



PLANNING COMMISSION WORK SESSION
Wednesday, December 4, 2024 @ 6 PM
Town Hall – 2nd Floor, East Conference Room

AGENDA

CALL TO ORDER

ROLL CALL

WORK SESSION BUSINESS

- **2400599** – A Zoning Text Amendment to define and permit tobacco, smoke or vape shops by-right with performance standards or by Special Use Permit in the Town's C-1 & C-3 Commercial Districts.
- **2400641** – A request for final plan approval for a major subdivision submitted by Douglas N. McCarty, Dennis P. McCarty and Donald "Jay" McCarty for a subdivision containing eighteen (18) lots and thirty-three (33) dwelling units (16 duplexes and 1 existing SFD) located at 344 W. Main Street, identified on tax map 20A6, section 5, parcels 8, 8A and 8B. The property is zoned R-2, Residential District.
- **2400642** – Construction of a new monument sign within the Entrance Corridor at 1303 N Royal Avenue, identified by tax amp 20A3, section 4, block 55, parcel A (Hang 10 Carwash).
- **2400652** – A Comprehensive Plan Amendment, initiated by the Planning Commission, to amend the area between Strasburg Road and Duck Street to Rugby Street from a future land use designation of Commercial to Neighborhood Residential.

ADJOURNMENT

2400599 – A ZONING TEXT AMENDMENT TO DEFINE AND PERMIT TOBACCO, SMOKE OR VAPE SHOPS BY-RIGHT WITH PERFORMANCE STANDARDS OR BY SPECIAL USE PERMIT IN THE TOWN'S C-1 & C-3 COMMERCIAL DISTRICTS.

By-right Ordinance

175-39.A Use Regulations

COMMERCIAL

Tobacco, smoke or vape shop *in accordance with provisions of 175-152*

175-53.2.A Use Regulations

COMMERCIAL

Tobacco, smoke or vape shop *in accordance with provisions of 175-152*

175-152 Tobacco, Smoke, or Vape Shop Performance Standards

A. Definitions

For purposes of this section only, tobacco, smoke, or vape shop shall be defined as A business involving the sale of tobacco products, nicotine vapor products, or alternative nicotine products, as those terms are defined in the Code of Virginia § 18.2-371.2, or hemp products intended for smoking, as such term defined in §3.2-4112, or any kratom products as regulated by the Code of Virginia § 59.1-200.

B. Performance Standards

1. Shall not be located within 1,000 feet of any child or day care center, as defined in §22.1-289.02 or a public, private, or parochial school.
 - a. Measurements made to verify compliance shall be made in a straight line, without regard for structures or objects, for, 1,000 feet from the boundaries of the property on which a public or private school or day care center

1 **Special Use Permit Ordinance**

2 **175-39.B Use Regulations**

3 COMMERCIAL

4 Tobacco, smoke or vape shop

5 **175-53.2.B Use Regulations**

6 COMMERCIAL

7 Tobacco, smoke or vape shop

8 **175-3 Definitions**

9 *Tobacco, smoke, or vape shop:* A business involving the sale of tobacco products,
10 nicotine vapor products, or alternative nicotine products, as those terms are defined in
11 the Code of Virginia § 18.2-371.2, or hemp products intended for smoking, as such term
12 defined in §3.2-4112, or any kratom products as regulated by the Code of Virginia §
13 59.1-200, or paraphernalia, and where any combination of any such products represent
14 twenty-five (25) percent or more of the store's total inventory or fifteen (15) percent or
15 more of the store's total display area.

16 "Paraphernalia" refers to any objects, devices, or equipment that are primarily used to
17 facilitate or enhance the act of smoking or vaping. This includes but not limited to;
18 cigarette rolling papers, Cigarette filters, Pipes, Bongs, Hookahs, Vape Pens and E-
19 Cigarettes, Grinders, Rolling Machines, Screens and Dab Rigs.

2400641 – A REQUEST FOR FINAL PLAN APPROVAL FOR A MAJOR SUBDIVISION SUBMITTED BY DOUGLAS N. MCCARTY, DENNIS P. MCCARTY AND DONALD “JAY” MCCARTY FOR A SUBDIVISION CONTAINING EIGHTEEN (18) LOTS AND THIRTY-THREE (33) DWELLING UNITS (16 DUPLEXES AND 1 EXISTING SFD) LOCATED AT 344 W. MAIN STREET, IDENTIFIED ON TAX MAP 20A6, SECTION 5, PARCELS 8, 8A AND 8B. THE PROPERTY IS ZONED R-2, RESIDENTIAL DISTRICT.



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

RECEIVED
NOV 12 2024
Main: 540.635.4236
Fax: 540.631.2727
Internet: www.frontroyalva.com
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT
PERMIT#2400641

APPLICATION FOR FINAL PLAT APPROVAL
(involving new streets, utilities or more than 8 lots)
MAJOR SUBDIVISIONS

Application is hereby made for approval of a final plat of a major subdivision as shown on the accompanying documents.

1. Applicant's name Jay, Neal & Dennis Phone [REDACTED]
Applicant's Address [REDACTED]
2. Subdivision name Squirrel Hill Revel
3. Present owner (if other than #1) _____
4. Location of Subdivision 344 W. MAIN ST
5. Tax Map Number 2046-5 Parcel Number 8, 8A, 8B
6. Total Acreage 1.34 AC. Zoning Classification R-2
Number of Existing Lots/Parcels 3
Total Number of Lots ~~30~~ 34
7. Acreage of adjoining land in same ownership (if any) 0
8. Date of Preliminary Plat Approval by Planning Commission _____
9. List any changes made in this plat since preliminary plat approval _____

(attach additional sheets if needed)
10. Number of lots proposed for final approval ~~30~~ 34

PLEASE COMPLETE REVERSE SIDE

11. Attach: (A) Eight copies of Final Plat, along with a *digital copy*
- (B) Street Cross - Sectional Drawings showing existing & proposed grades (Section 148-14)
- (C) Land Disturbing Permit (obtained through Building Inspector's office)
- (D) Surface Drainage/Erosion & Sediment Control Information
- (E) Landscaping Plan (Section 148-46)
- (F) Performance Bond in amount determined by Town Engineer and approved by Town Attorney
- (G) Additional documents required by Sections 148-14 and 148-15 of the Subdivision and Land Development Ordinance

The above information is correct and the proposed subdivision will conform with the regulations of the Town of Front Royal Subdivision and Land Development Ordinance and the Standards and Specifications for Water & Sewer, adopted January 11, 1988, as amended.

11/12/24
Date


Signature of Applicant

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.

Designated contact for applicant: Joe BROGAN, Jr., 540-974-6013

Fee \$ 4,400.00 *

Date Paid 11-12-24
CK# 1027

*Final plat fee is \$1,000.00 per plat, plus \$100.00 per lot.

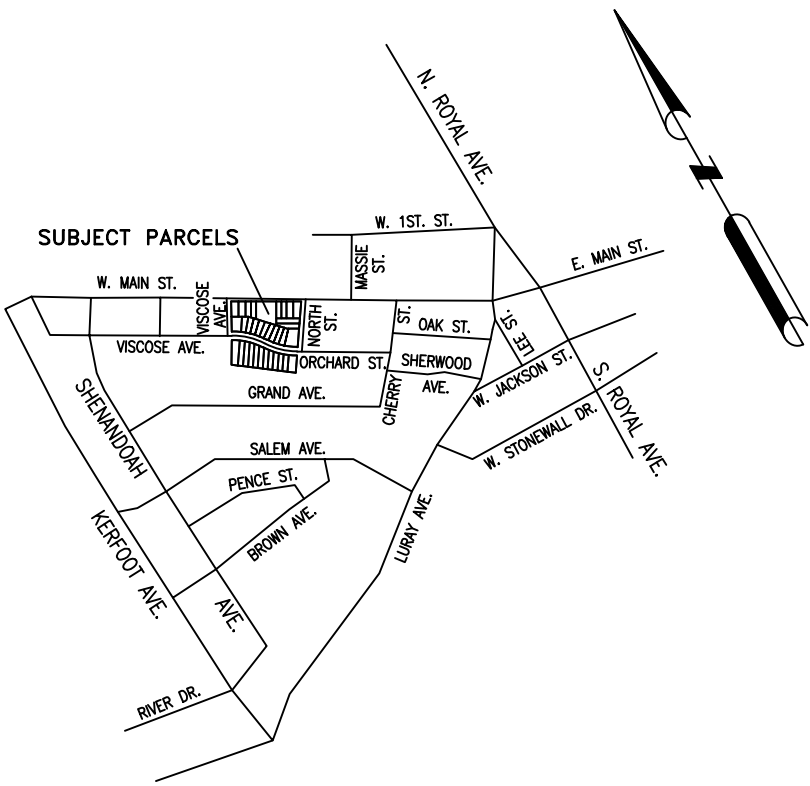
ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR _____ DATE _____

REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL

TOWN COUNCIL _____ DATE _____

DIRECTOR OF PLANNING AND ZONING _____ DATE _____



VICINITY MAP SCALE 1" = 1000'

THE SUBDIVISION OF LAND SHOWN HEREON IS WITH THE
FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNER.

DOUGLAS NEAL McCARTY

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024.

MY COMMISSION EXPIRES _____

NOTARY

THE SUBDIVISION OF LAND SHOWN HEREON IS WITH THE
FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNER.

DENNIS PAGE McCARTY

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024.

MY COMMISSION EXPIRES _____

NOTARY

THE SUBDIVISION OF LAND SHOWN HEREON IS WITH THE
FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNER.

DONALD JAY McCARTY

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024.

MY COMMISSION EXPIRES _____

NOTARY

AREA TABULATION:

ORIG. LOT 8A 44,183 SQ. FT.
ORIG. LOT 8B + 80,187 SQ. FT.
TOTAL ORIG. AREA 124,370 SQ. FT.

NEW LOT 8A 20,105 SQ. FT.
NEW LOT 8 B1 +10,832 SQ. FT.
NEW LOT 8 B2 + 4,557 SQ. FT.
NEW LOT 8 B3 + 4,322 SQ. FT.
NEW LOT 8 B4 + 4,271 SQ. FT.
NEW LOT 8 B5 + 4,096 SQ. FT.
NEW LOT 8 B6 + 4,120 SQ. FT.
NEW LOT 8 B7 + 4,000 SQ. FT.
NEW LOT 8 B8 + 4,000 SQ. FT.
NEW LOT 8 B9 + 4,062 SQ. FT.
NEW LOT 8 B10 + 4,150 SQ. FT.
NEW LOT 8 B11 + 7,185 SQ. FT.
NEW LOT 8 B12 + 5,206 SQ. FT.
NEW LOT 8 B13 + 5,250 SQ. FT.
NEW LOT 8 B14 + 4,047 SQ. FT.
NEW LOT 8 B15 + 4,071 SQ. FT.
NEW LOT 8 B16 + 4,096 SQ. FT.
NEW LOT 8 B17 + 4,096 SQ. FT.
NEW LOT 8 B18 + 5,463 SQ. FT.
NEW LOT 8 B19 + 5,989 SQ. FT.
NEW LOT 8 B20 + 5,675 SQ. FT.
NEW LOT 8 B21 + 4,777 SQ. FT.
TOTAL ORIG. AREA 124,370 SQ. FT.

AREA TABULATION:

ORIG. LOT 8 64,700 SQ. FT.

NEW LOT 8-1 6,602 SQ. FT.
NEW LOT 8-2 + 4,000 SQ. FT.
NEW LOT 8-3 + 4,000 SQ. FT.
NEW LOT 8-4 + 4,076 SQ. FT.
NEW LOT 8-5 + 4,307 SQ. FT.
NEW LOT 8-6 + 4,633 SQ. FT.
NEW LOT 8-7 + 5,046 SQ. FT.
NEW LOT 8-8 + 5,426 SQ. FT.
NEW LOT 8-9 + 5,698 SQ. FT.
NEW LOT 8-10 + 5,912 SQ. FT.
NEW LOT 8-11 + 6,072 SQ. FT.
NEW LOT 8-12 + 8,929 SQ. FT.
TOTAL ORIG. AREA 64,700 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 60°56'27" W	7.08'
L2	N 43°15'47" E	126.20'
L3	S 60°33'29" E	73.56'
L4	S 33°44'50" W	130.93'
L5	N 50°00'35" E	125.13'
L6	S 43°29'32" E	17.44'
L7	S 60°33'29" E	12.16'
L8	N 50°46'14" E	124.03'
L9	S 43°29'32" E	33.87'
L10	N 52°35'32" E	120.09'
L11	S 43°29'32" E	33.12'
L12	N 54°31'42" E	114.37'
L13	S 43°29'32" E	33.25'
L14	N 50°38'52" E	110.01'
L15	S 43°29'32" E	40.83'
L16	N 46°59'28" E	108.37'
L17	S 43°29'32" E	40.12'
L18	N 43°08'15" E	109.38'
L19	S 43°29'32" E	40.33'
L20	N 39°34'52" E	113.07'
L21	S 43°29'32" E	40.47'
L22	N 33°06'37" E	107.10'
L23	S 60°33'25" E	44.07'
L24	N 28°21'43" E	103.95'
L25	S 60°33'25" E	73.24'
L26	N 28°21'43" E	105.02'
L27	S 60°33'41" E	50.58'
L28	S 29°26'35" W	105.00'
L29	N 60°33'25" W	48.59'
L30	S 60°33'41" E	50.00'
L31	S 29°26'35" W	105.01'
L32	N 60°33'25" W	50.00'
L33	S 60°33'41" E	38.00'
L34	S 29°26'35" W	110.93'
L35	N 43°29'32" W	20.17'
L36	N 60°33'25" W	18.72'
L37	S 60°33'41" E	35.00'
L38	S 29°26'35" W	121.68'
L39	N 43°29'32" W	36.61'
L40	S 60°33'41" E	35.00'
L41	S 29°26'31" W	117.02'
L42	N 60°33'29" W	35.00'
L43	N 29°26'31" E	117.02'
L44	S 60°33'41" E	35.00'
L45	S 29°26'31" W	117.03'
L46	N 60°33'29" W	35.00'
L47	S 60°33'41" E	46.73'
L48	S 29°29'23" W	117.03'
L49	N 60°33'29" W	46.63'
L50	S 60°33'41" E	55.53'
L51	S 33°44'50" W	117.36'
L52	N 60°33'29" W	46.82'
L53	S 33°44'50" W	35.10'
L54	N 60°33'29" W	160.82'
L55	N 29°26'31" E	35.00'
L56	S 60°33'29" E	163.45'
L57	N 60°33'29" W	85.72'
L58	N 43°29'32" W	75.80'
L59	N 29°26'31" E	12.76'
L60	S 33°44'50" W	35.10'
L61	S 60°33'41" E	140.37'
L62	S 29°26'31" W	164.78'
L63	N 43°29'32" W	146.84'
L64	S 33°44'50" W	116.68'
L65	N 53°33'01" W	58.84'
L66	N 33°45'02" E	112.30'
L67	S 60°56'27" E	2.16'
L68	N 53°33'01" W	35.06'
L69	N 33°45'02" E	112.99'
L70	N 53°33'01" W	34.75'
L71	N 33°45'02" E	116.13'
L72	N 53°33'01" W	34.38'
L73	N 33°45'02" E	121.71'
L74	N 53°33'01" W	34.34'
L75	N 33°45'02" E	129.87'
L76	N 53°33'01" W	34.34'
L77	N 33°45'02" E	140.77'
L78	N 53°33'01" W	34.34'
L79	N 33°45'02" E	153.15'
L80	N 53°33'01" W	34.34'
L81	N 33°45'02" E	162.64'
L82	N 53°33'01" W	34.34'
L83	N 33°45'02" E	169.13'
L84	N 53°33'01" W	34.57'
L85	N 33°45'02" E	172.80'
L86	N 53°33'01" W	35.04'
L87	N 33°45'02" E	173.70'
L88	N 53°33'01" W	46.82'
L89	N 30°21'01" E	170.00'
L90	S 60°33'14" E	1.13'
L91	N 55°16'41" W	322.38'
L92	N 28°45'29" E	119.92'
L93	N 28°21'43" E	3.31'
L94	S 00°48'43" W	3.74'
L95	N 61°32'16" W	1.73'
L96	S 47°28'29" E	53.72'
L97	S 39°34'52" W	103.02'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS TAX MAP 20A6-5 LOT 8A CONVEYED TO DOUGLAS NEAL McCARTY, DENNIS PAGE McCARTY AND DONALD JAY McCARTY PER WILL FILE DATED JULY 7, 2016 PER WF # 1600093 AND ALSO TO D. NEAL McCARTY, TRUSTEE OF THE D. NEAL MCCARTY REVOCABLE TRUST AGREEMENT DATED JUNE 30, 2021 PER INSTRUMENT # 220004991; TAX MAP 20A6-5 LOTS 8 AND 8 B CONVEYED TO DOUGLAS NEAL McCARTY, DENNIS PAGE McCARTY AND DONALD JAY McCARTY DATED MARCH 25, 2008 PER INSTRUMENT # 080002602 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERK'S OFFICE, 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

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

PROPERTY OWNER ADDRESS:
12425 CHAPEL RD. CLIFTON, VA 20124.
EMAIL: jaymccarty1@gmail.com TEL. 1-703-407-7559.

PLAT REF: D.B. 169 PAGE 200 AND D.B. 517 PAGE 254.
PROPERTY SITUATED OUTSIDE THE LIMITS
OF THE FEMA FLOOD ZONE.

PROPERTY ZONED R-2.
MINIMUM LOT AREA FOR DUPLEX = 8,000 SQ. FT.
MINIMUM LOT LOT WIDTH AT THE SETBACK LINE = 70.00'
MINIMUM AREA FOR SUBDIVIDED DUPLEX LOT = 4,000 SQ. FT.
MINIMUM LOT WIDTH AT THE SETBACK LINE FOR SUBDIVIDED DUPLEX LOT = 35.00'.
BUILDING RESTRICTION SETBACK LINES:
FRONT 30 FEET.
SIDE 10 FEET.
REAR 25 FEET.
CORNER SIDE 25 FEET.

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.

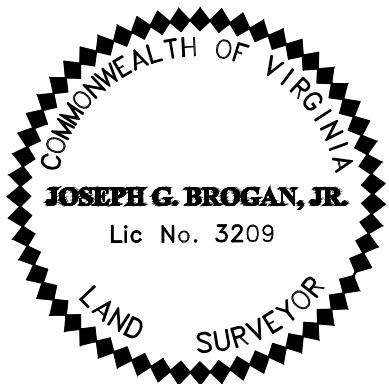
NOTE: FINAL PLAT IS SUBSTANTIALLY IN ACCORDANCE WITH
THE APPROVED PRELIMINARY PLAN.

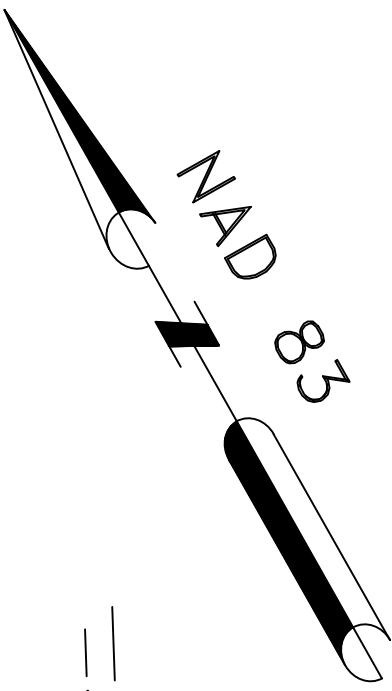
FINAL SUBDIVISION PLAT

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

REVISIONS		
NO.	DESCRIPTION	DATE

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
NOVEMBER 11, 2024





W. MAIN ST.
VARIABLE WIDTH R/W

VISCOSE AVE.
50' WIDE R/W

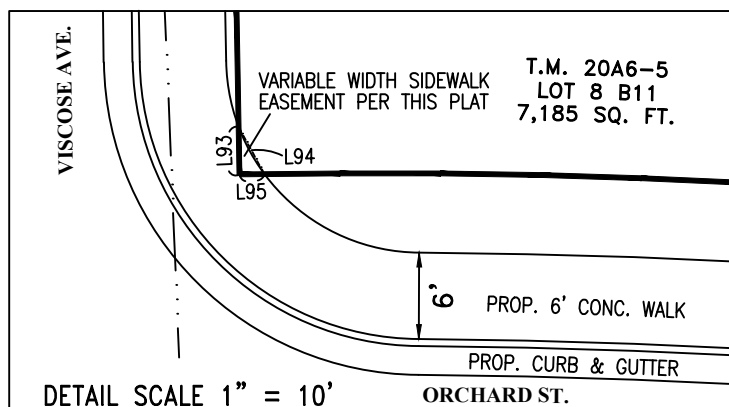
NORTH ST.
40' WIDE R/W

T.M. 20A6-7-16 LOT 49
N/F SHAFFER
PER INST. # 170004465
ZONED R-2

N: 7017958.3528
E: 11568385.0974

NORTH ST.
NOT CUT THROUGH NOR IN USE
40' WIDE R/W

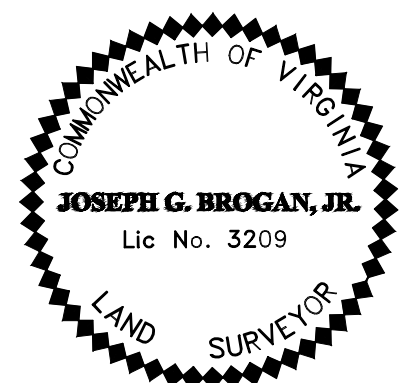
- DENOTES EX. PIN OR PIPE.
- DENOTES PIN SET.
- ⊗ DENOTES LIGHT POLE.
- ⊕ DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- ⊙ DENOTES WATER METER.



SCALE 1" = 40'

FINAL SUBDIVISION PLAT
SQUIRREL HILL DEVELOPMENT
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
NOVEMBER 11, 2024



2400642 – CONSTRUCTION OF A NEW MONUMENT SIGN WITHIN THE ENTRANCE CORRIDOR AT 1303 N ROYAL AVENUE, IDENTIFIED BY TAX AMP 20A3, SECTION 4, BLOCK 55, PARCEL A (HANG 10 CARWASH).

SIGN PERMIT APPLICATION

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

APPLICANT**SIGN OWNER/LOCATION**

APPLICANT'S NAME: HTLC-5, LLC	SIGN OWNER'S NAME: Tim Reamer
ADDRESS: 118 S Braddock St Winchester, Va 22601	SIGN LOCATION(ADDRESS): 1303 N Royal Ave Front Royal, VA 22630
PHONE NUMBER: [REDACTED]	PHONE NUMBER: [REDACTED]
EMAIL: [REDACTED]	EMAIL: [REDACTED]

Permit Number**SECTION A - Property Information** (To be completed by applicant)(check one) ☒ Single Business or ☐ Multiple Businesses on Single Zoning LotLot Area: 34,500 SF Lot Frontage: 250' Corner Lot: Y ☒ N ☐Building Width: 34' 8" Building Height: 26' Shared Common Building Entrance: Y ☐ N ☒**Total No. Proposed Signs:** 5 (For any new signs or existing signs being refaced or replaced)**Total No. Existing Signs to Remain:** 0 (For any existing signs to remain and not being refaced or replaced)**For Town Staff Use Only:**Tax Map No. 20A34551Zoning: C-1*Historic District: Y ☐ N ☒**Entrance Corridor: Y ☒ N ☐Valid Business License: Y ☐ N ☐

NOTE: *Historic District Requires BAR Certificate of Appropriateness.

**Entrance Corridor Requires Planning Commission Review.

SECTION B -Information for all new and/or refaced signs. (To be completed by applicant)**Ground Mounted, Monument, Wall, Marquee, Canopy, Awning, Projecting, etc.**

This area for all type of signs other than Window or Sandwich Board.

(Use separate block for each type or different size)

TYPE: Ground Sign	TYPE: _____	TYPE: _____	TYPE: _____
Sq. Ft. <u>49</u>	Sq. Ft. _____	Sq. Ft. _____	Sq. Ft. _____
Ground Height: See Schematic	Ground Height: _____	Ground Height: _____	Ground Height: _____
Lighted: Y ☒ N ☐	Lighted: Y ☐ N ☐	Lighted: Y ☐ N ☐	Lighted: Y ☐ N ☐
Quantity: <u>1</u>	Quantity: _____	Quantity: _____	Quantity: _____

Window Signs

Limited in area to 25% of window area or 25 Sq. ft., whichever is less.

Historic District Signs **that require a "Hold Harmless Agreement"

Exist. Window _____ Sq. Ft. _____	Exist. Window _____ Sq. Ft. _____	Projecting: Y ☐ N ☐ Quantity: _____
Proposed Sign: _____ Sq. Ft. _____	Proposed Sign: _____ Sq. Ft. _____	Sandwich Board Sign located in R-O-W: Y ☐ N ☐
Lighted: Y ☐ N ☐	Lighted: Y ☐ N ☐	If you answered yes to either of these questions, a Hold Harmless Agreement is required to be submitted.
Quantity: _____	Quantity: _____	

RECEIVED
NOV 13 2024
SHEET 1 OF 2
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

31 January 2014

SIGN PERMIT APPLICATION

TOWN OF FRONT ROYAL, VIRGINIA

THE FOLLOWING INFORMATION IS **REQUIRED** AND SHALL BE PROVIDED BY THE APPLICANT IN EITHER WRITTEN OR GRAPHIC FORM: (ATTACH ADDITIONAL SHEETS AS NECESSARY)

- Position of the sign(s) in relation to property lines, buildings, sidewalks, streets and intersections.
- Type of sign(s) and general description of structural design and construction materials to be used.
- Purpose of the proposed sign(s).
- Drawings of the proposed sign(s) which shall contain specifications indicating the height, perimeter and area dimensions, means of support, method of illumination, colors and any other significant aspect of the proposed sign(s). **10 copies** (in color where applicable) of the attachments are required for applications located in the Entrance Corridor or Historic District.
- Size and placement of all existing signs to remain on the property.
- Any other information requested by the Director in order to carry out the purpose and intent of the Sign Ordinance of the Town of Front Royal.

SKETCH/ COMMENT AREA

Please see the attached schematic illustrating placement and dimensions of wall and traffic segregation signage.

NOTICE: Incomplete or illegible applications will not be accepted for review.

¹Signature of Applicant: [Signature] Date: 11/6/24

Name of Lot Owner (PRINTED): HTLC-5, LLC

Signature of Lot Owner: [Signature] Date: 11/6/24

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.

¹Applicant will be the designated contact person for this permit application.

FOR TOWN STAFF USE ONLY

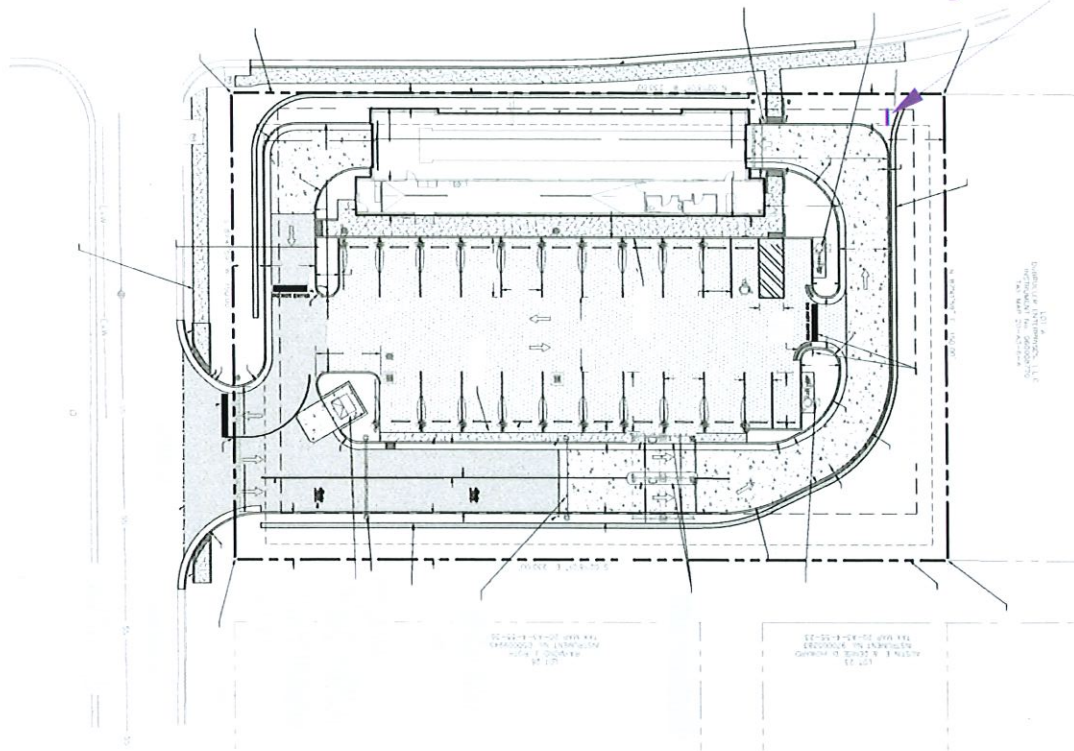
PERMIT FEES: ☐ TEMPORAY SIGN -- \$25.00 ☒ ENTRANCE CORRIDOR -- \$75.00
☐ HISTORIC DISTRICT -- \$100.00 (Board Review) ☐ ALL OTHER SIGNS -- \$50.00
☐ HISTORIC DISTRICT -- \$50.00 (Administrative Review)

PERMITTED USE: ☐ By Right ☐ Planning Commission Approval ☐ BAR Certificate of Appropriateness

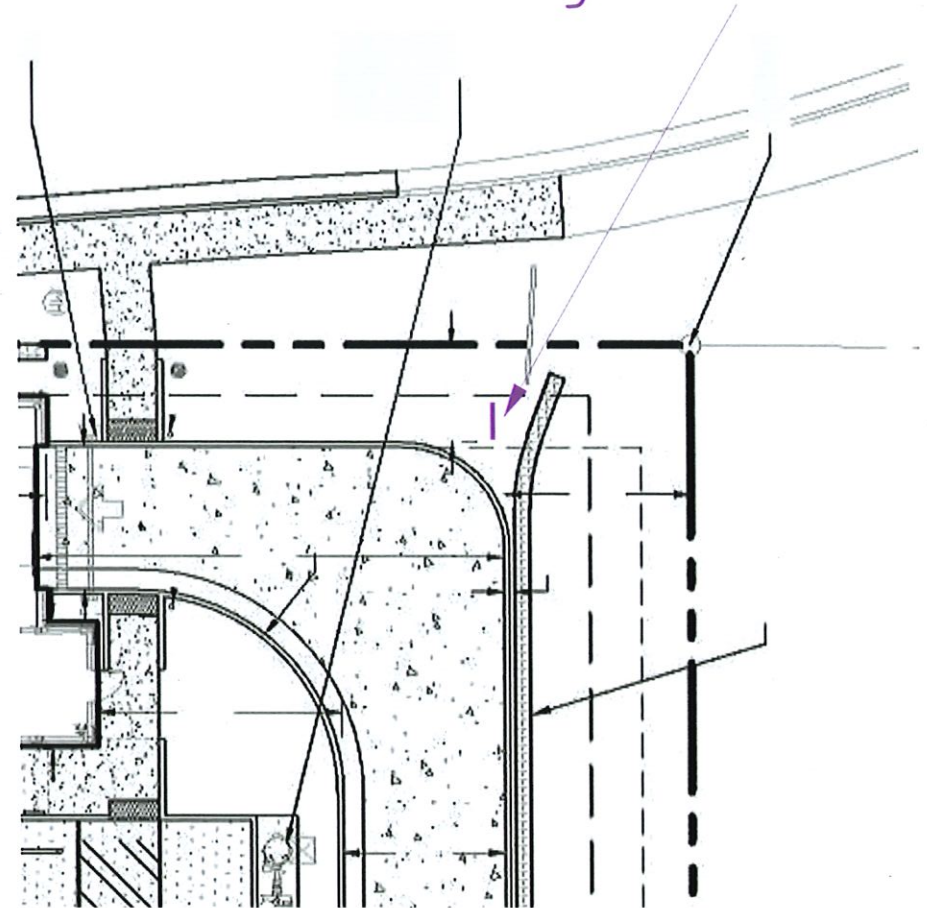
APPROVED: _____ DATE: _____

SPECIAL RESTRICTIONS/COMMENTS: Received 11-13-24 by mail

Monument Sign Location



Monument Sign Location



Muddy Feet, LLC
4769 South Valley Pike
Suite B
Harrisonburg, VA 22801
540-574-3338

VA Lic 2705155482
UL 1553523, E487560
Licensed and Insured

Project: Hang Ten Front Royal
Reference: 42646
Contact: Tim Reamer
Date: 10/28/2024

Address: 1303 N. royal Ave
Front Royal, Va. 22630

Monument Sign

MF-HT-MON7

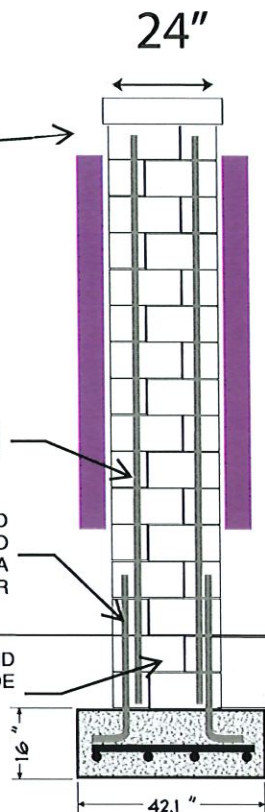
FASTEN SIGN TO CMU W/
1/4" TAPCON SCREWS W/
OVERSIZED WASHERS
SPACED 8" (MAX) O-C
HORIZONTALLY AND
VERTICALLY



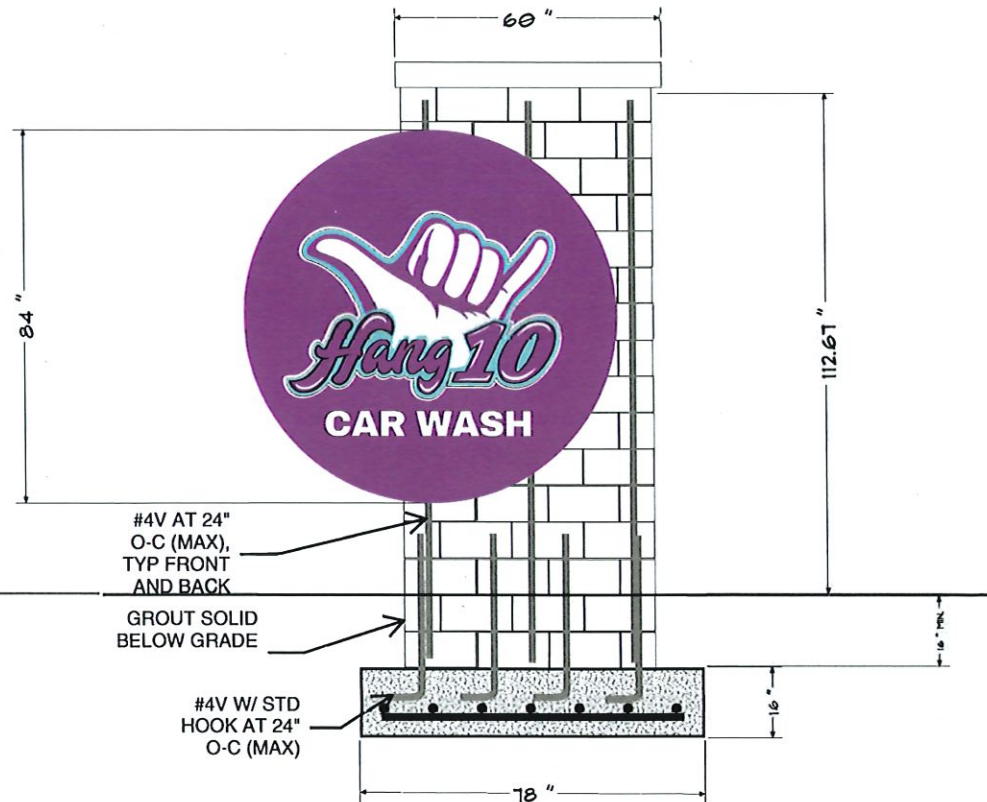
#4V EA
CORNER

#4V W/ STD
HOOK INTO
FTG EA
CORNER

GROUT SOLID
BELOW GRADE



*SIDE ELEVATION
NTS*



*FRONT ELEVATION
NTS*

Location: Northwest corner of property
(See Site Map)



UL labels provided
on each section
Suitable for
wet/dry locations

LISTED

This sign is intended to be installed in accordance
with the requirements of Article 600 of the National
Code and/or other applicable local codes. This
includes proper grounding and bonding of the sign.

Sign Area: 49 Sqft
Dimensions: 84" diameter
Front Illuminated Channel Letter
Surface Mounted to block column
12V LEDs
12V 60 Watt Power Supply
All Components UL Listed

Returns: Black .040 Aluminum
Trim Cap: 1" Black
Backs: 3mm White ACM

Muddy Feet, LLC
4769 South Valley Pike
Suite B
Harrisonburg, VA 22801
540-574-3338

VA Lic 2705155482
UL 1553523, E487560
Licensed and Insured

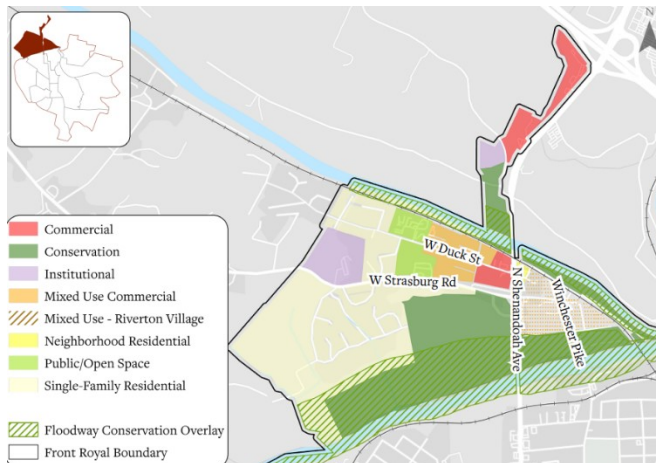
Project: Hang Ten Front Royal
Reference: 42646
Contact: Tim Reamer
Date: 10/28/2024

Address: 1303 N. Royal Ave
Front Royal, Va. 22630

2400652 – A COMPREHENSIVE PLAN AMENDMENT, INITIATED BY THE PLANNING COMMISSION, TO AMEND THE AREA BETWEEN STRASBURG ROAD AND DUCK STREET TO RUGBY STREET FROM A FUTURE LAND USE DESIGNATION OF COMMERCIAL TO NEIGHBORHOOD RESIDENTIAL.

Statement of Justification

Comprehensive Plan Amendment- Riverton Planning District



The current Comprehensive Plan adopted in May of 2023, designates this area of Town for commercial use.

In the 1980s, this portion of Town was rezoned from residential to C-1

Commercial however the underlying

land uses have always been residential in nature. In the past year, there have been several rezoning applications to revert parcels in this area to R-3 Residential.

As this part of town has seen limited commercial development since the initial rezoning, and because the dimensional standards set forth in the Zoning Ordinance and Subdivision Ordinance have the capacity to severely limit viable commercial development, the recommendation from staff is that the area, for the purposes of good planning, should be designated as neighborhood residential.

Included for discussion purposes is the Riverton District Planning Area description with opportunities, challenges and action strategies.

2. RIVERTON

Area Description

The Riverton Planning Area consists of 599.6 acres in the northern portion of the Town. Route 340/522 is the primary entrance into the Town and traverses the Riverton Planning Area in a north-south orientation. To the west of Route 340/522, the planning area is bound on its western border by the town limits at Punches Run. A narrow strip of land on the west side of Route 340/522 also extends to I-66 in the far northern portion of the Town. The Riverton Historic District is located in the eastern portion of the Riverton Planning Area, east of Route 340/522. Route 55 (Strasburg Road) runs through the center of the planning area; and the Norfolk Southern Railroad runs along the bank of the North Fork of the Shenandoah from the Riverton Historic District in the east to just beyond Cedar Drive in the west. The frontage of Route 340/522 is part of the entrance corridor. Route 340/522 itself was de-annexed in 1996 and is outside of the Town limits from the South Fork Bridge northward.

Opportunities

- The Riverton Planning Area has adequate utility and transportation infrastructure.
- Rail access is available.
- Broadband and telecom infrastructure exists.
- The North and South Forks of the Shenandoah River, flat topography, open space, and scenic views.
- Close proximity to I-66 and major arterial roads, such as Rt. 340, Rt. 522, and Rt. 55.
- Close proximity to the Warren County Rt. 522 corridor.
- South Fork Bridge and W. Strasburg Road improvements.
- High traffic counts are attractive for new commercial uses.

Challenges

- High traffic counts with peak hour congestion.
- Limited developable land outside of steep slopes and floodplains.
- Commercial redevelopment potential is limited by multiple owners of existing commercial properties.
- Few pedestrian and bicycle facilities are present.
- Relative isolation from the rest of the Town in terms of accessibility.

Action Strategies

- Annually monitor needed utility infrastructure with existing uses and planned development and coordinate with the Capital Improvement Plan (CIP) to project needs over at least a 5-year time period.
- Consider the impact of long term projects that may provide a secondary entrance in the future to the Town. An interchange at Shenandoah Shores Road and/or a connection via Warren County's planned western by-pass are two long-term possibilities. Explore a bicycle or pedestrian connection over the river to the Town.
- Enhance entrance corridor design standards for the N. Shenandoah Avenue streetscape that encourage a more pedestrian friendly environment. Provide prominent wayfinding signage that promote the Town.
- Expand pedestrian facilities and connect them with the South Fork Bridge sidewalks and bicycle lanes.
- Include bicycle lanes along N. Shenandoah Avenue.
- Large footprint retail stores should be avoided in the Riverton Planning Area.
- Preserve all floodplains and promote riparian buffers along the river's edge.



Action Strategies (Cont.)

- New development should protect and utilize scenic views coming into Town.
- Carefully evaluate opportunities for annexation beyond the Town boundaries.
- Encourage development that will enhance the historic character of the Riverton Historic District.
- Encourage existing commercially zoned properties to redevelop for tourism related uses. Uses such as a hotel or outdoor recreation business are desirable uses and should be promoted.
- Development in the Riverton Historic District should be similar in scale, height and form to enhance the overall village character. Higher densities can be considered along E. Strasburg road and on Old Winchester Pike near the intersection with E. Strasburg Road if they adhere to the scale and form of the historic village.
- Encourage implementation of a water trail or linear park on the South Fork of the Shenandoah River to promote tourism and recreation. Providing a public water access to the South Fork of the Shenandoah River in the northern area of Town is recommended.
- Expand Town historic district to include appropriate areas of Riverton Village.
- Study traffic flow from the South Fork Bridge (N Shenandoah Ave) and make improvements, as appropriate, to improve safety and traffic flow.
- Make infrastructure and land use improvements to increase walkability and mobility via different travel modes.

