SF EACH x 5 = **5,105.45 SF TOTAL**
GROSS SQUARE FOOTAGE: 1,275.81 SF EACH X 5 = **6,379.05 SF TOTAL**
(37) TWO BEDROOM APARTMENTS:
NET RENTABLE SQUARE FOOTAGE: 1,074.89 SF EACH x 37 = **39,770.93 SF TOTAL**
GROSS SQUARE FOOTAGE: 1,349.13 SF EACH X 37 = **49,917.81 SF TOTAL**
(36) THREE BEDROOM APARTMENTS:
NET RENTABLE SQUARE FOOTAGE: 1,203.98 SF EACH X 36 = **43,343.28 SF TOTAL**
GROSS SQUARE FOOTAGE: 1,508.84 SF EACH X 36 = **54,318.24 SF TOTAL**

TOTAL NET RENTABLE APT SF, (100 APTS): 88,218.66 SF
TOTAL GROSS SF BUILDINGS ONE AND TWO (100 APTS + COMMON/COMMUNITY AREAS): 110,615.10 SF

RATED CONSTRUCTION

Two Hour-Rated Wall Construction (Fire Walls):
Wall Construction: UL Design No. U301
Doors in Wall: 1-1/2 hour-rated B label doors, HM frames and doors.
One Hour-Rated Wall Partitions (Dwelling Separations, Corridor Walls, Stair Enclosures)
Wall Construction: UL Design U305
Doors in Wall: 1 hour-rated doors, HM frames and doors.
Two Hour-Rated 8" CMU Wall Construction (Elevator Hoistway):
Wall Construction: U937 (Note One Hour-Rated construction required)
One Hour-Rated Floor/Ceiling Assembly: (Flr/Clgs between First/Second, Second/Third, and Third/Fourth Floors):
UL Design No. L528
One Hour-Rated Roof/Ceiling Assembly (Roof above Fourth Floor):
UL Design P522
One Hour Floor/Ceiling Assembly (Cap above Elevator Hoistway):
UL Design No. L512

UNIVERSAL DESIGN NOTES

1. THE BELLEVUE GARDENS PROJECT HAS A TOTAL **SEVENTY-EIGHT (78) UNIVERSAL DESIGN (UD) UNITS**, EIGHT OF WHICH ARE UNIVERSAL DESIGN/HANDICAP (UD/HC) UNITS, THEIR LOCATIONS WITHIN THE BUILDINGS AND TYPE ARE AS FOLLOWS:
   a. BUILDING ONE:
      1) 1BR UD: UNITS 216, 316
      2) 1BR UD/HC: UNITS 116
      3) 2BR UD: UNITS 101, 102, 104, 105, 110*, 201, 202, 204, 205, 209, 210, 217, 301, 302, 304, 305, 309
      4) 2BR UD/HC: UNITS 109, 310
      5) 3BR UD: UNITS 106, 107, 112, 113, 114, 115, 206, 207, 213, 214, 215, 306, 307, 312, 313, 314, 315
      6) 3BR UD/HC: UNIT 212
   b. BUILDING TWO:
      1) 1BR UD: UNITS 216
      2) 1BR UD/HC: UNITS 116
      3) 2BR UD: UNITS 101, 102, 104, 105, 110*, 201, 202, 204, 205, 209, 210, 301, 302, 304, 305, 309
      4) 2BR UD/HC: UNITS 109, 310
      5) 3BR UD: UNITS 106, 107, 112, 113, 114, 115, 206, 207, 213, 214, 215, 306, 307, 312, 313, 314, 315
      6) 3BR UD/HC: UNIT 106

   *UNIT 110 IS ALSO A HEARING-IMPAIRED UNIT
2. ALL UD AND UD/HC UNITS AND AMENITIES WITHIN EACH BUILDING COMPLY WITH THE UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS.

RESIDENTIAL

CODE SUMMARY:

GENERAL DESCRIPTION:
Two three-story wood frame. Residential Buildings constructed on a concrete slab-on-grade.

APPLICABLE CODES:
Virginia Construction Code (VCC), 2018 EDITION.
International Building Code (IBC), 2018 EDITION.
Uniform Federal Accessibility Standards (UFAS); (Apartments)
ANSI A117.1 – 2009; (Public access areas)

USE GROUP CLASSIFICATION:
Occupancy Group R-2, Apartments (Section 310.4).

CONSTRUCTION TYPE:
Type VA (protected); Any material permitted by Code, (Section 602.5).

ALLOWABLE HEIGHT AND AREA (Table 503):
Height: 40 feet + 20' with sprinklers = 60' allowed /Three stories + one story with sprinklers= four stories allowed. Each building complies.
Area: 12,000 SF + 12,000 SF allowed. Building complies using one 2HR-Rated Fire Walls.

FIRE RESISTANCE RATING:
For Type VA Construction, 1 Hour Fire Resistance Rating Required for Exterior/Interior Load Bearing Walls, Floor Systems, and Roof Systems (Table 601).
Fire Resistance Rating for Exterior Walls with Fire Separation Distance Greater Than 30': 0 hours (Table 602)
Maximum Area of Wall Openings Based on Fire Separation Distance Greater than 30': Not Required (Table 705.8).
Fire Walls: None required (Table 706.4) Building Area (17,500SF is less than 24,000SF allowed with Sprinklers. Each Building complies.
Fire Partitions: (Dwelling Unit) Separation Walls (Sections 420.2 and 708.3): Fire resistance rating of 1hour. Each Building complies.
Horizontal Separation (Sections 420.3 and 711.3): Fire resistance rating of 1 hour required. Each Building complies.
Smoke Barriers and Smoke Partitions: Not required.
Elevator and Stair Shafts: Connecting 4 stories or more, 2 hr. rating required (Section 713.4). Each Building complies.
Mixed Use Separations (A-Assembly/R-2-Apartments: 1 hr. rating required when sprinkled (Table 508.4). Each Building complies.
Exit Passageways: 1 hr. rating required for floors, ceiling, and walls (Section 1023). Each Building complies.

FIRE PROTECTION SYSTEMS:
Automatic Sprinkler Systems: NFPA 13R Sprinkler system required (Section 903.3.1.2). Each Building complies.
Standpipes: Not required when top floor does not exceed 30' above nearest Fire Department vehicle access (Section 905.3.1 Height). Facility complies.
Portable Fire Extinguisher: Required (Section 906.1.1). Portable fire extinguishers provided in Kitchens.
Smoke Detection System: Smoke Detectors required (Section 907.2.9). Smoke detectors provided in all unit Bedrooms and in Hall outside Bedrooms. Detectors are linked together.
Fire Alarm Systems are required in R-2 Occupancies. Audible Alarm Notification Devices, located in all corridors, will provide a minimum 15 dBA above average ambient sound level, in addition, all apartments will be pre-wired for visible alarm notification devices.

MEANS OF EGRESS:
Occupancy Load (Table 1004.1.2):
Two Bedroom Units: 780/200 sf (Occupant Factor; Residential)) = 3.9, say 4.
Three Bedroom Units: 1250/200sf (Occupant Factor; Residential)) = 6.25, say 7.
Number of Exits Required: 1 per apartment unit (Table 1015.1). Each apartment unit complies.
Exit Access Travel Distance: 250 feet (Table 1016.2). Each Building complies
Panic Hardware (Section 1008.1.10): Required on all exits. Provided on all exit doors.
Exit signs (Section 1011.1): Required at all exits. Provided at all exits.

EGRESS STAIRWAYS:
Egress Stairways shall comply with Sections 1009 – Stairways. 1012 – Handrails, and 1013 – Guardrails.

ACCESSIBILITY:
Access to all apartments in each Apartment Building, including the five designated H/C units and site amenities is along an accessible pathway leading from H/C parking and from all Universal Design (UD) and Universal Design/Handicap (UD/HC) Apartments.
Site Amenities: Community Room, Postal Boxes, Toilets, Laundry Rooms, Elevator, and Dumpster.

COMMUNITY ROOM WING

CODE SUMMARY:

GENERAL DESCRIPTION:
A 1,139.0 SF Community Room Wing which includes a Community Room, Leasing Office with Storage, Kitchenette, and two Accessible Toilets, is provided on the First Floor.

APPLICABLE CODES:
Virginia Construction Code (VCC), 2018 EDITION.
International Building Code (IBC), 2018 EDITION.
ANSI A117.1 - 2009

USE GROUP CLASSIFICATION:
Assembly Group U, Accessory Building (Wing) (Section 312).

CONSTRUCTION TYPE:
Type VA (protected); Any material permitted by Code, (Section 602.5).

ALLOWABLE HEIGHT AND AREA (Table 503):
Height: 40 feet + 20' with sprinklers = 60' allowed /Three stories + one story with sprinklers= four stories allowed. Building One complies.
Area: a12,000 SF x 2 with sprinklers = 24,000 SF allowed. Building complies using two 2HR-Rated Fire Walls

FIRE RESISTANCE RATING:
For Type VA Construction, 1 Hour Fire Resistance Rating Required for Exterior/Interior Load Bearing Walls, Floor Systems, and Roof Systems (Table 601).
Fire Resistance Rating for Exterior Walls with Fire Separation Distance Greater Than 30': 0 hours (Table 602)
Maximum Area of Wall Openings Based on Fire Separation Distance Greater than 30': Not Required (Table 705.8).
Fire Walls: None required (Table 706.4) Building Area (17,500SF is less than 24,000SF allowed with Sprinklers. Building complies.
Fire Partitions: (Dwelling Unit) Separation Walls (Sections 420.2 and 708.3): Fire resistance rating of 1hour. Building complies.
Horizontal Separation (Sections 420.3 and 711.3): Fire resistance rating of 1 hour required. Buildings complies.
Smoke Barriers and Smoke Partitions: Not required.
Elevator and Stair Shafts: Connecting 4 stories or more, 2 hr. rating required (Section 713.4). Facility complies.
Mixed Use Separations (A-Assembly/R-2-Apartments: 1 hr. rating required when sprinkled (Table 508.4). Facility complies.
Exit Passageways: 1 hr. rating required for floors, ceiling, and walls (Section 1023). Facility complies.

FIRE PROTECTION SYSTEMS:
Automatic Sprinkler Systems: Not Required (Section 903.2.1.3), Provided.
Portable Fire Extinguisher: Required (Section 906.1.1).
Fire Alarm and Detection System: Not Required (Section 907.2.1).

MEANS OF EGRESS:
Occupancy Load: 1,032 /100 sf = 10.3; say 11.
Number of Exits Required: 2 (Section 1015.1.1 and Table 1015.1), Facility complies.
Exit Access Travel Distance: 200 feet allowed (Table 1016.2). Facility complies.
Panic Hardware (Section 1008.1.10): Required on all exits. Provided on two exit doors.
Exit signs (Section 1011.1): Required at all exits. Provided on two exits.

ACCESSIBILITY:
All exits and components of the facility are accessible.
Access to the facility is along an accessible pathway leading from H/C parking and from all Apartments.

PLUMBING:
Accessible EWC required. EWC will be provided.
Service sink required. Service sink will be provided.

VICINITY MAP NTS

SHEET INDEX

CVR	COVER SHEET
UD1.1	UD SITE PLAN
UD1.2	UD BUILDING ONE PLANS, FIRST, SECOND/THIRD FLOORS
UD1.3	UD BUILDING ONE PLAN, FOURTH FLOOR
UD1.4	UD BUILDING TWO PLANS, FIRST, SECOND FLOORS
UD1.5	UD BUILDING TWO PLANS, THIRD, FOURTH FLOORS
UD1.6	UD UNIT PLANS, 1BR UD, 2BR UD, AND 3BR UD
UD1.7	UD UNIT PLANS, 1BR UD/HC, 2BR UD/HC, AND 3BR UD/HC
UD1.8	UD COMMUNITY ROOM WING PLAN
S1.1	SITE PLAN
A1.1	BUILDING ONE PLANS, FIRST, SECOND/THIRD FLOORS
A1.2	BUILDING ONE PLAN, FOURTH FLOOR
A1.3	BUILDING TWO PLANS, FIRST, SECOND FLOORS
A1.4	BUILDING TWO PLANS, THIRD, FOURTH FLOORS
A2.1	UNIT PLANS, 1BR UD, 2BR UD, AND 3BR UD
A2.2	UNIT PLANS, 1BR UD/HC, 2BR UD/HC, AND 3BR UD/HC
A2.3	COMMUNITY ROOM WING PLAN
A3.1	BUILDING ONE ELEVATIONS
A3.2	BUILDING TWO ELEVATIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS

DCHa
Donald C. Harwood Architect, LLC
13 Kenwood Lane
Greenville, SC
29609
864.915.2126
dharwood08@gmail.com

BELLEVUE GARDENS
RICHMOND, VA

Seal

COMMONWEALTH OF VIRGINIA
DONALD C. HARWOOD
Lic. No. 0205297
ARCHITECT

Title: COVER SHEET

Date: 3.6.23
Revisions:

Drawn By: DCH
Review By: DCH
Project No. 2302

Sheet No.
CVR

ONLY
ONLY
ONLY

EXIT

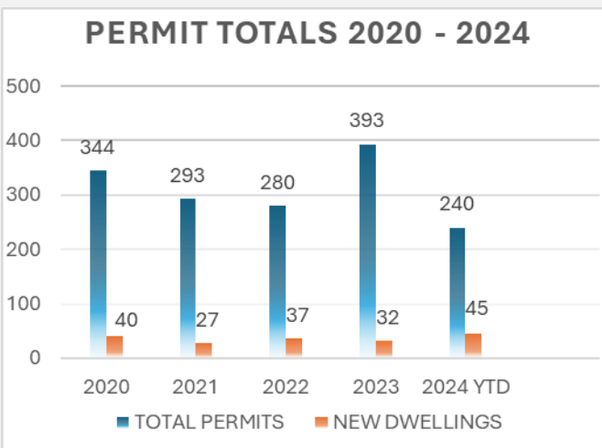
6050

SEPTEMBER MONTHLY REPORT

PLANNING/ZONING DEPARTMENT – SEPTEMBER 2024

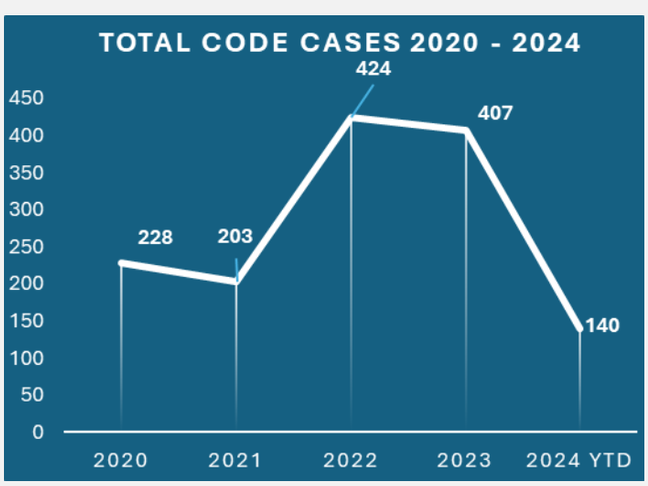
GENERAL INDICATORS

	2020	2021	2022	2023	2024 YTD	SEPTEMBER
Zoning Permits	344	293	280	393	240	31
New Code Enforcement Cases Open	228	203	424	407	140	13
Code Enforcement Cases Closed			361	378	98	5
Code Enforcement Inspections & Re-Inspections	--	--	--	--	304	28
Land Use Applications	26	29	56	36	36	4
Code Amendments	1	7	2	4	0	0
Sign Permits	39	47	41	62	35	4
Business Licenses	151	172	155	148	113	8
Short-Term Rentals	--	1	13	5	2	1
Administrative Variance	--	--	--	4	1	0
COA Administrative Review	--	--	--	39	13	2
COA Board Review	--	--	--	11	9	1
Solicitor/Itinerant Merchant	--	--	--	10	12	0
Urban Agriculture	--	--	--	18	11	0
Alley Vacation	--	--	--	5	1	1
Right of Way Utilization Permits				46	96	1
Walk-Ins to Planning & Zoning	**--**	**--**	**--**	**--**	**2084**	**193**



SPECIAL PROJECTS UPDATES/NEWS

- **Chapter 175 and 148 Rewrite**: A rough draft of Chapter 175 was distributed to the Planning Commission August 7, 2024.
- **Capital Improvement Plan (CIP)**: Work has begun on the 2025-2029 CIP.
- Staff is reviewing application forms; the goal is to roll out new forms with the new ordinance.



- **BAR –** The Board of Architectural Review met for one regular meeting in September. The BAR tabled a COA application for a garage at 241 Church Street requesting the applicant to provide garage plans. In addition, the BAR denied a COA application for a duplex at 240 Blue Ridge Avenue. The denied COA application has been appealed by the applicant to Town Council.
- **BZA -** The Board of Zoning Appeals did not meet in September.

- **PC –** In September the Planning Commission (PC) held one (1) regular meeting and one (1) work session. At their regular meeting the PC recommended approval of a Rezoning application to amend the zoning map to reclassify vacant land on W. Strasburg Road from C-1, Community Business District to R-3, Residential District and recommended approval of a Special Use Permit for an artistic mural exceeding 60 sq. ft. located at 296 South Street. In addition, the PC approved to advertise for a public hearing in October one (1) Special Use Permit for a short-term rental, one Special Exception for relief of existing parking Town Code requirements, and one Special Use Permit to construct up to ninety (90) apartments in two separate 3-story apartments houses. At their work session the PC discussed the two (2) applications listed above that were heard at the PC September public hearings consisting of a Rezoning application and a Special Use Permit application.