



REGULAR PLANNING COMMISSION MEETING

Wednesday, December 18, 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

- November 20, 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 December as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2400673** – A Special Use Permit Application submitted by Pennoni Associates Inc. c/o Mike Artz for Multi-Family Apartments containing thirty-six (36) units in three (3) separate apartment houses containing twelve (12) units each and an office on a vacant parcel off of Royal Lane, identified by Tax Map 20A17-1-14B1. The property is zoned C-1, Community Business District. *(Consent to advertise for a public hearing at the January 15, 2025 regular Planning Commission meeting.)*
- **2400687** – A Rezoning application submitted by Skyline Realty Investments, LLC requesting an amendment to the zoning map to reclassify 10, a vacant lot, 30, 44, 60, and 52 on W. Strasburg Road identified by Tax Map 20A12, Section 3, Parcels 22, 23, 26, 27A, 31 and 31C from C-1, Community Business District to R-3, Residential District. *(Consent to advertise for a public hearing at the January 15, 2025 regular Planning Commission meeting.)*

VII. PUBLIC HEARING

- **2400599** – A zoning text amendment to include performance standards for tobacco, smoke or vape shops in the Commercial and Industrial Districts within Town limits.
- **2400652** – A Comprehensive Plan Amendment to amend the area between Strasburg Road and Duck Street to Rugby Street from a future land use designation of commercial to neighborhood residential.

VIII. NEW BUSINESS

- **2400641** – A request for Final Subdivision Plat approval for a major subdivision submitted by Jay McCarty, Neal McCarty, and Dennis McCarty to divide approximately 4.34 acres into thirty-four (34) lots and thirty-three (33) dwelling units (16 duplexes and 1 existing SFD) located at 344 W. Main Street. The property is zoned R-2, Residential District requiring a minimum lot size of 8,000 SF which can be further subdivided for duplexes to 4,000 SF.
- **2400642** – Sign Permit Application submitted by HTLC-5, LLC for construction of a new monument sign within the Entrance Corridor at 1303 N Royal Avenue, identified by tax map 20A3, section 4, block 55, parcel A (Hang 10 Carwash).

IX. OLD BUSINESS

- **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.

X. ELECTION OF OFFICERS

- Vice Chairman

XI. COMMISSION MEMBER REPORTS

XII. PLANNING DIRECTOR REPORT

- November Monthly Report

XIII. ADJOURNMENT

NOVEMBER 20, 2024 REGULAR MEETING MEETINGS



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 November 20, 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
Gary Gillispie, Vice Chairman
Megan Marrazzo, Commissioner
Allen Neel, Commissioner
Andrew Brooks, Commissioner

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

- October 16, 2024 – Regular Meeting

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

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

VOICE VOTE

CITIZEN COMMENTS

There were no citizen comments.



CONSENT AGENDA

- **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 December 18, 2024 regular Planning Commission meeting.*)
- **2400652** – A Comprehensive Plan Amendment to amend the area between Strasburg Road and Duck Street to Rugby Street from a future land use designation of commercial to neighborhood residential. (*Consent to advertise for public hearing at the December 18, 2024 regular Planning Commission meeting.*)

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

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

VOICE VOTE

OLD BUSINESS

- **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.

Andrea White stated she was the realtor representing VFW Post 1860 for the potential purchase of 654 W. 11th Street. The Post Commander was out of town, and he asked Ms. White and her husband to speak on their behalf. Her husband Geoffrey White is a member of VFW Post 1860 and serves as an officer for the Post. The applicant is asking that any further consideration of the application be deferred until the December meeting. Ms. White stated they are currently working with the Front Royal Church of the Nazarene to meet parking requirements and were asking for the opportunity to fully pursue that with the church prior to the application being heard any further. Her understanding from the Planning Director is that the Special Exception Application could be pulled from consideration should they be able to reach a parking agreement.

Commissioner Gillispie moved, seconded by Commissioner Marrazzo to postpone application #2400523 to the December 18, 2024 Planning Commission meeting.

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

VOICE VOTE



COMMISSION MEMBER REPORTS

Mr. Neel spoke about attending the data center information meeting presented by Kimley-Horn. He stated that both Warren County and the Town of Front Royal need to put some thought into what data centers will mean for our area and not only consider zoning for such facilities, but the total life cycle which would include but not limited to conception design, economics, environmental construction, operation, etc. Mr. Neel felt this needed to be discussed at a future Planning Commission work session

Vice Chairman Gillispie said he was very involved with data centers coming to the area. He believes there are a lot of misconceptions about them. There is a “large bill” coming to the Town and he does not want either the Town or County to tax citizens in order to pay that bill. Data centers need to be considered and given a chance.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the October monthly report.

A draft of the Capital Improvement Plan will be brought to the Planning Commission in January. Once approved by the Planning Commission it will move forward to Town Council.

At the December Planning Commission work session Article 3 of the Draft Zoning Ordinance will be reviewed.

Chairman Marshner asked for an update on the Afton Inn after receiving many requests from citizens asking for an update.

Ms. Kopishke explained the property owner had applied for an updated building permit through Warren County which did not require a Town Zoning Permit. They are currently doing an extension of the roof overhang and actively pursuing permits with Warren County. There is nothing currently before the Town Planning and Zoning office for review.

Vice Chairman Gillispie asked how long a property owner had to repair/renovate/demolish a structure after fire damage. He noted there were several burned out structures within the Town that are still sitting there and pose a hazard to the public.

Ms. Kopishke explained that each structure is on a case-by-case basis. Staff has notified four (4) property owners in Town requiring them to provide an abatement plan. One has been demolished on Strasburg Road. Two others are in the process of obtaining approval for demolition with the fourth structures property owner having submitted an abatement plan to the Planning and Zoning office.

Vice Chairman Gillispie specifically mentioned the structure on 17th Street.



Ms. Kopishke stated this property was owned by the bank and they are going through the process of selling it. The Town has cleaned up the property in order to render it safe and is waiting on the bank to act.

ADJOURNMENT

Commissioner Neel moved, seconded by Vice Chairman Gillispie to adjourn the meeting and go into a work session.

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

VOICE VOTE

The meeting was adjourned at 7:15 p.m.

Approved by Planning Commission

Date: _____

CONSENT AGENDA

CONSENT TO ADVERTISE FOR A PUBLIC HEARING AT THE JANUARY 15, 2025
REGULAR PLANNING COMMISSION MEETING

2400673 - A SPECIAL USE PERMIT APPLICATION SUBMITTED BY PENNONI ASSOCIATES INC. C/O MIKE ARTZ FOR MULTI-FAMILY APARTMENTS CONTAINING THIRTY-SIX (36) UNITS IN THREE (3) SEPARATE APARTMENT HOUSES CONTAINING TWELVE (12) UNITS EACH AND AN OFFICE ON A VACANT PARCEL OFF OF ROYAL LANE, IDENTIFIED BY TAX MAP 20A17-1-14B1. THE PROPERTY IS ZONED C-1, COMMUNITY BUSINESS DISTRICT.

Town of Front Royal, Virginia

SPECIAL USE PERMIT APPLICATION MATERIALS

FOR REVIEW OF

ROYAL LANE APARTMENTS

November 2024

Prepared by:
Pennoni Associates Inc.
117 E. Piccadilly Street
Suite 200
Winchester, Virginia 22601

Phone: 540-667-2139 Fax: 540-665-0493



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I.

APPLICATION



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

#2400673
Main: 540.635.4236
Fax: 540.631.2727
Internet: www.frontroyalva.com
NOV 27 2024
RECEIVED
SUP TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

SPECIAL USE PERMIT REQUEST

APPLICANT

NAME Pennoni Associates Inc. c/o Mike Artz PHONE 540-667-2139

ADDRESS 117 E. Piccadilly St., Suite 200, Winchester, VA 22601

E-MAIL MArtz@pennoni.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS Royal Lane (vacant)

TAX MAP 20 SECTION A BLOCK 171 LOT 14B1

SUBDIVISION NAME _____ ACREAGE 3.601

REQUEST

ZONING DISTRICT C-1

PROPOSED USE OF PROPERTY Residential Apartments

SPECIFIC SPECIAL USE PERMIT REQUEST Three 12 unit apartment buildings
and an office.

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 Michael M. Artz Date 11/27/24

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 # _____ Date Paid _____



0 REMOUNT RD

Property Details

Current Owner

Name: BEEREN & BARRY INVESTMENTS LLC

Mailing Address: 11654 PLAZA AMERICA DR #653 N/A
RESTON, VA 20190

Physical Address: 0 REMOUNT RD
FRONT ROYAL, VA 22630

Tax Map #: 20A171 14B1

Account #: 31140

Total Acres (Includes all Sublots): 3.4984

Zoning: C-1

Occupancy Code: Vacant Commercial

Magisterial Code: Shenandoah-Town

Land Use: Commercial/Industrial

School Zone: HJB Elem., WC Middle, WC High

Legal Repository

Legal Description: L 14B1 F H L INC
LR02-4781

Instrument Type and Year: LR 2024

Deed Book No: N/A

Legal Description 2: SURVEY LR05-
929 & BDY

Instrument Number: 2398

Deed Book Page: 0

Legal Description 3: ADJ LR18-4507

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$437,300	N/A	\$437,300

Grantor	Sale Price	Sale Date
CAMPBELL JEANNETTE M TTEE/CAMPBELL	\$603,000	6/17/2024

Number of Parcels Involved in Sale

1



Building

Year Built: N/A

Story Height: N/A

Number of Rooms: N/A

Number of Bedrooms: N/A

Full Bathrooms: N/A

Half Bathrooms: N/A

Basement: N/A

Finished Basement SQ FT: N/A

Garage Capacity: N/A

Garage Type: N/A

Foundation Type: N/A

Water: Public Available

Sewer: Public Available

Heating: N/A

Air Conditioning: N/A

Fuel Type: N/A

Floor Type: N/A

Exterior Wall Type: N/A

Interior Wall Type: N/A

Roof Type: N/A

Roof Material: N/A

II.

IMPACT ANALYSIS

ROYAL LANE APARTMENTS – IMPACT ANALYSIS STATEMENT

November 19, 2024

The following is a summary of the proposed special use permit for Royal Lane Apartments which proposes 36 total apartment units comprised of three 3-story buildings, as well as an office building, on the vacant parcel at the existing terminus of Royal Lane within the Town of Front Royal (the “Town”). The project site totals 3.4984 acres zoned C-1 (Community Business) and is identified by the Town as tax map parcel 20A171-14B (the “Property”). The development is proposed by Beeren & Barry Investments, LLC to provide for needed workforce housing in the area. The Town of Front Royal Zoning Ordinance permits apartment developments containing four or more units within the C-1 Zoning District subject to approval of a Special Use Permit.

Proposed Development

The proposed development plan for the Property is depicted on the attached Preliminary Site Plan for Royal Lane Apartments. As shown, the project would consist of three buildings, each containing 12 apartment units along with associated surface parking served by a southerly extension of Royal Lane, an office space, and a playground. The proposed 36 apartment units represent a density of 10 dwelling units per acre. The extension of Royal Lane would be constructed to Town standards to provide for the future dedication of the roadway and its associated right of way through the Property, allowing for an extension of the roadway south of the project site at a future date, if desired.

Site Location

A location map is attached as *Exhibit A*. As shown, the project is located at the existing terminus of Royal Lane approximately 1,100 feet south of the intersection of Royal Lane with John Marshall Highway (Route 55). Existing development along Royal Lane is predominantly residential in nature. Business type development on the roadway is limited to a professional office building located at Royal Lane’s intersection with Route 55 as well as a day care facility located west and adjacent to the subject Property at the terminus of Royal Lane. The remaining development along Royal Lane includes apartments on the west side of the roadway and single-family dwellings on the east side. The proposed apartment use for the Property would be consistent with the residential nature of Royal Lane.

A zoning map is attached as *Exhibit B*. The subject Property as well as all parcels located west of Royal Lane are zoned C-1 (Community Business) while the parcels located east of Royal Lane are zoned R-1 (Residential). Despite the commercial zoning for half the parcels fronting Royal Lane, the predominant development pattern is residential in the area. The proposed apartment use of the subject property would ensure that the project is developed in a manner that is consistent with the existing development pattern.

Site Characteristics

Sheet 2 of the attached preliminary site plan depicts the existing site conditions. The Property is currently vacant, wooded and includes an existing power line bisecting the site in a north/south direction. The Property contains sloping topography with a high

elevation at its western boundary of 707 feet and a low elevation at the eastern property boundary of approximately 643 feet. The proposed development plan takes the sloping topography into account and would utilize a retaining wall with a maximum height of approximately 8 feet in proximity to the eastern property boundary, as well as a retaining wall to the south of the property around the playground area.

Soils on the site are identified as Unison-Chagrin-Dyke soils which are characterized as deep, well drained soils that have a loamy or clayey subsoil. The specific soil type for the subject includes Chester loam and Dekalb channery loam. The characteristics of this soil type and any implications for site development are manageable through the site engineering process.

Pursuant to FEMA flood map numbers 51187C0116C and 51187C0118C, both with effective date June 3, 2008, the entire site is located in areas of minimal flooding outside of the 100-year and 500-year flood plain.

Access and Transportation

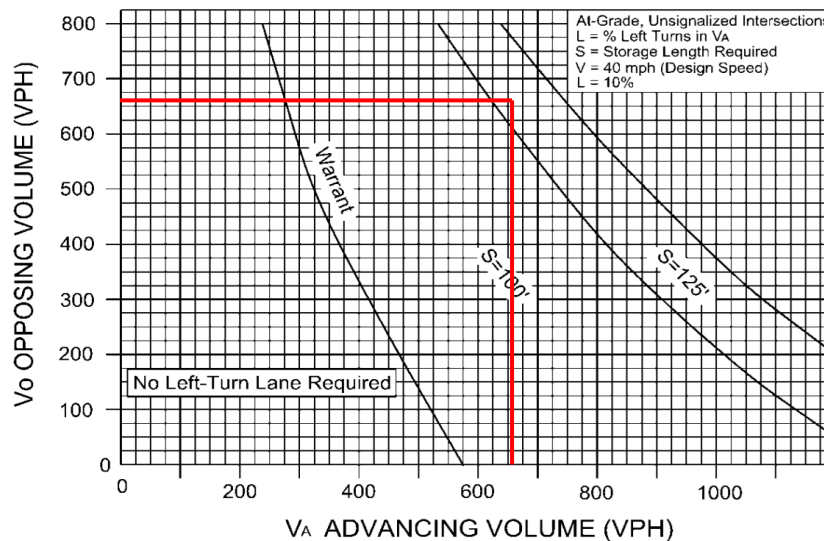
Access to the Property would be provided by an extension of Royal Lane into the Property. Currently, Royal Lane terminates at the northern property boundary. The proposed development plan would extend Royal through the Property to a cul-de-sac near the southern site boundary. A reserve area will be provided that would enable the dedication of the extension of Royal Lane through the site as a public street. The right of way reservation area extends to the southern property boundary, providing the opportunity for a future extension of Royal Lane if desired.

The proposed 36 apartment units would generate 252 average daily vehicle trips. Compared with the commercial uses that could be realized on the Property on a by-right basis, this special use permit application substantially reduces the trip generation potential for the site.

Other existing uses on Royal Lane include 9 single family dwellings, 90 apartment dwellings, a day care facility of approximately 7,000 SF, and a professional office building of approximately 10,000 SF. These existing uses would generate approximately 1,502 ADT (average daily trips). Combined with the 252 trips associated with the proposed 36 apartment units, the total traffic volume on Royal Lane would be approximately 1,754 ADT. Applying a peak hour factor of 0.11, the peak hour trips would be approximately 193 trips (97 trips in/96 trips out based on a 50/50 split of inbound and outbound movements).

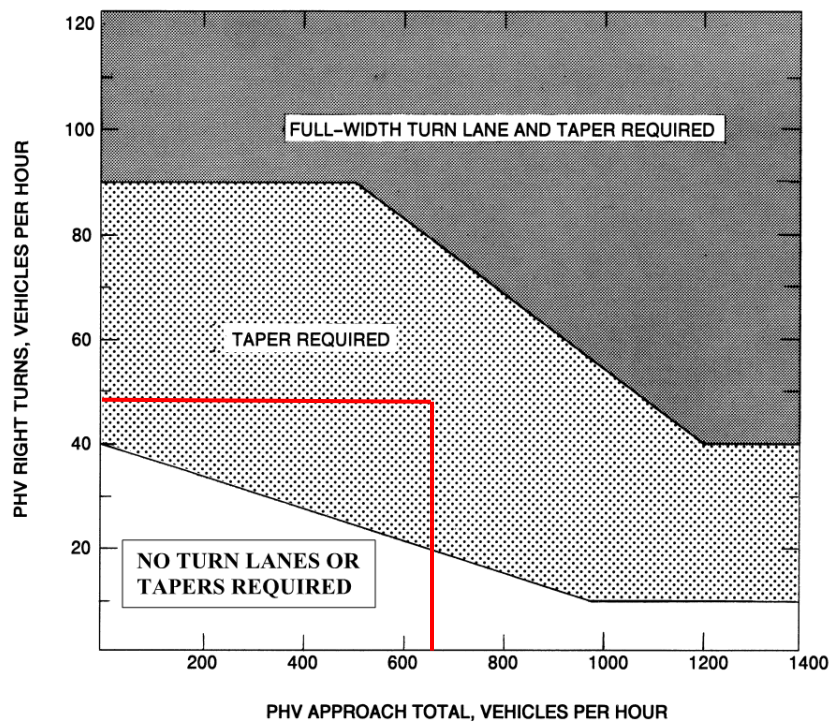
2014 VDOT traffic data identifies 12,000 total trips on John Marshall Highway at Royal Lane. Assuming a 50/50 split between eastbound and westbound trips results in 6,000 eastbound and 6,000 westbound trips resulting in 660 peak hour trips in each direction. Utilizing the VDOT Road Design Manual and 2014 VDOT Traffic Counts on John Marshall Highway (assuming a 50/50 split on eastbound and westbound trips), left and right turn lane warrants for the subject intersection are as follows:

Warrant for Left Turn Lane



Note: 125 Foot Left Turn Lane Required (Westbound Route 55).

Warrant for Right Turn Lane



Note: Right Turn Taper Required (Eastbound Route 55).

Photograph 1 and *Photograph 2*, provided below, depict the existing road improvements for John Marshall Highway at its intersection with Royal Lane. As shown, John Marshall Highway currently includes an eastbound right turn lane as well as a shared center turn lane which would accommodate westbound left turn movements onto Royal Lane. These existing improvements would satisfy the requirements for the right and left turn lane warrant analysis above.



Photograph 1. John Marshall Highway at Royal Lane (View facing east)



Photograph 2. John Marshall Highway at Royal Lane (View facing west)

Royal Lane is currently unstriped, but has sufficient pavement width to provide for separate turn lanes at its intersection with John Marshall Highway. *Photograph 3* depicts the existing improvements for Royal Lane at the subject intersection.



Photograph 3. Royal Lane at John Marshall Highway (View facing north).

Existing improvements are in place to accommodate the traffic generated by the proposed 36 apartment units. Moreover, the proposed special use permit would substantially diminish the traffic impact potential under the existing C-1 zoning for the Property. Accordingly, the minor trip generation associated with the proposal is manageable under existing road improvements.

Stormwater Management

Under existing conditions, the site drains from east to west. The proposed development program for the project would generally maintain the existing drainage pattern and direct stormwater flows to a stormwater management facility, likely a bio-retention filter to accommodate both stormwater quantity and quality requirements, at the southwestern limits of the project.

Sewage Conveyance and Water Supply

Using a standard rate of 200 gallons per day/dwelling unit it is projected that the proposed development would produce up to 7,200 gallons per day of sewer flow. Water usage would be approximately equivalent to the sewer flows. The site would be served by an extension of the existing water and sanitary facilities within Royal Lane. The water

system will be designed to provide adequate pressure for potable water service and fire-fighting services.

Summary

The proposed Royal Lane Apartments project would provide for the development of 36 apartment units to aid in satisfying workforce housing needs. Properties along Royal Lane are developed predominantly for residential uses despite all parcels located on the west side of the roadway being zoned for commercial uses. The proposed apartment use would continue the existing residential development pattern for the area while diminishing the traffic generation potential for the site under the existing C-1 zoning thereby minimizing impacts to the intersection of Royal Lane and John Marshall Highway.

In the case of this proposed application, the special use permit proposal would be more in keeping with surrounding properties than most of the by-right commercial uses that could occur on the Property. Therefore, the proposed special permit application for the apartments use merits favorable consideration.

III.

PRELIMINARY SITE PLAN

ROYAL APARTMENTS
PRELIMINARY SITE PLAN

SITE PLAN #__ - __

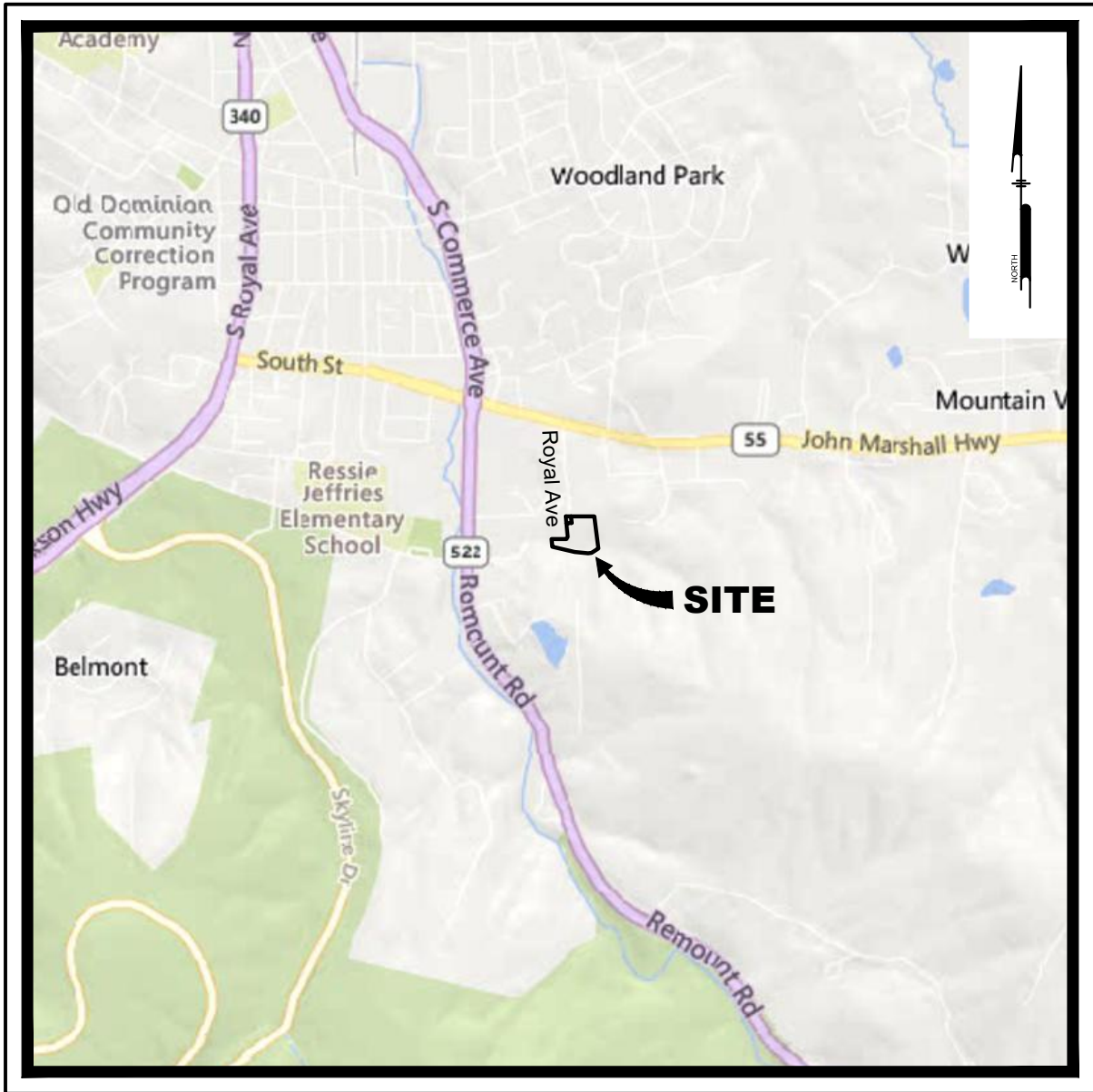
TOWN OF FRONT ROYAL, VIRGINIA -

ORIG SUBMISSION DATE: TBD

REVISED SUBMISSION DATE: TBD

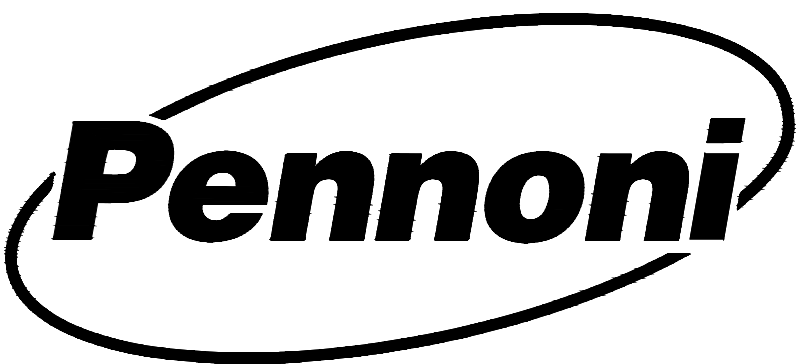
PREPARED FOR:
OWNER/DEVELOPER
BEEREN & BARRY INVESTMENTS, LLC
11654 PLAZA AMERICA DR. #653
RESTON, VA 20190

Sheet List Table	
Sheet Number	Sheet Title
CS0000	COVER SHEET
CS1000	EXISTING CONDITIONS
CS4000	GEOMETRIC PLAN
CS6000	GRADING PLAN

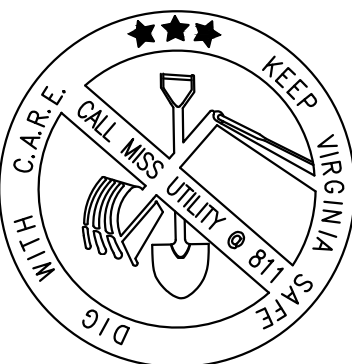


LOCATION MAP
Scale: 1" = 2000'

PREPARED BY:
PENNONI ASSOCIATES INC.



117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139
F 540.665.0493



CALL BEFORE YOU DIG

ALWAYS CALL 811 BEFORE YOU DIG IN VIRGINIA

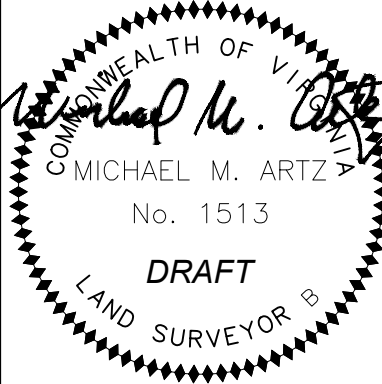
CALL 1-800-552-7001

SECTION 56-265.17 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST VIRGINIA UTILITY PROTECTION SERVICE, INC.
TICKET NUMBER(S):



PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



ROYAL APARTMENTS

PRELIMINARY SITE PLAN

ROYAL AVENUE
TOWN OF FRONT ROYAL, VIRGINIA

COVER SHEET

BEEREN & BARRY INVESTMENTS, LLC
11654 PLAZA AMERICA DR. #653 | RESTON, VA 20190

NO.	DATE	REVISIONS	BY

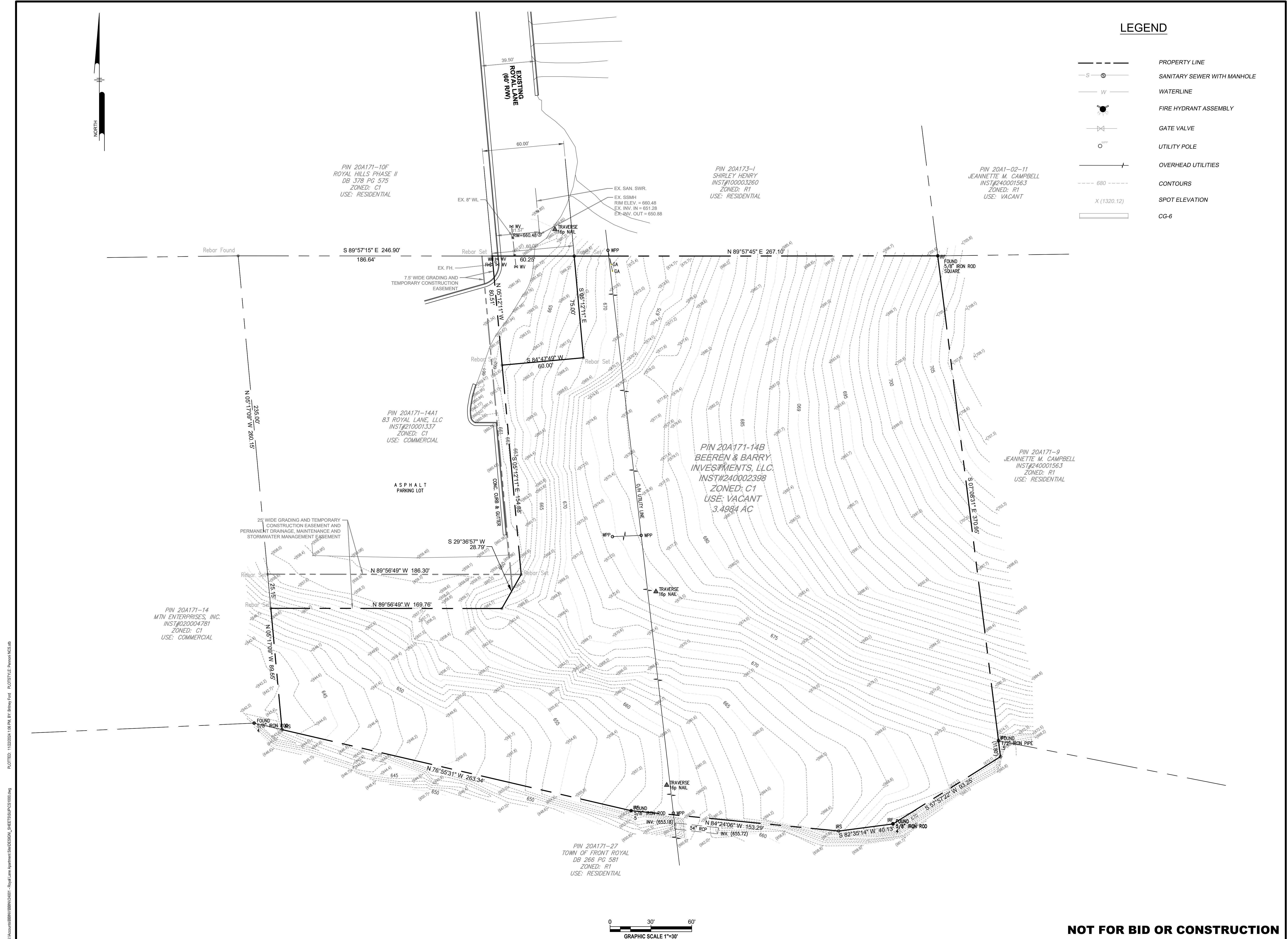
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE
PROJECT. THEY ARE NOT INTENDED OR REPRESENTED
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATE. AND OWNER SHALL
INDemnIFY AND HOLD HARMLESS PENNONI ASSOCIATES
FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES
ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	BBINV24001
DATE	11-12-2024
DRAWING SCALE	AS NOTED
DRAWN BY	BEF
APPROVED BY	MMA

CS0000

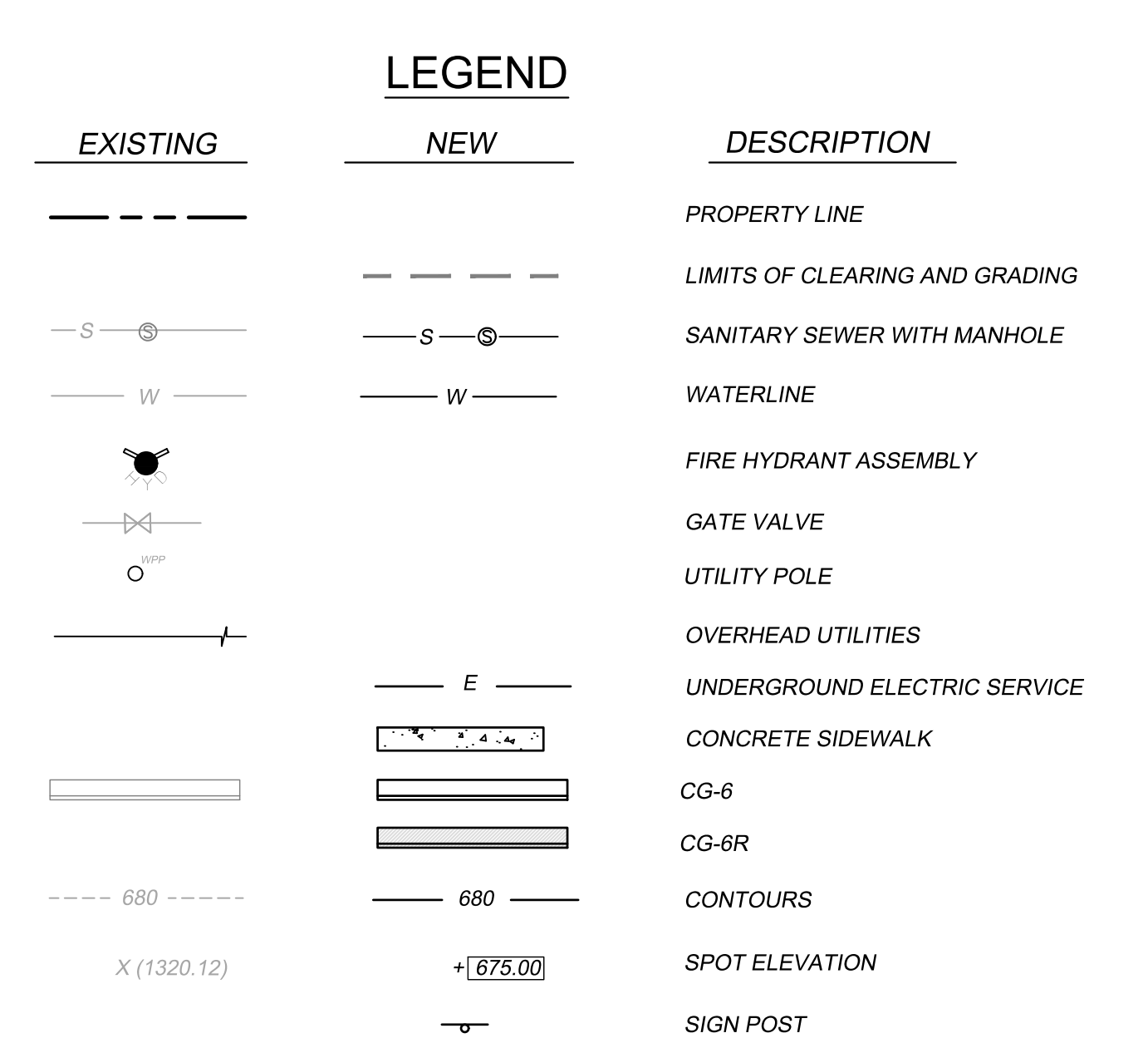
TOTAL SHEETS 4

NOT FOR BID OR CONSTRUCTION



CS1000

TOTAL SHEETS 4



TAX IDENTIFICATION NUMBER	20A171 14B
EXISTING ZONING	C1 - COMMUNITY BUSINESS DISTRICT
OVERALL SITE AREA	3.4984 ACRES
SITE ADDRESS	ROYAL LANE
CURRENT USE	VACANT
PROPOSED USE	RESIDENTIAL APARTMENTS
PROPOSED UNITS	36 APARTMENTS & 1 OFFICE
DISTURBED AREA	3.48 ACRES

<u>YARDS/SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	40'	154'+
SIDE	35'	35'+
REAR	40'	44'+

BUILDING COVERAGE PERMITTED	50% MAX.
BUILDING COVERAGE PROVIDED	11%

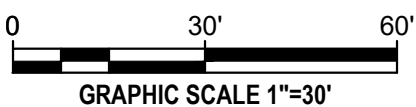
* PROPOSED BLDG FLOOR AREA.....	16,200 S.F. - BLDG. A
	16,200 S.F. - BLDG. B
	16,200 S.F. - BLDG. C
	1,024 S.F. - BLDG. O
	<u>49,624 S.F. TOTAL</u>

PARKING REQUIRED:
RESIDENTIAL: 2 SPACES/UNIT = 72 SPACES
OFFICE: 5 SPACES/1000 SF = 5 SPACES
TOTAL = 79 SPACES

PARKING PROVIDED: 72 SPACES

HANDICAPPED PARKING REQUIRED: 2 SPACES
HANDICAPPED SPACES PROVIDED: 4 SPACES

VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE
VAN ACCESSIBLE SPACES PROVIDED: 1 SPACE





PENNONI ASSOCIATES INC.

117 East Piccadilly Street
 Winchester, VA 22601
 T 540.867.2739 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
 AND OWNER MUST BE NOTIFIED OF ANY
 DISCREPANCIES BEFORE PROCEEDING WITH WORK



ROYAL APARTMENTS
PRELIMINARY SITE PLAN
ROYAL AVENUE
TOWN OF FRONT ROYAL, VIRGINIA
GEOMETRIC PLAN

BEEREN & BARRY INVESTMENTS, LLC
11654 PIQUAZA AMERICA DR #653 | RESTON, VA 20190

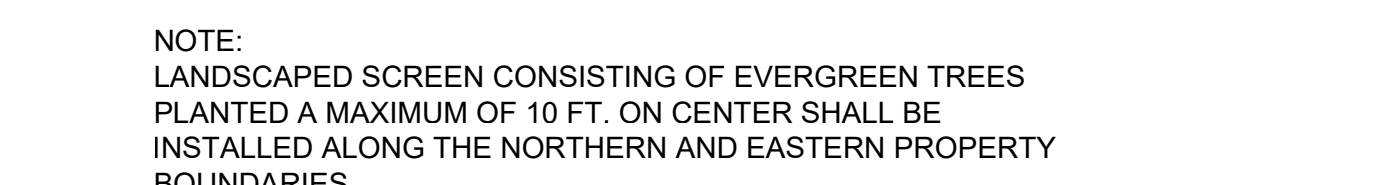
[illegible]

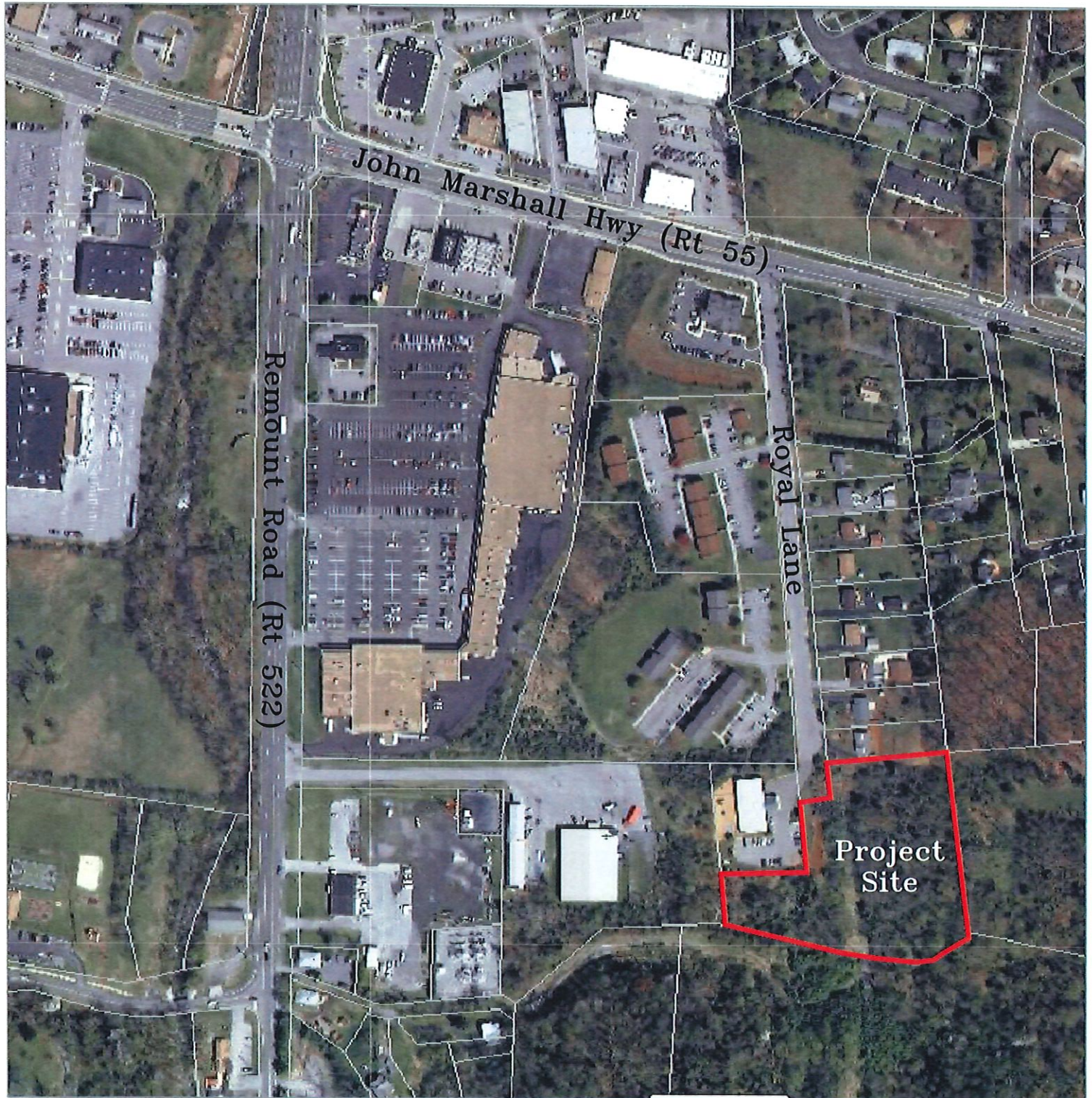
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE OF THE PROJECT SHALL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	BBINV24001
DATE	11-12-2024
DRAWING SCALE	AS NOTED
DRAWN BY	BEF
APPROVED BY	MMA

CS4000

TOTAL SHEETS 4





Source: Warren Co. GIS

Royal Lane Apartments

Exhibit A – Location Map

TOWN OF FRONT ROYAL, VIRGINIA

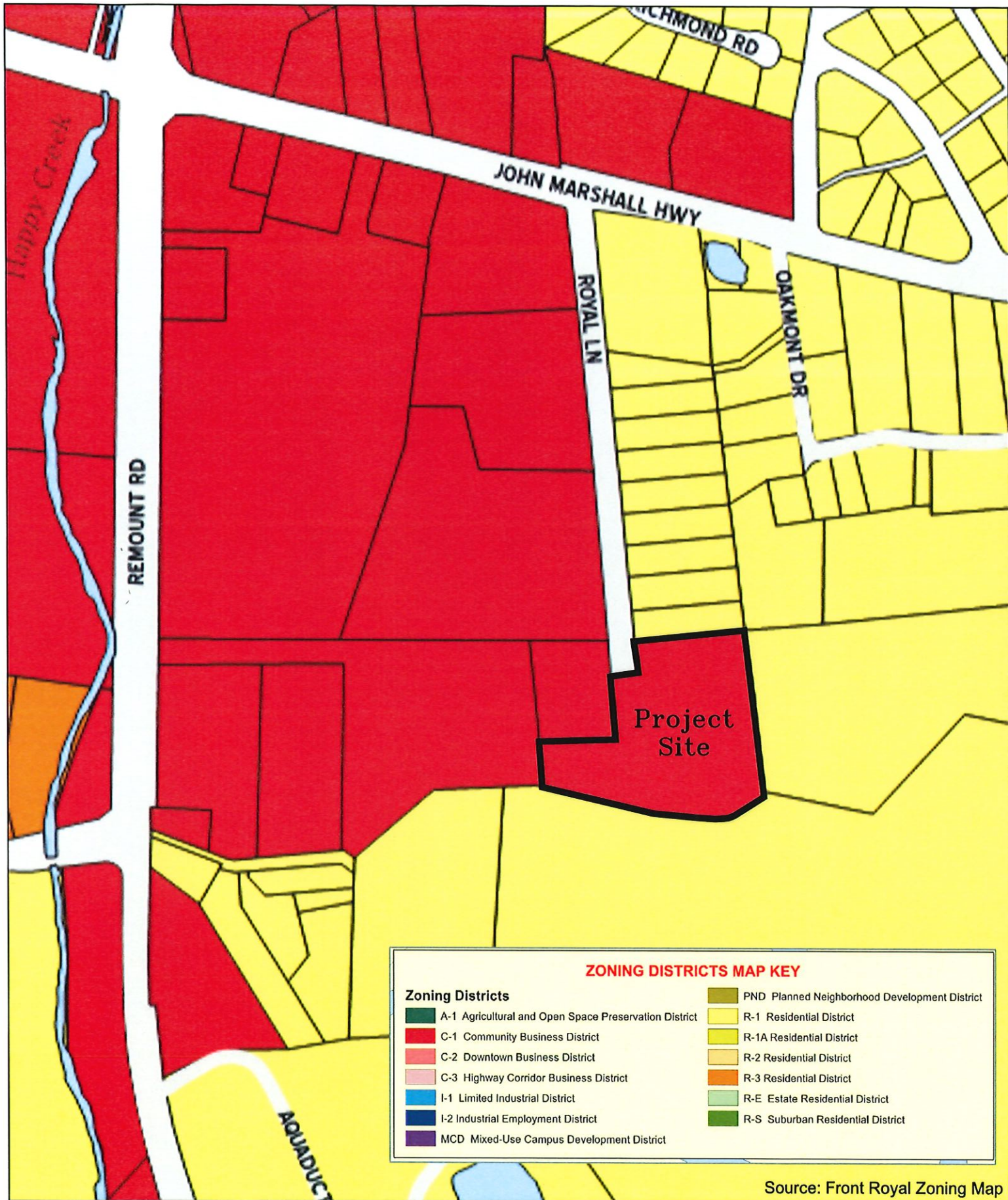
PENNONI ASSOCIATES INC.

117 E. Picadilly St. Winchester, Virginia 22601
 VOICE: (540) 667-2139 FAX: (540) 665-0493

Revised
 -

10/24/2024

1"=300'



Source: Front Royal Zoning Map

Royal Lane Apartments

Exhibit B – Zoning Map

TOWN OF FRONT ROYAL, VIRGINIA

PENNONI ASSOCIATES INC.

117 E. Picadilly St. Winchester, Virginia 22601
 VOICE: (540) 667-2139 FAX: (540) 665-0493

Revised

10/24/2024

1"=300'

CONSENT AGENDA

CONSENT TO ADVERTISE FOR A PUBLIC HEARING AT THE
JANUARY 15, 2025 REGULAR PLANNING COMMISSION MEETING.

2400687 - A REZONING APPLICATION SUBMITTED BY SKYLINE REALTY INVESTMENTS, LLC REQUESTING AN AMENDMENT TO THE ZONING MAP TO RECLASSIFY 10, A VACANT LOT, 30, 44, 60 AND 52 ON W. STRASBURG ROAD, IDENTIFIED BY TAX MAP 20A12, SECTION 3, PARCELS 22, 23, 26, 27A, 31, AND 31C FROM C-1 COMMUNITY BUSINESS DISTRICT TO R-3, RESIDENTIAL DISTRICT.



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

FRREZON 2400687

REZONING APPLICATION

APPLICANT

Name Skyline Investment Realty LLC Phone 540-771-7653

Address: 8043 Main St, Middletown VA 22645

E-mail: info@skylineRealtyInvestments.com

PROPERTY OWNER OF RECORD

Name same as above Phone _____

Address _____

PROPERTY DESCRIPTION

Location/Street Address 52, 44, 56, 30, 10, W Strasburg Road

Number of lots: 6 Total Acreage _____

Tax Map Identification for each parcel (Map, Section, Block, & Lot):
20A123 22, 20A123 23, 20A123 26, 20A123 27A, 20A123 31, 20A123 31C

Subdivision Name (if applicable) _____

REQUEST

Existing Zoning C-1

Proposed Zoning R-3

Existing Use Vacant and Residential

Proposed Use Multifamily residential

January 2019

RECEIVED
DEC 10 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

PLEASE COMPLETE REVERSE SIDE

ATTACHMENTS

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Application Fee (Checks should be made out to the Town of Front Royal. Fees are as follows: 1 acre or less = \$500, over 1 acre = \$500 + \$100 per acre after 1st acre, Downzoning = \$400)
2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (unless waived by Director).
4. Traffic Impact Analysis (if required)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.





Signature of Property Owner

Signature of Applicant (if different)

City/County of WARREN, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 10th day of December, 2024 by
Chris William Holloway
(Name of person seeking acknowledgement)



Notary Public

Notary registration number: 7076929 My commission expires: 8/31/2027

NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code §15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code §15.2-2307.
- By submitting this application, the applicant grants permission to the Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.

OFFICE USE ONLY

Receipt # 1677 iwork Date Paid 12/10/2024
Planning Commission Hearing Date: 1/15/2025 Recommendation: _____
Town Council Hearing Date: _____ Date Sent to Clerk: _____

Statement of Justification

Rezoning Request for: 10 W Strasburg Road, 30 W Strasburg Road, 44 W Strasburg Road, 52 W Strasburg Road, & 56 W Strasburg Road

I am requesting a rezoning of six (6) parcels from C-1 Community Business District to R-3 Residential District. Due to right-of-way improvements completed by VDOT, the parcels are accessed off of a hammerhead, dead end drive which severely limits commercial viability. The parcels included in this application are either vacant or currently used for single family residential uses. Other parcels in this vicinity have been previously rezoned to R-3, this rezoning would continue this trend.

See the attached proposed plan which shows the potential for residential townhome development.

Requested Parcels:

20A123 22

20A123 23

20A123 26

20A123 27A

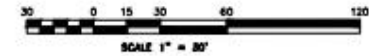
20A123 31

20A123 31C

Skyline Realty Investments, LLC

Chris Holloway





PREPARED BY
BROGAN LAND SURVEYING PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
TEL. & FAX 540-635-0857
NOVEMBER 7, 2024

Conceptual Drawing



PUBLIC HEARING

2400599 - A ZONING TEXT AMENDMENT TO INCLUDE PERFORMANCE STANDARDS FOR TOBACCO, SMOKE OR VAPE SHOPS IN THE COMMERCIAL AND INDUSTRIAL DISTRICTS WITHIN TOWN LIMITS.

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Application for Zoning Text Amendment #2400599

MEETING DATE: December 18, 2024

SUMMARY: On October 28, 2024 the Front Royal Town Council instructed the Planning Commission to take up a Zoning Text Amendment to regulate tobacco, smoke and vape shops by Special Use Permit.

STAFF RECOMMENDATION:

Staff recommends adoption of both the by-right text amendment and the Special Use Permit amendment. If using the justification of protecting the public from the dangers and proliferation of tobacco and nicotine products, especially children, then any regulatory mechanism, in staff's opinion, should be all encompassing.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to Town Council of the proposed By-right and Special Use Permit tobacco, smoke and vape shop ordinances to promote the health, safety and general welfare of the public."

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
December 18, 2024
Staff Report**

Application #	2400599 - Zoning Text Amendment	
Applicant	Town of Front Royal	
Request/Summary	On October 29, 2024 at their regular meeting, the Front Royal Town Council directed their Planning Commission to draft a zoning text amendment to define and permit vape shops by special use permit. Staff presented a draft text amendment to Planning Commission on 11/06/2024 and again on 12/04/2024.	
Enabling Statute <i>§15.2-912.4. Regulation of tobacco, nicotine, and hemp product retail sale locations.</i>	Any locality may by ordinance regulate the retail sale locations of tobacco products, nicotine vapor products, alternative nicotine products, as such terms are defined in § 18.2-371.2, or hemp products intended for smoking, as such term is defined in § 3.2-4112, for any such retail sale location and may prohibit a retail sale location on property within 1,000 linear feet of a child day center as defined in § 22.1-289.02 or a public, private, or parochial school. An ordinance adopted pursuant to this section shall not affect (i) a licensee holding a valid license under § 4.1-206.3 or (ii) any retail sale location of tobacco products, nicotine vapor products, alternative nicotine products, or hemp products intended for smoking operating before July 1, 2024. "Child day center" means a child day program offered to (i) two or more children under the age of 13 in a facility that is not the residence of the provider or of any of the children in care or (ii) 13 or more children at any location. https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-912.4/	
Ordinance Language	By-right Ordinance 175-39.A Use Regulations COMMERCIAL Tobacco, smoke or vape shop <i>in accordance with provisions of 175-152</i> 175-53.2.A Use Regulations COMMERCIAL Tobacco, smoke or vape shop <i>in accordance with provisions of 175-152</i>	Special Use Permit Ordinance 175-39.B Use Regulations COMMERCIAL Tobacco, smoke or vape shop 175-53.2.B Use Regulations COMMERCIAL Tobacco, smoke or vape shop 175-3 Definitions <i>Tobacco, smoke, or vape shop: A business involving the sale of tobacco</i>

	175-152 Tobacco, Smoke, or Vape Shop Performance Standards A. Definitions <i>Tobacco, smoke, or vape shop:</i> A business involving the sale of tobacco products, nicotine vapor products, alternative nicotine products, as those terms are defined in the Code of Virginia § 18.2-371.2, and hemp products intended for smoking, as such term defined in §3.2-4112, and any kratom products as regulated by the Code of Virginia § 59.1-200, and paraphernalia. “Paraphernalia” refers to any objects, devices, or equipment that are primarily used to facilitate or enhance the act of smoking or vaping. This includes but not limited to; cigarette rolling papers, Cigarette filters, Pipes, Bongs, Hookahs, Vape Pens and E-Cigarettes, Grinders, Rolling Machines, Screens and Dab Rigs. 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	products, nicotine vapor products, alternative nicotine products, as those terms are defined in the Code of Virginia § 18.2-371.2, and hemp products intended for smoking, as such term defined in §3.2-4112, and any kratom products as regulated by the Code of Virginia § 59.1-200, and paraphernalia and where such products are twenty-five (25) percent or more of the store's total inventory or fifteen (15) percent or more of the store's total display area. “Paraphernalia” refers to any objects, devices, or equipment that are primarily used to facilitate or enhance the act of smoking or vaping. This includes but not limited to; cigarette rolling papers, Cigarette filters, Pipes, Bongs, Hookahs, Vape Pens and E-Cigarettes, Grinders, Rolling Machines, Screens and Dab Rigs.
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	a public or private school or day care center	
Staff Recommendation	Staff recommends adoption of both the by-right text amendment and the Special Use Permit amendment. The main distinction between the two uses can be discerned from the definition. Once the primary retail product becomes tobacco, smoke or vape merchandise, the Special Use Permit becomes necessary. The by-right mechanism would relegate any retailer selling any type or tobacco, smoke or vape product to a distance of 1,000 linear ft from the property boundary of a day-care or school. Essentially, in keeping with regulations for community health, safety and welfare, all tobacco, smoke or vape products would be regulated in some form within the C-1 and C-3 districts. While determining whether a Special Use Permit could prove difficult, staff discourages the adoption of only one mechanism. If using the justification of protecting the public from the dangers and proliferation of tobacco and nicotine products, especially children, then any regulatory mechanism, in staff's opinion, should be all encompassing.	

PUBLIC HEARING

2400652 - A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE AREA BETWEEN STRASBURG ROAD AND DUCK STREET TO RUGBY STREET FROM A FUTURE LAND USE DESIGNATION OF COMMERCIAL TO NEIGHBORHOOD RESIDENTIAL.

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Application for Comprehensive Plan Amendment #2400652

MEETING DATE: December 18, 2024

SUMMARY: The Planning Commission, in response to two previous rezoning requests in the Riverton Planning District, more specifically in the vicinity of Strasburg Road and Duck St, have taken up a Comprehensive Plan amendment to show a future land use designation of neighborhood residential.

STAFF RECOMMENDATION:

The recommendation from staff is that this portion of the Riverton Planning District, for the purpose of good planning, should be designated as neighborhood residential.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to Town Council of the proposed Comprehensive Plan Amendment within the Riverton Planning District for the promotion of good zoning practice and community planning."

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

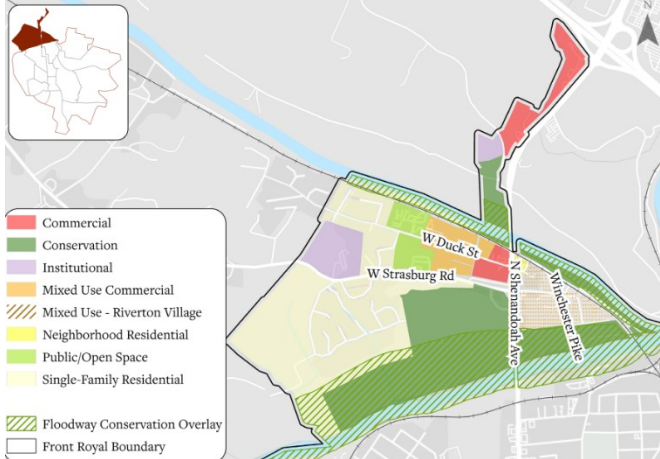
Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



TOWN OF FRONT ROYAL DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting December 18, 2024 Staff Report

Application #	2400652 Comprehensive Plan Amendment
Applicant	Town of Front Royal
Request/Summary	The Planning Commission, in response to two previous rezoning requests in the Riverton Planning District, more specifically in vicinity of Strasburg Road and Duck St, have taken up a Comprehensive Plan amendment to show a future land use designation of neighborhood residential. The current plan projects this portion of the district to be developed as a mixed-use commercial area. The current zoning is C-1, Commercial Business District. Staff presented a draft Comprehensive Plan amendment to the Planning Commission on 12/04/2024.
Background	 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.
Staff Recommendation	The recommendation from staff is that the area, for the purposes of good planning, should be designated as neighborhood residential. In the past year, there have been two rezoning applications to downzone and 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.

NEW BUSINESS

2400641 - A REQUEST FOR FINAL SUBDIVISION PLAT APPROVAL FOR A MAJOR SUBDIVISION SUBMITTED BY JAY MC CARTY, NEAL MC CARTY, AND DENNIS MC CARTY TO DIVIDE APPROXIMATELY 4.34 ACRES INTO THIRTY-FOUR (34) LOTS AND THIRTY-THREE (33) DWELLING UNITS (16 DUPLEXES AND 1 EXISTING SFD) LOCATED AT 344 W. MAIN STREET. THE PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT REQUIRING A MINIMUM LOT SIZE OF 8,000 SF WHICH CAN BE FURTHER SUBDIVIDED FOR DUPLEXES TO 4,000 SF.

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☒ Administrative Action ☐ Public Hearing ☐ Discussion

Agenda Item: Application for Final Plat Approval Major Subdivision

MEETING DATE: December 18, 2024

SUMMARY: The application for review is a request for Final Subdivision Plat approval for a major subdivision submitted by Jay McCarty, Neal McCarty, and Dennis McCarty to divide approximately 4.34 acres into thirty-four (34) lots and thirty-three (33) dwelling units (16 duplexes and 1 existing SFD) located at 344 W. Main Street. The property is zoned R-2, Residential District requiring a minimum lot size of 8,000 SF which can be further subdivided for duplexes to 4,000 SF.

STAFF RECOMMENDATION:
Staff recommends approval.

DRAFT MOTION: "I move that the Planning Commission forward a recommendation of approval to Town Council for Final Subdivision Plat application #2400641, titled "Squirrel Hill Development" located at 344 W. Main Street."

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT – FINAL PLAT APPROVAL MAJOR SUBDIVISION
PLANNING COMMISSION– December 18, 2024**

APPLICATION #:

Final Plat Approval Major Subdivision
#2400641

APPLICANT:

Jay McCarty, Neal McCarty, Dennis McCarty

SUMMARY OF REQUEST:

A request for final plat approval for a major subdivision submitted by Jay McCarty, Neal McCarty, and Dennis McCarty for a subdivision containing thirty-four (34) lots for thirty-three (33) dwelling units (16 duplexes and 1 existing SFD) located at 344 W. Main Street. The original land area was comprised of 3 lots, 2 lots were undeveloped open space with the original dwelling unit situated on the remaining lot.

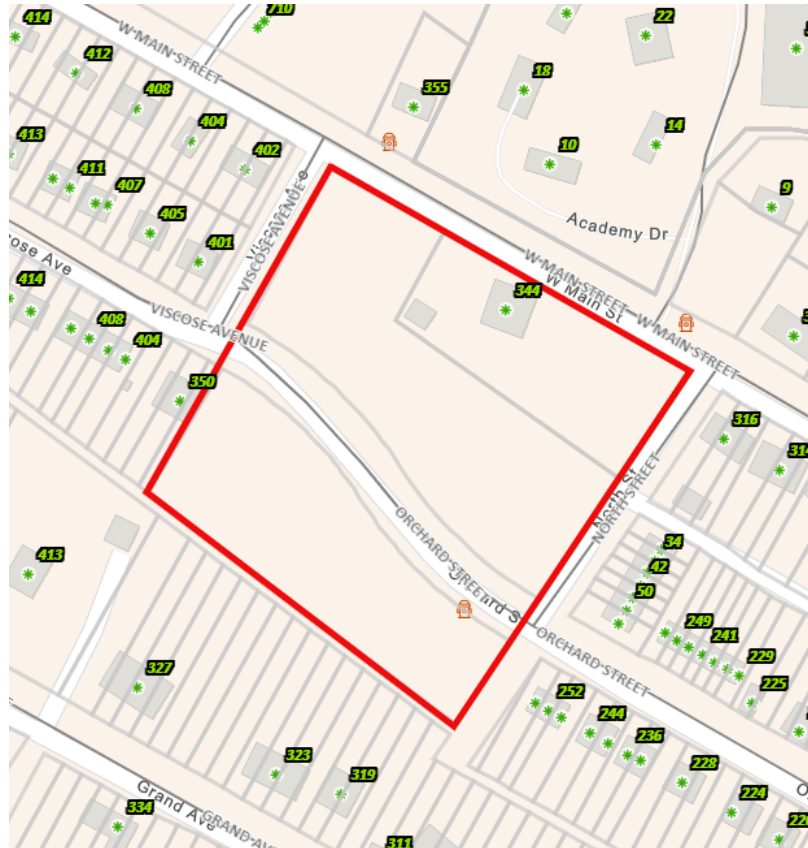
GENERAL INFORMATION:

<i>Site Addresses</i>	344 W. Main Street
<i>Property Owner(s)</i>	McCarty Donald J/McCarty Dennis P/McCarty Douglas Neil
<i>Zoning District</i>	R-2, Residential District
<i>Tax Identification</i>	20A6-5-8, 8A, 8B
<i>Location</i>	The subject property is located on W. Main Street between North Street and Viscose Avenue with Orchard Street running behind the property.
<i>Existing Use</i>	Single Family Dwelling and Vacant Lots
<i>Proposed Use</i>	Thirty-three (33) dwelling units (16 duplexes and 1 existing SFD)

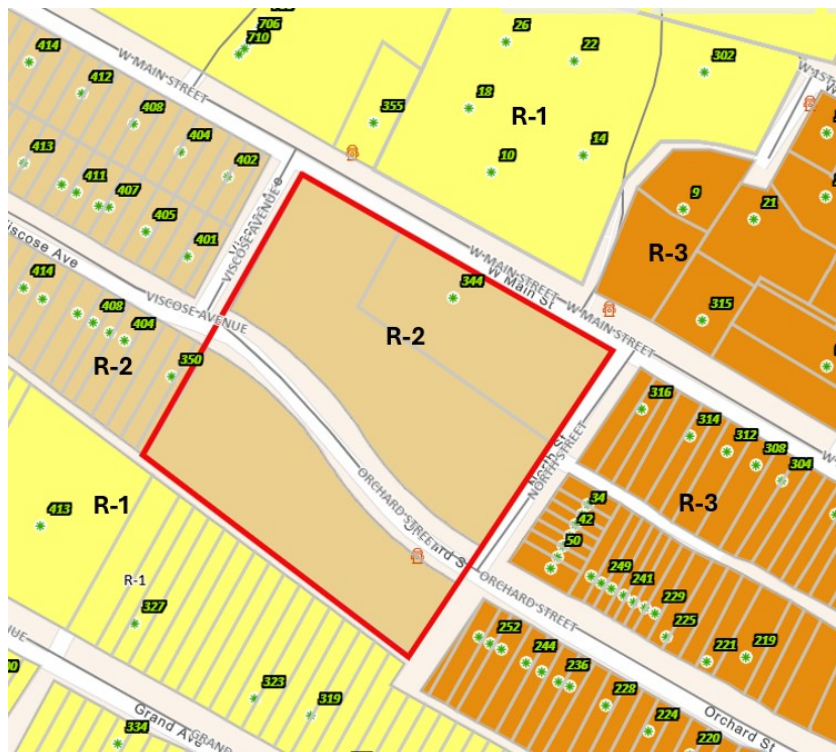
AERIAL MAP – 344 W. Main Street – Warren County GIS



VACINITY MAP – 344 W. Main Street – Warren County GIS



ZONING MAP – 344 W. Main Street – Warren County GIS



[illegible]

INFORMATION ON THE APPLICATION:

<i>SUMMARY</i>	The proposed subdivision divides approximately 4.34 acres over three lots into a 34 lot subdivision for 33 dwelling units. The existing dwelling unit has been subdivided out and will remain. The property is zoned R-2, Residential District which requires a minimum lot size of 8,000 SF but may be further divided into 4,000 SF duplex lots.
<i>PRELIMINARY SUBDIVISION PLAN</i>	Town Code, Chapter 148, Section 310, specifies that “(a) Preliminary Plan is required for all proposed major subdivisions. The Preliminary Plan review process includes review and approval of the subdivision design before submission of a Subdivision Plan and Final Plats. The Planning Commission has approval authority for Preliminary Plans. The Planning Commission approved the Preliminary Plan at the August 21, 2024. The Preliminary Plan approval is effective beginning September 13, 2024. The Preliminary Plan shall be valid for a period of five (5) years, provided the subdivider (i) submits a final subdivision plat for all or a portion of the property within one (1) year of such approval or such longer period as may be prescribed by the commission, and (ii) thereafter diligently pursues approval of the final subdivision plat.
<i>FINAL SUBDIVISION PLAT</i>	Town Code 148-315 of the Town Code requires major subdivisions to obtain approval of a subdivision plan and final plats within thirty-six (36) months of approval of the preliminary plan. This will be the current step in the process for approval of this subdivision prior to recordation of the lots and development. Unlike Preliminary Plans, Subdivision Plans and Final Plats require approval by Town Council. In addition, bonding is required.
<i>CONCLUSION</i>	Staff supports approval of the Final Subdivision Plat.

ATTACHMENTS: 1) Application and supporting documentation.



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

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

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 MCCARTY Phone 703-407-7559
Applicant's Address 12425 CHAPEL RD, CLIFTON, VA, 20124
2. Subdivision name SQUIRREL HILL DEVELOPMENT
3. Present owner (if other than #1) _____
4. Location of Subdivision 344 W. MAIN ST
5. Tax Map Number 20146-5 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.

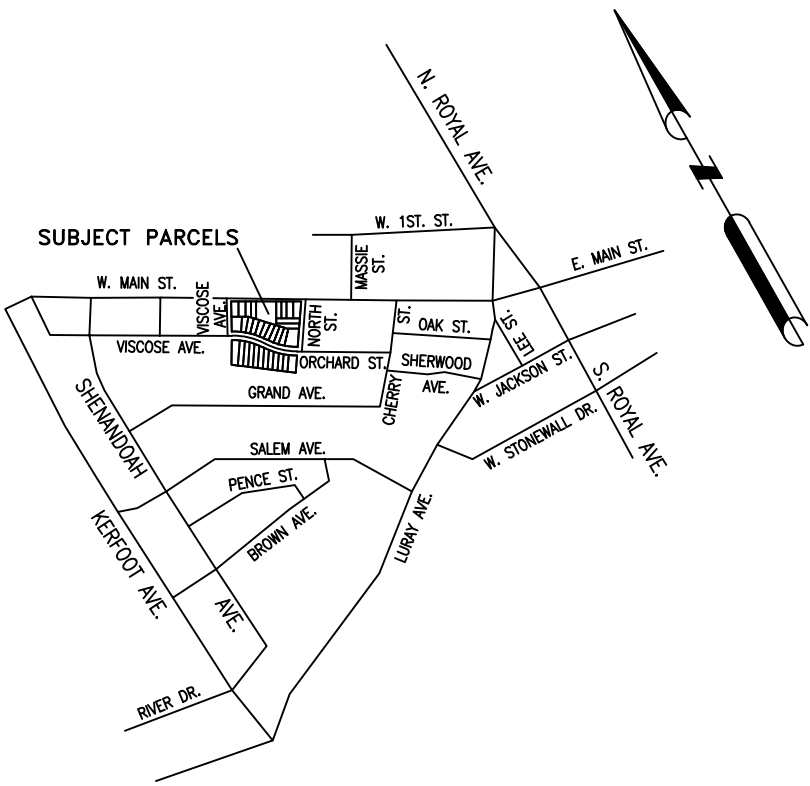
ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

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

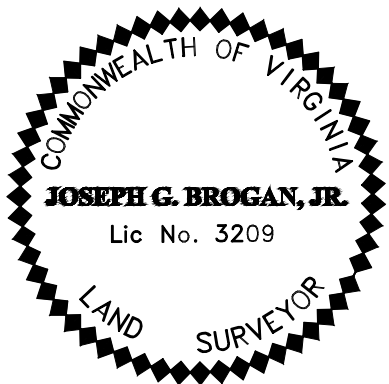
TOWN OF FRONT ROYAL

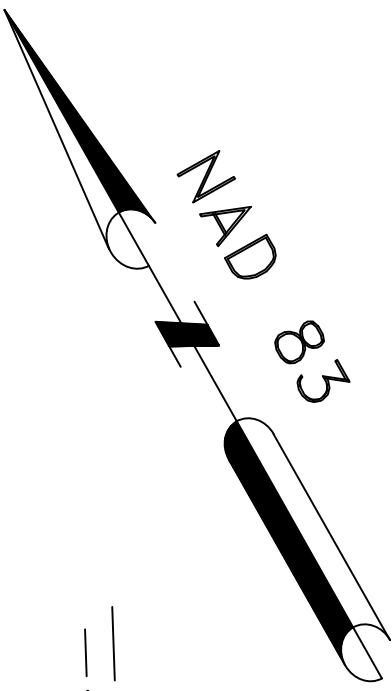
WARREN COUNTY, VA.

REVISIONS		
NO.	DESCRIPTION	DATE

1a

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

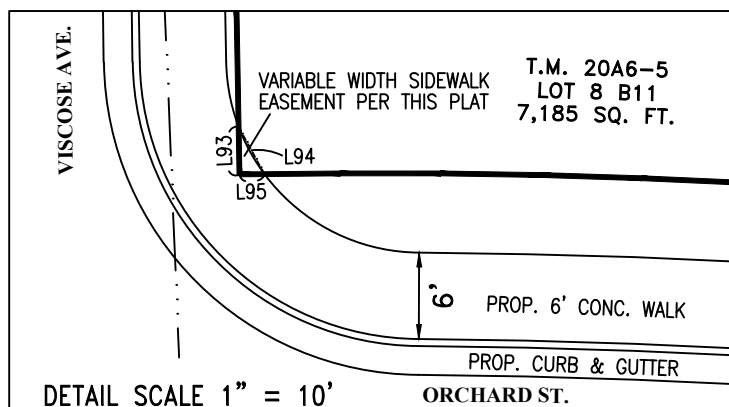
NORTH ST.
40' WIDE R/W

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

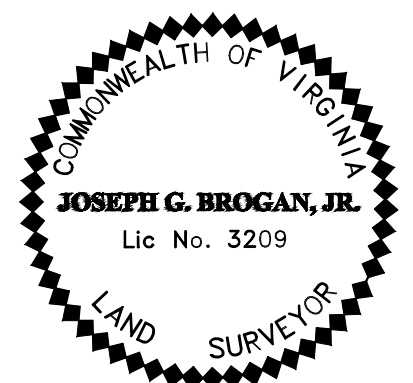
- DENOTES EX. PIN OR PIPE.
- DENOTES PIN SET.
- ⊗ DENOTES LIGHT POLE.
- ⊕ DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- ⊙ DENOTES WATER METER.



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





Squirrel Hill

Application Number: 2400641

148-1035 FINAL SUBDIVISION PLAT DETAIL CHECKLIST

The final subdivision plat shall be prepared by a land surveyor or professional engineer licensed by the Commonwealth of Virginia and shall conform to the Standards for Plats of the Virginia State Library Board (17VAC15-60-10, et seq). The final plat shall be prepared at a scale of no greater than one (1) inch equals one hundred (100) feet and shall be drawn in ink on sheets no larger than eighteen by twenty-four (18 x 24) inches and no smaller than eight and one-half by eleven (8.5 x 11) inches. Unless otherwise approved by the Director, the Final Plat shall include the following:

- ☒ ☐N ☐N/A 1. Cover Sheet (or first sheet) requirements:
- ✓a. Revision block. Show date and nature of all revisions.
 - ✓b. Index of sheets and match lines.
 - ✓c. Name, address and phone number of owner and developer.
 - ✓d. Name, address and phone number of plan preparer.
 - ✓e. Zoning designation(s) with minimum lot size requirements.
 - ✓f. Front, side and rear yard setback dimensions.
 - ✓g. FEMA Flood Zone designations, if applicable.
 - ✓h. Vicinity map (1'=1000'), with sheet index for multiple sheets.
 - ✓i. Area Tabulation showing total area and number of lots, streets, open space and residue. The number of units by type when mixed uses are proposed.
 - ✓j. Tax map number and/or parcel identification.
 - ✓k. Legend of symbols, abbreviations and line types used.
 - ✓l. Approval Block:

All Town Real Estate Taxes Have Been Paid in Full

Director of Finance Date

Reviewed and Approved by the Town of Front Royal

Town Council* Date

Director of Planning & Zoning Date

*use Town Manager for Minor Subdivision.



Application Number: 2400691

- ☒Y ☐N ☐N/A 2. Title Block requirements, on each sheet.
- ☒a. Plat type.
 - ☒b. Owner's name
 - ☒c. Lot, block, and subdivision name.
 - ☒d. Town and County designation.
 - ☒e. Sheet number.
 - ☒f. Plan date.
- ☒Y ☐N ☐N/A 3. Scale of drawing, written and graphic, on each sheet.
- ☒Y ☐N ☐N/A 4. North arrow with meridian reference on each sheet
- ☒Y ☐N ☐N/A 5. Preparer's seal, signature, and date on each sheet. (Original signature on first sheet)
- ☒Y ☐N ☐N/A 6. A statement that the final plat is substantially in accordance with the approved preliminary plan, if applicable. The final plat may include all or any part of the area covered by the preliminary plan, in accord with phasing designations shown on the preliminary plan.
- ☒Y ☐N ☐N/A 7. A statement or certificate signed by the preparer certifying to the correctness of the survey, the drawn plat, the placement of lot corner and street monuments and stating the source of title to the land subdivided and the place of record of the last instrument in the chain of title. When the property is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated by means of a dotted line or within an inset block.
- ☒Y ☐N ☐N/A 8. A statement or certificate that "The subdivision and dedication of the land shown hereon is with the free consent and in accordance with the desire of the undersigned owner(s), proprietor(s) and trustee(s)". The statement shall be signed by such persons and duly acknowledged before an officer authorized to make such acknowledgements.
- ☒Y ☐N ☐N/A 9. The boundary lines of the land being subdivided shall be determined from a field survey meeting the requirements of the 'Minimum Standards and Procedures for Land Boundary Surveying Practice' (18 VAC 10-20-370) of the regulations promulgated by the Virginia State Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects. The survey



Application Number: 2400641

shall be referenced to the Virginia Coordinate System of 1983 and the plat shall show the coordinate values of at least two corners of the subdivision.

- ☒Y ☐N ☐N/A 10. The location, number and area (square feet or acres) of proposed lots and parcels (both residential and non-residential).
- ☒Y ☐N ☐N/A 11. All dimensions, angular and linear, for locating boundary lines, lots, parcels, streets, street centerlines, alleys, and easements (public and private). Angular measurements shall be expressed in bearings shown in degrees, minutes, and seconds. Linear dimensions shall be expressed in feet to the nearest one hundredth of a foot. All curves shall be defined by their radius, arc length, central angle, tangent length, chord bearing and chord distance. A line and/or curve table may be used provided the data being tabulated and numbered corresponds with the respective information shown throughout the plat.
- ☒Y ☐N ☐N/A 12. A statement regarding the use and dedication of all non-residential parcels and lots.
- ☒Y ☐N ☐N/A 13. Proposed easements or rights-of-way, their widths and use, and any limitation on such easements or rights-of-way. Easements must be located in cooperation with the appropriate public utility provider.
- ☒Y ☐N ☐N/A 14. Existing easements or other encumbrances of record known to the professional. Indicate if a title report was furnished.
- ☒Y ☐N ☐N/A 15. Lot numbers in numerical order and block identification in accordance with the approved preliminary plan.
- ☐Y ☐N ☒N/A 16. Proposed streets and widths. Use street name(s) per approved preliminary plan with statement regarding dedication and use.
- ☒Y ☐N ☐N/A 17. Names and/or route numbers of existing roads or highways adjoining the property. Indicate if access is limited.
- ☐Y ☐N ☒N/A 18. Distance to nearest road intersection where applicable.
- ☐Y ☐N ☒N/A 19. A bearing and distance tie to the exterior boundary for parcels or sections located entirely within the perimeter boundary lines.



Application Number: 2400641

- ☐Y ☐N ☒N/A 20. The location of any easement, right-of-way, or street to be vacated, if any.
- ☒Y ☐N ☐N/A 21. The location and type of all boundary line and permanent reference monuments.
- ☒Y ☐N ☐N/A 22. Adjoining property owner information, including name, deed reference and/or subdivision lot designation.
- ☒Y ☐N ☐N/A 23. Building restriction setback lines with dimensions.

Reviewed By: _____

J. M. Wane

Date: _____

11/22/24

APPROVED



FOR ZONING

1L

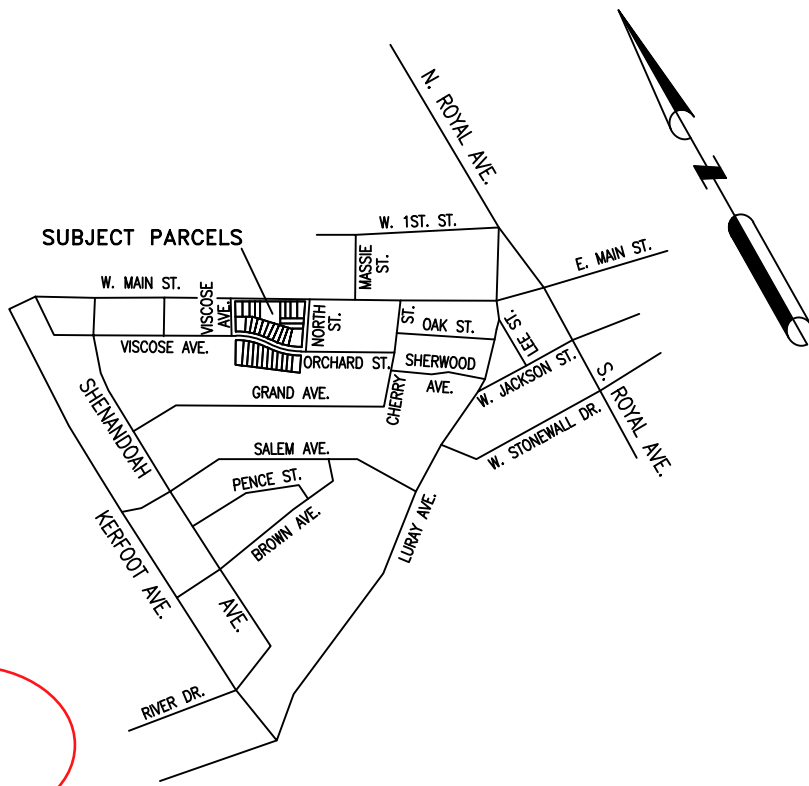
ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

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'

11

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'
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L54	N 60°33'29" W	160.82'
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L96	S 47°28'29" E	53.72'
L97	S 39°34'52" W	103.02'

8

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

1i

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.

11

7

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

14

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

1c

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

2b

PLAT REF: D.B. 169 PAGE 200 AND D.B. 517 PAGE 254.

PROPERTY SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

1e

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.

1f

23

9

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.

6

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

FINAL SUBDIVISION PLAT

2a

SQUIRREL HILL DEVELOPMENT

FORK MAGISTERIAL DISTRICT

2c

TOWN OF FRONT ROYAL

WARREN COUNTY, VA.

REVISIONS		
NO.	DESCRIPTION	DATE

1a

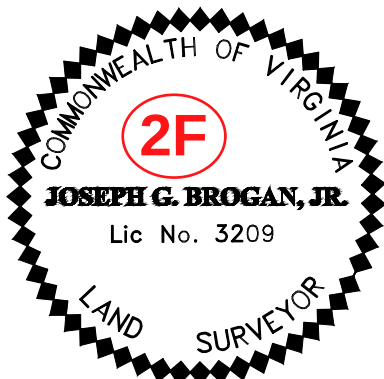
1d

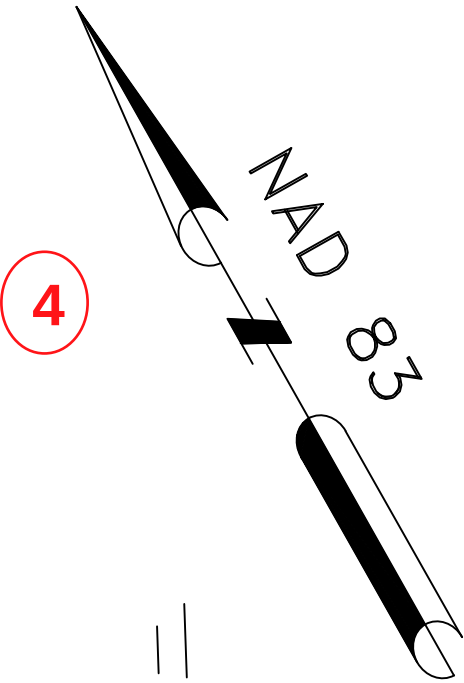
PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
NOVEMBER 11, 2024

2e

SHEET 1 OF 2

16



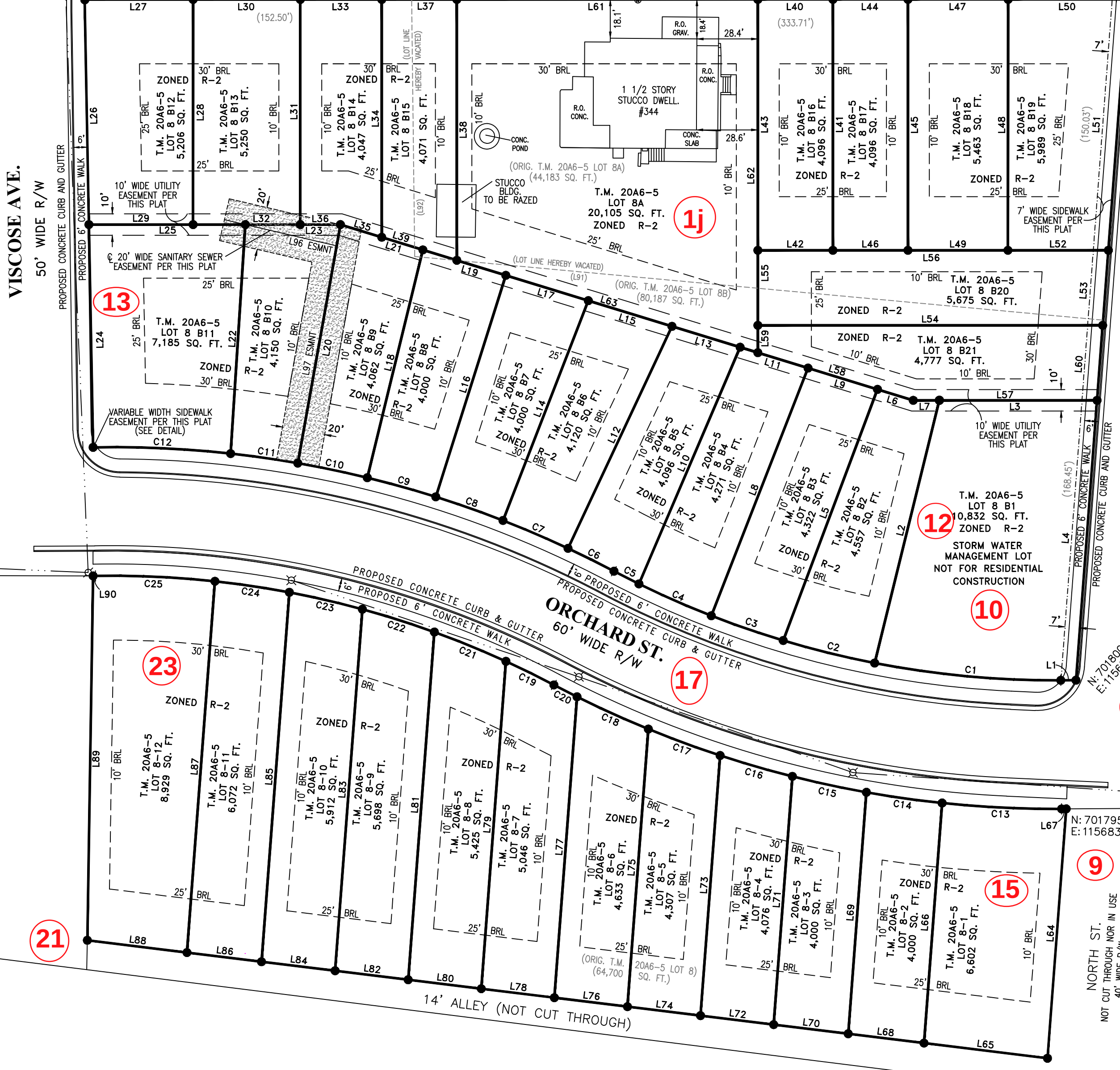


17

W. MAIN ST.
VARIABLE WIDTH R/W

VISCOSE AVE.
50' WIDE R/W

NORTH ST.
40' WIDE R/W

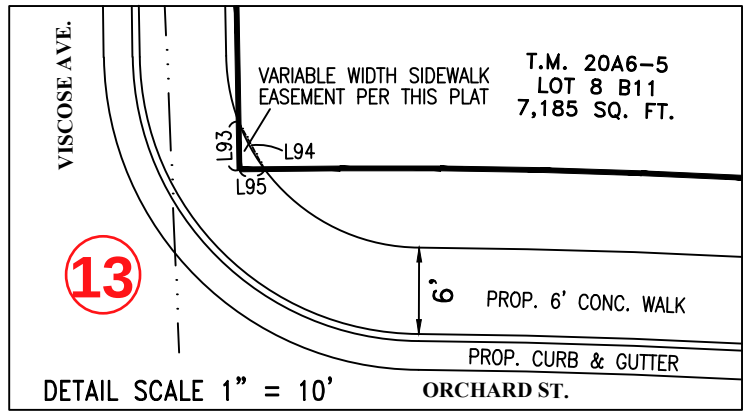


T.M. 20A6-7-16 LOT 49
N/F SHAFFER
PER INST. # 17000465
ZONED R-2

22

21

- 1K
- DENOTES EX. PIN OR PIPE.
 - DENOTES PIN SET.
 - ⊗ DENOTES LIGHT POLE.
 - ⊕ DENOTES UTILITY POLE.
 - DENOTES OVERHEAD WIRES.
 - ⊙ DENOTES WATER METER.

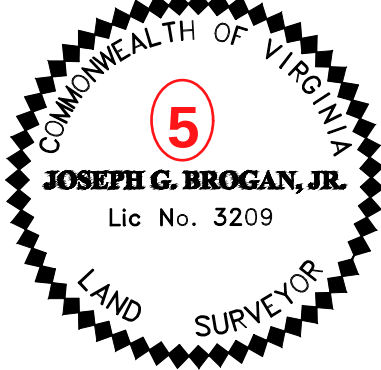


SCALE 1" = 40'

3

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



NEW BUSINESS

2400642 - SIGN PERMIT APPLICATION SUBMITTED BY HTLC-5, LLC FOR CONSTRUCTION OF A NEW MONUMENT SIGN WITHIN THE ENTRANCE CORRIDOR AT 1303 N ROYAL AVENUE, IDENTIFIED BY TAX MAP 20A3, SECTION 4, BLOCK 55, PARCEL A (HANG 10 CARWASH).

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☒ Administrative Action ☐ Public Hearing ☐ Discussion

Agenda Item: Application for Ground Mounted Sign I the Entrance Corridor

MEETING DATE: December 18, 2024

SUMMARY: Construction of a new monument sign located in the northwest corner of the property at 1303 N Royal Avenue. The proposed sign is to be 84” in diameter totaling 49 square feet in size and internally lighted. The property is located within the Entrance Corridor within the C-1, Commercial District which requires Planning Commission Review.

STAFF RECOMMENDATION:

Staff recommends approval of the ground mounted sign since it adheres to Town Code requirements.

DRAFT MOTION: “I move that the Planning Commission approve Sign Application #2400642 for the proposed ground mounted sign at 1303 N Royal Avenue as submitted.”

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Neel _____ Brooks _____ Marshner _____ Marrazzo _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT – SIGN PERMIT #2400642
PLANNING COMMISSION REGULAR MEETING – DECEMBER 18, 2024**

Sign Permit Application #2400642

Entrance Corridor (EC) District Review

Location: 1303 N Royal Avenue

Owner: HTLC-5, LLC

Applicant: Tim Reamer

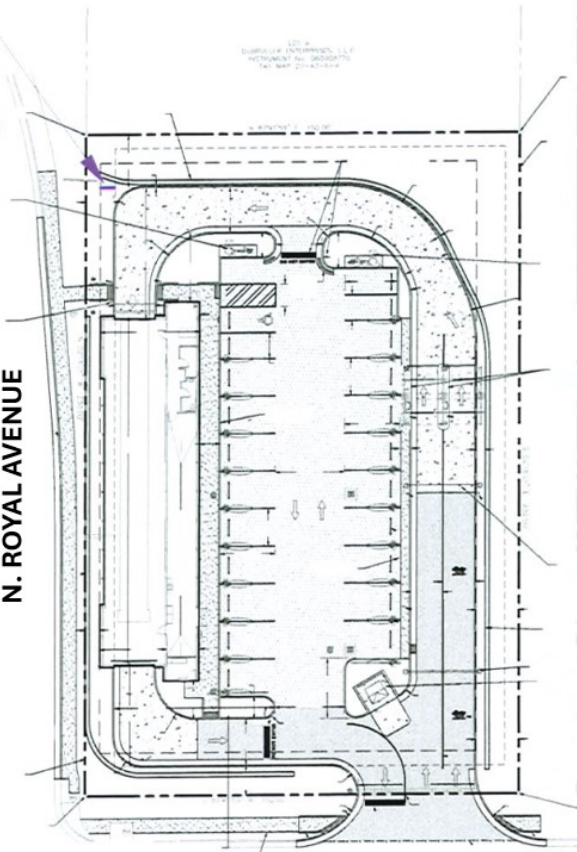
Summary: Construction of a new monument sign located in the northwest corner of the property. The proposed sign is to be 84” in diameter totaling 49 square feet in size and internally lighted. The property is located within the Entrance Corridor within the C-1, Commercial District which requires Planning Commission Review.

Staff recommends approval of the ground mounted sign since it adheres to Town Code requirements.



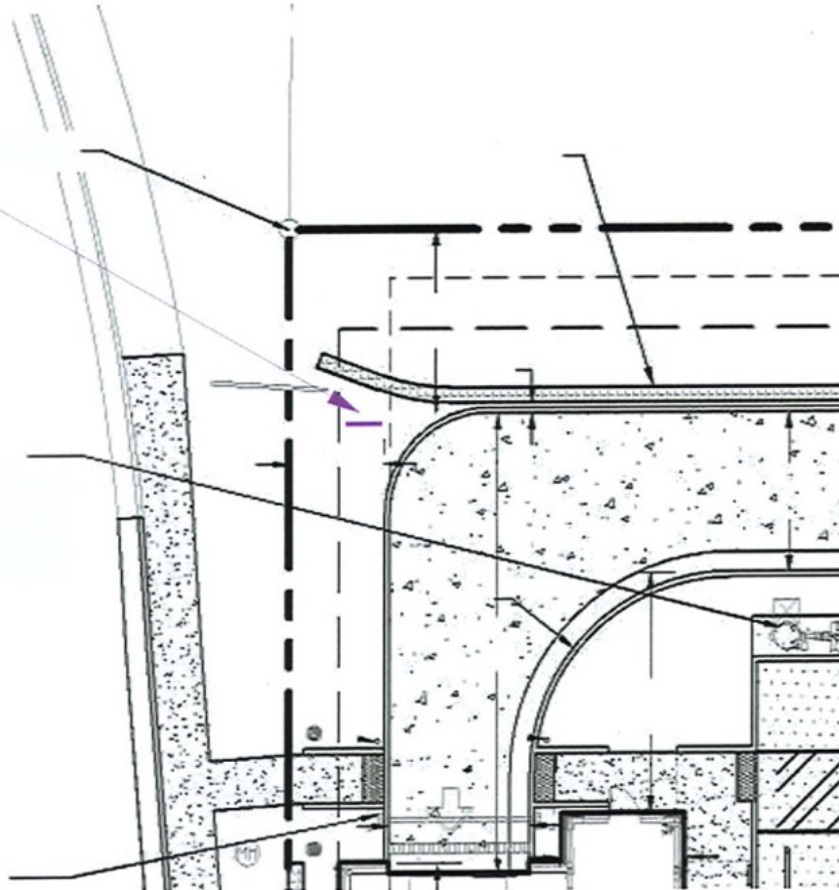
Monument Sign Location

N. ROYAL AVENUE



13TH STREET

Monument Sign Location

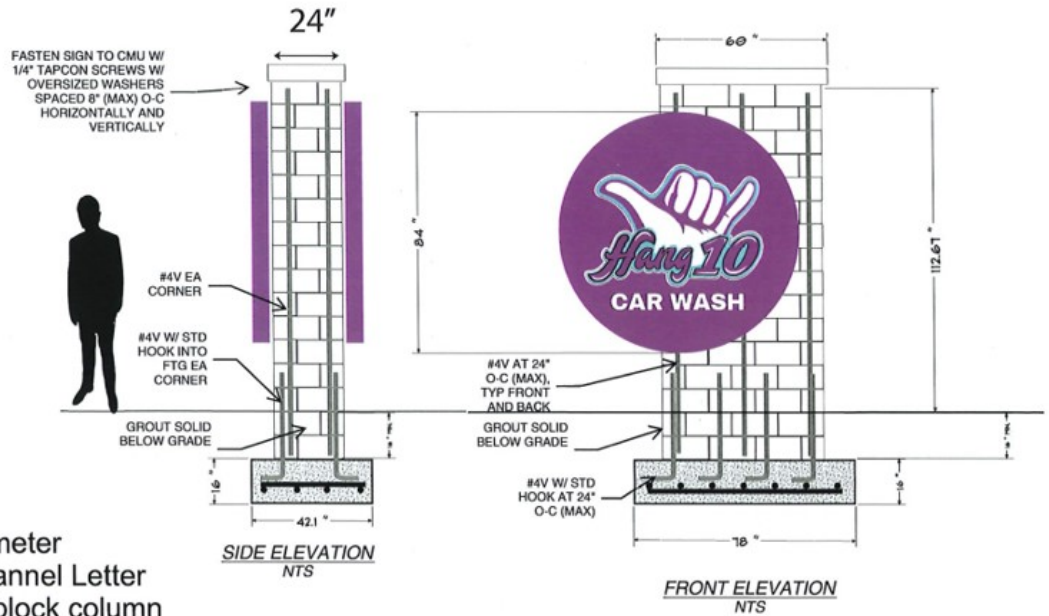


Monument Sign MF-HT-MON7



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

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

Location: Northwest corner of property
(See Site Map)

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

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: 540-271-7525	PHONE NUMBER: 540-271-7525
EMAIL: timreamer@seiracm.com	EMAIL: timreamer@seiracm.com

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. **20A34551** Zoning: **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. 49	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: 1	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

OLD BUSINESS

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: November 20, 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.

At their regular meeting on October 16, 2024 the Planning Commission closed the public hearing and made the following motion which was approved unanimously by attending members:

Commissioner Neel moved, seconded by Commissioner Brooks to postpone this application until the November 20th Planning Commission meeting to allow time for further consultation on additional parking.

At their regular meeting on November 20, 2024 the Planning Commission made the following motion which was approved unanimously by attending members:

Commissioner Gillispie moved, seconded by Commissioner Marrazzo to postpone application #2400523 to the December 18, 2024 Planning Commission meeting.

No additional information has been provided by the applicant.

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....

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

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Marshner _____ Neel _____ Marrazzo _____ Brooks _____ Vacancy _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
December 18, 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.

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No additional information has been provided by the applicant.

GENERAL INFORMATION:

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

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



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 diminish 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.”

“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

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 R. MILLAR VFW POST 1860 COMMANDER: JEFFREY D. COOK	PROPERTY OWNER'S NAME: HCPEN SB PROPERTY LLC
ADDRESS: 	OWNER'S ADDRESS: 
PHONE NUMBER: 	
EMAIL: 	

SECTION A - Property Information

Tax Map No. <u>20A1 2 3 3</u>	Zoning District: <u>C1</u>
Site Address: <u>1054-B W 11th St, Front Royal, VA</u>	
☐ Entrance Corridor ☐ Historic District ☐ Floodplain	

SECTION B - Details of Request

Project Name: <u>VFW Post 1860 Change of Use</u>
Special Exception Code Section(s): <u>175-104; 148-870; 175-127</u>
General Describe of the request (please attached supporting information, such as plats, plans, details, etc.): <u>VFW POST 1860 request Special Exception Application approval for relief</u> <u>of existing parking code(s). Attachments included are: (1) Special</u> <u>Exception Application; (2) Post 1860 Time Line cover letter; (3) Revised</u> <u>PLAT with new Parking; (4) D8 JUN 23 - VFW POST 1860 REQUEST TO EDA.</u>

SIGNATURE OF APPLICANT: Jeffrey D. CookDate: 09 SEP 24PRINT NAME OF APPLICANT: Jeffrey D. CookSIGNATURE OF PROPERTY OWNER: Satya BenDate: 09/09/24PRINT 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

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!

Planning & 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".

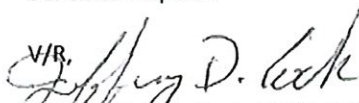
The Final Cut: P & Z determined we need to conform to existing "parking regs/codes".

- 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

VFW Post 1860

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 \$1.7M, 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.

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 Nazarene regarding any possibility to secure rental of parking or leasing spots or other means. All attempts were ignored or avoided outright.

09 September 2024

VFW Post 1860 Restoration Effort

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.

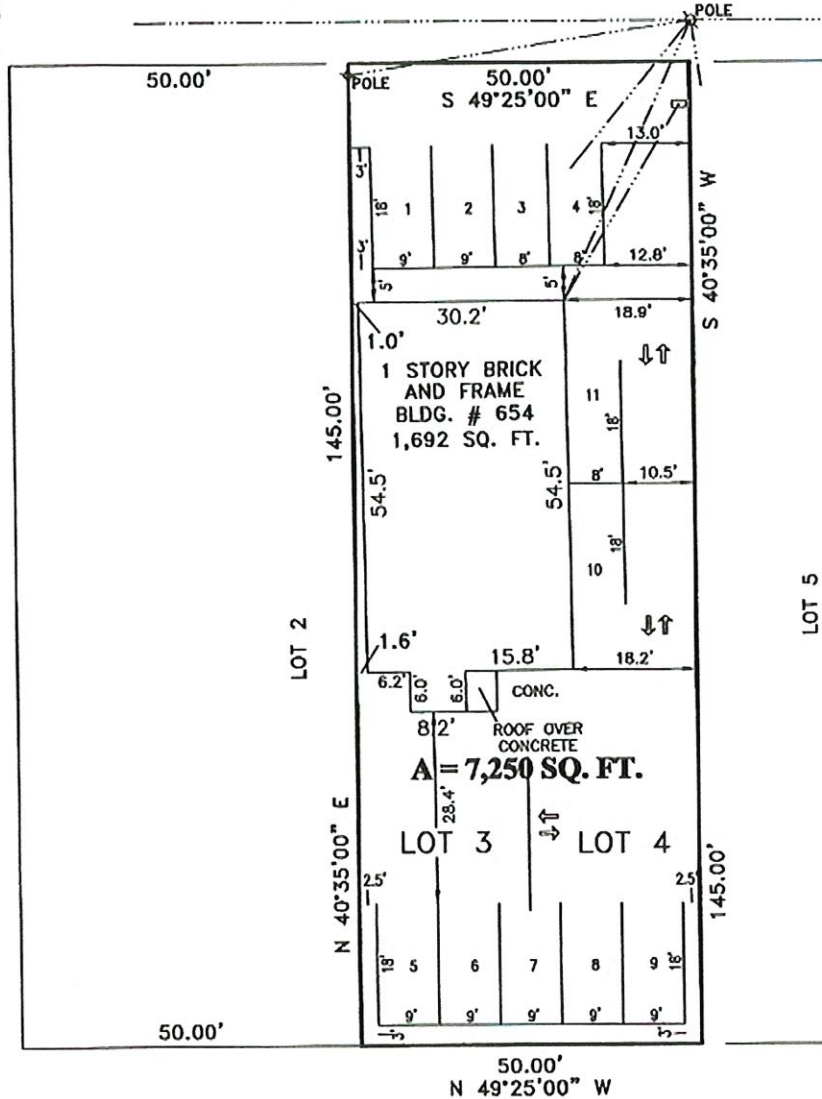
29 May, 2024 Rezoning Request Denied – P & Z rejected Zoning Approval for a Business License leaving one remaining option to continue with its effort to purchase the Ben's Cuisine property. Post 1860 last effort before abandoning property purchase is submission and approval of a "Special Exception Application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

PER FILED MAP
SCALE 1" = 20'

MONROE AVE.

W. 11TH STREET

60' WIDE

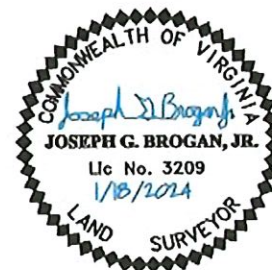


N/F IND. DEV. AUTHORITY PER INST. # 000001681

PROPERTY ZONED C-1.

TOTAL PARKING SPACES SHOWN = 11.

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.
Site Address: 654 W 11 ST
FRONT ROYAL, VA
22630

Contractor: Owner Contracted

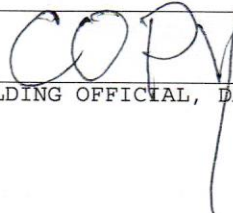
Map Number: 20A1
District:
Area: 1 TOWN OF FRONT ROYAL
Sub Division: N/A
Zoning: N/A
Occupant Load: 75 Health Permit#: TOWN
Number of Bedrooms->Approved: N/A Built: N/A
Date Completed: 9/20/2007

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


BUILDING OFFICIAL, DAVID C. BEAHM

Date

ELECTION OF OFFICERS

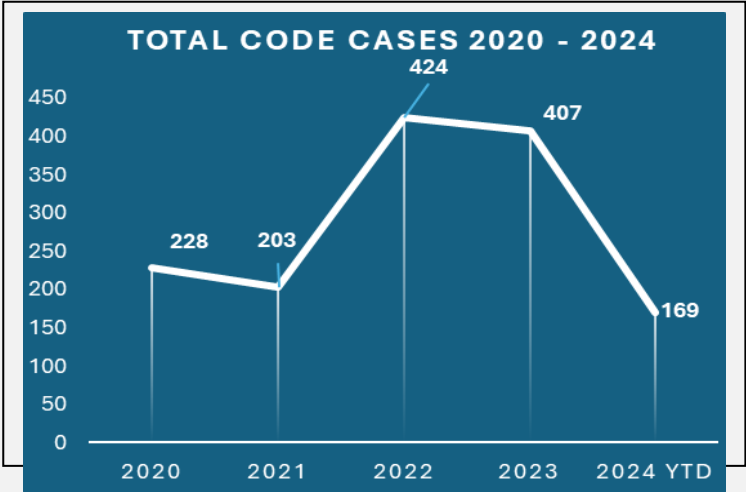
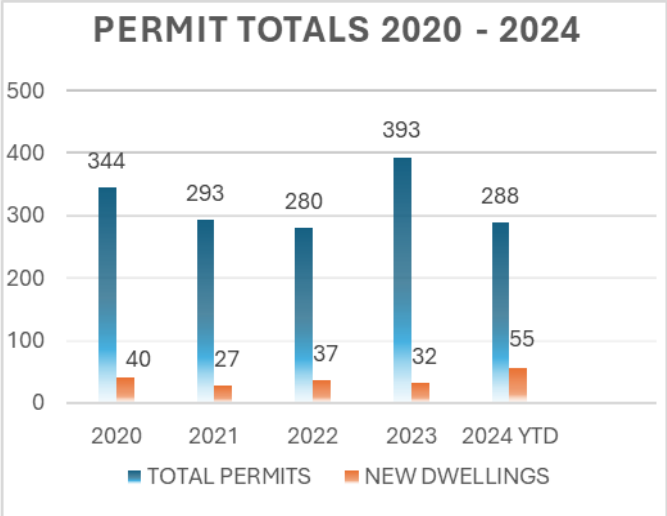
- VICE CHAIRMAN

COMMISSION MEMBER REPORTS

PLANNING DIRECTOR REPORT

GENERAL INDICATORS

	2020	2021	2022	2023	2024 YTD	NOVEMBER
Zoning Permits	344	293	280	393	288	24
New Dwelling Units	40	27	37	32	55	5
New Code Enforcement Cases Open	228	203	424	407	169	13
Code Enforcement Cases Closed			361	378	109	6
Code Enforcement Inspections & Re-Inspections	--	--	--	--	369	29
Land Use Applications	26	29	56	36	43	6
Code Amendments	1	7	2	4	1	1
Sign Permits	39	47	41	62	44	5
Business Licenses	151	172	155	148	126	4
Short-Term Rentals	--	1	13	5	5	0
Administrative Variance	--	--	--	4	1	0
COA Administrative Review	--	--	--	39	16	1
COA Board Review	--	--	--	11	12	2
Solicitor/Itinerant Merchant	--	--	--	10	25	3
Urban Agriculture	--	--	--	18	11	0
Alley Vacation	--	--	--	5	2	1
Right of Way Utilization Permits				46	104	4
Walk-Ins to Planning & Zoning	--	--	--	--	2462	200



SPECIAL PROJECTS UPDATES/NEWS

- **Chapter 175 and 148 Rewrite:** A rough draft of Chapter 175 was distributed to the Planning Commission August 7, 2024 and is currently in review.
- **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 did not meet in November.
- **BZA** - The Board of Zoning Appeals held one meeting in November to discuss the BZA By-Laws and voted to approved the amended By-Laws..

- **PC** – In November the Planning Commission (PC) held one (1) regular meeting and two (2) work sessions. At their regular meeting the PC approved to advertise for a public hearing at the December 18, 2024 regular meeting a Zoning Text Amendment to Chapter 175 to include performance standards for tobacco, smoke or vape shops in the C-1 and C-3 Commercial Districts within Town limits and a Comprehensive Plan Amendment to amend the area between Strasburg Road and Duck Street from a future land use designation of commercial to neighborhood residential. The PC again postponed a decision until the December 18, 2024 regular meeting for a Special Exception application for relief of parking requirements in Town Code Chapter 148-870A.2 located at 654-B W. 11th Street to allow the applicant additional time for further consultation on additional parking. At their work sessions the PC discussed the Zoning Text Amendment and Article 2 of the Draft Zoning Ordinance.