

PLANNING COMMISSION WORK SESSION
Wednesday, February 4, 2026 @ 6 PM
Town Hall – 2nd Floor, East Conference Room

AGENDA

CALL TO ORDER

ROLL CALL

WORK SESSION BUSINESS

1. **2500610** – An application submitted by Veronica Tello to allow a Short-Term Rental, as defined in Town Code §175-3, identified by Tax Map 20A7-4-93 and located at 214 Lee Street. The property is zoned R-3, Residential District and is located within the Historic Overlay District.
2. **2600013** - An application submitted by Dana Cline requesting an amendment to the zoning map to reclassify two vacant lots on Grand Avenue, identified by Tax Map 20A6, Section 6, Block 4, Parcels 11A and 14A, from R-1, Residential District to R-3, Residential District.
3. **2600021** – A application submitted by Monteverde Engineering & Design Studio on behalf of Squirrel Hill 1 LLC, requesting a Special Exception from Town Code Chapter 148-860-A.6. e. which limits the maximum height of a retaining wall to six (6) feet. The applicant is requesting to increase the maximum allowable wall height to ten (10) feet, for undeveloped properties located on Orchard Street, identified by Tax Map 20A6, Section 5, Parcels 8-1, 8-2, 8-3, 8-11, and 8-12.
4. **2500319** – A Zoning Text Amendment to Town Code sections §175-3 - Definitions, to define the use of an “Auxiliary Dwelling Unit”; §175-11, §175-12(A), §175-18.2(A), §175-20, §175-29(A), and §175-37.3(A) to add ADU’S as a by-right use; and to establish §175-115 “Auxiliary Dwelling Unit” performance standards within the Supplementary Provisions of Town Code.

ADJOURNMENT

WORK SESSION ITEM 1

2500610 – A Special Use Permit Application to allow a Short-Term Rental, as defined in Town Code §175-3, submitted by Veronica Tello, and located at 214 Lee Street, identified by Tax Map 20A7-4-93. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

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

Main: 540.635.4236
Fax: 540.631.2727
planning@frontroyalva.com

Permit #: 2500610
Fee Amount: \$1200.00
Date Paid: 12/23/25
Date Received: 12/23/25

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: Veronica tello PHONE: 703-7981772
ADDRESS 12300 Cannonball Rd Fairfax, VA, 22030
E-MAIL Veronicadecontreras77@gmail.com

PROPERTY OWNER:

NAME: Veronica tello PHONE: 703-7981772
ADDRESS 12300 Cannonball Rd Fairfax, VA 22030
E-MAIL Veronica de contreras 77@gmail.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 214 Lee St Front Royal, VA
TAX MAP 20A7 SECTION 4 BLOCK _____ LOT 93
SUBDIVISION NAME _____
ZONING DISTRICT R3 ACREAGE 0.25a
SPECIFIC SPECIAL USE PERMIT REQUEST _____

☒ Whole house rental

☐ Partial rental, # of rooms rented _____

☐ Primary Residence

☐ Secondary Residence

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

☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.

☒ Provide a map of area attractions

☐ Provide proof that notification to operate was sent to the HOA, if applicable.

(NO HOA)

☒ Complete management plan.

☒ Written consent given to the Town to inspect for compliance.

☒ Emergency dwelling evacuation diagram (posted in each bedroom)

☒ Application fee of \$1200.00

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) Veronica telh
at (phone number) 703 798 1712 or (property manager) _____
at (phone number) _____.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Fire Department: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

****If no answer please call the Warren County Sherrif's Department:** 540-635-4128 or 911

Front Royal Fire & Rescue: 540-635-3830 or 911, 200 Skyline Vista Drive, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 10 People and 4 Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Minimum available parking is 3 vehicle(s) in the driveway.

TRASH AND RECYCLING

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

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

Trash receptacles are located next to the driveway / basement door on the left side of the house.

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

Trash is collected on tuesdays mornings and the trash receptacle will be picked up from the street right in front of the house, next to the driveway.

CHECK-IN & CHECK-OUT

Provide details

We will add a smart lock at the door for an easy check-in. As well, instructions and house rules will be provided in advance for a clear understanding.

WIFI/PHONE/ETC

Provide details for special amenities if available

We provide Wi-Fi for all our guests.

SPECIFIC PROPERTY DETAILS

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

The house will have amenities like but not limited to the following: HVAC, complete kitchen, stove, microwave, dishwasher, laundry room with washer & dryer, fenced backyard with dog area, & others.

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

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

- No shooting of firearms
- No outdoor fire burning
- No fireworks

* NO parties or events allowed at the property.
* NO more than 2 dogs allowed under case by case situations.
* NO firearms allowed at the property.

Revised 7/3/2025

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trash is collected on tuesday mornings and the trash receptacle will be picked up from the street right in front of the house, next to the driveway.

As per Town Code Chapter 175-3 “Definitions”

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$1200.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the current Uniform Statewide Building Code; and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.
- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.

- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

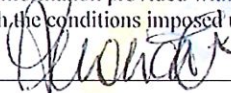
Property Owner's Signature: _____



CERTIFICATION:

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

Signature _____



Date _____

DEC 22/2025

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.

SPECIAL USE PERMIT APPLICATION PACKAGE

Property: 214 Lee St, Front Royal, VA 22630

Applicant: Veronica Tello

Email: veronicadecontreras77@gmail.com

Phone: 703-798-1772

1. REQUEST NARRATIVE

I am requesting a Special Use Permit to operate a Short-Term Rental at 214 Lee Street, Front Royal VA.

The house has five bedrooms and will be rented as a full-house short-term rental with a maximum occupancy of 10 guests.

On-site parking is provided via a private driveway on the left side of the home, accommodating two vehicles.

No street parking will be needed or allowed.

The rental will be professionally cleaned between each stay. A 24/7 local contact will be available.

The use will not alter the residential character of the neighborhood.

2. PROPERTY MANAGEMENT PLAN

A. Guest Booking & Screening

- Reservations through Airbnb/VRBO
- ID verification required
- No local same-day bookings
- No third-party bookings

B. Maximum Occupancy

- Max 10 guests
- Entire home rental

C. Parking Plan

- Driveway on LEFT side
- Capacity: 3-4 vehicles Max
depending on size of car

D. Trash Plan

- Tied bags required
- All trash placed in outdoor bin
- No trash left outside
- Host manages curb placement

E. Noise Control

- Quiet hours 10 PM–8 AM
- No outdoor gatherings after 10 PM
- No parties or events

F. Safety

- Smoke detectors in all bedrooms/hallway
- Carbon monoxide detector in hallway
- Fire extinguisher in kitchen
- First aid kit in hallway

- Evacuation map posted

G. Emergency Contact

Name: Veronica Tello

Phone: 703-798-1772

Email: veronicadecontreras77@gmail.com

H. Cleaning Procedures

- Professional cleaning after every stay
- Linens washed between stays
- Monthly safety checks

3. GUEST RULES

House Rules – 214 Lee St

1. Check-in 4 PM / Check-out 10 AM
2. Max 10 guests
3. Quiet hours 10 PM–8 AM
4. No parties or events
5. Only registered guests allowed
6. No smoking inside
7. Park ONLY in driveway
8. Place bagged trash in outdoor bin
9. No furniture moving
10. Report damage immediately

4. EMERGENCY EVACUATION PLAN

Emergency Contacts:

- 911 Police/Fire/EMS
- Local Contact: Veronica Tello (703-798-1772)

Evacuation Routes:

- Front door to Lee St
- Back door to yard
- Bedroom windows as secondary egress
- Assembly Point: Bottom of driveway

Fire Safety:

- Fire extinguisher under kitchen sink
- Smoke detectors in bedrooms & hallway
- CO detector in hallway
- First aid kit in hallway closet

Emergency Evacuation Plan

Property Address: 214 Lee St, Front Royal, VA

1st Floor

- Bedroom (Front Left): Window to front porch (egress), window to side of house
- Exits: Front door (center front of house), back door from kitchen (right/back), back door from dining area (left/back)
- Evacuation route: Follow marked path to nearest exit → front yard or backyard porch

Second Floor

- Room 2 (Front): Windows facing front and right side
- Room 3 (Front): Windows facing front and left side
- Room 4 (Back Left): Windows facing left side and backyard
- Bathroom: Large window facing back of house
- Entertainment/Laundry Room: Windows facing backyard and right side
- Stairs: Two staircases down to 1st floor (living room and kitchen)

Attic Level

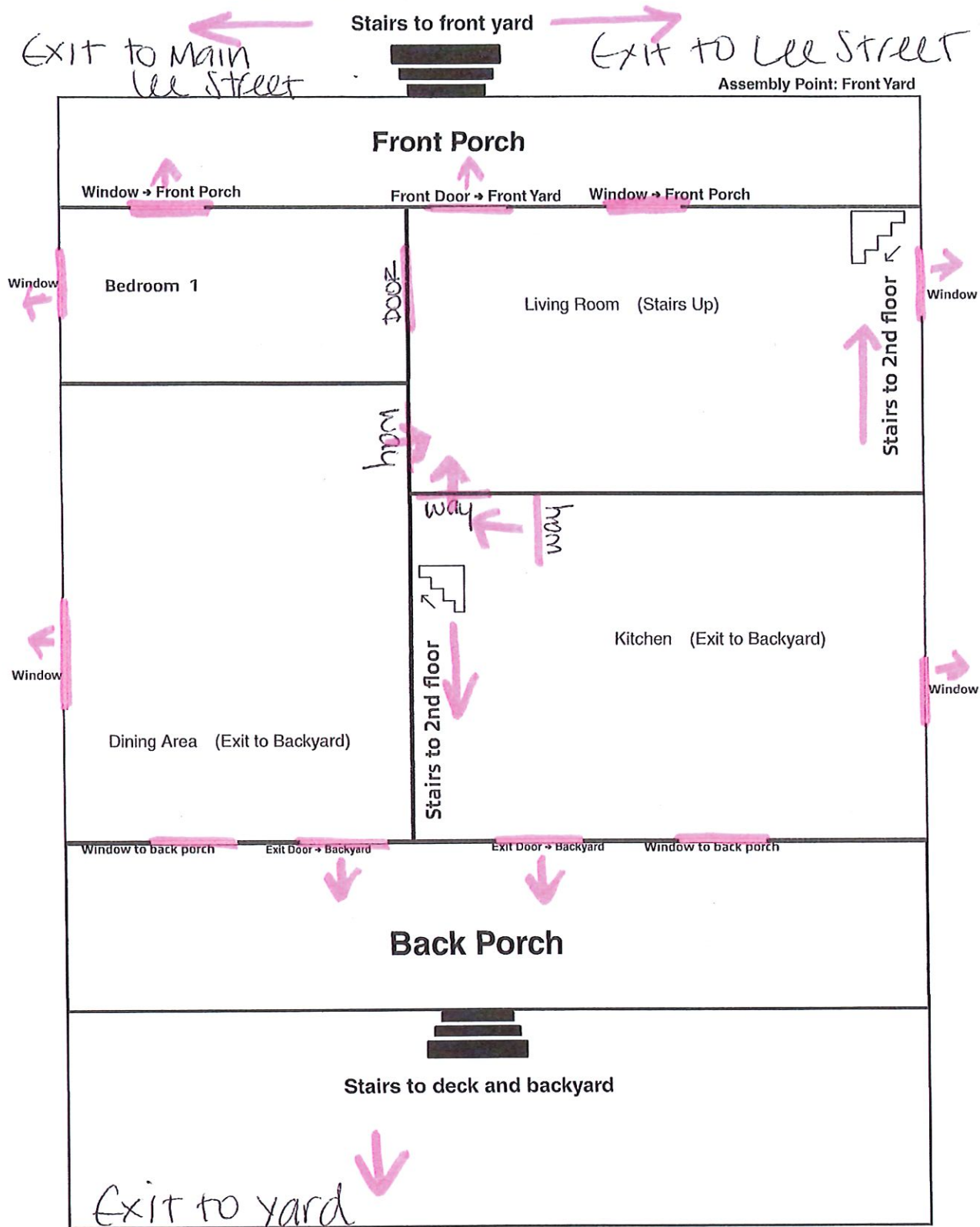
- Living area with two windows: front-facing and backyard-facing
- Staircase access from entertainment/laundry room
- Evacuate via stairs to 2nd floor then exit through nearest door

Neighborhood Evacuation

- Exit property to front yard → Lee St
- Follow Lee St toward main road as indicated by evacuation arrows
- Assembly point: Front yard

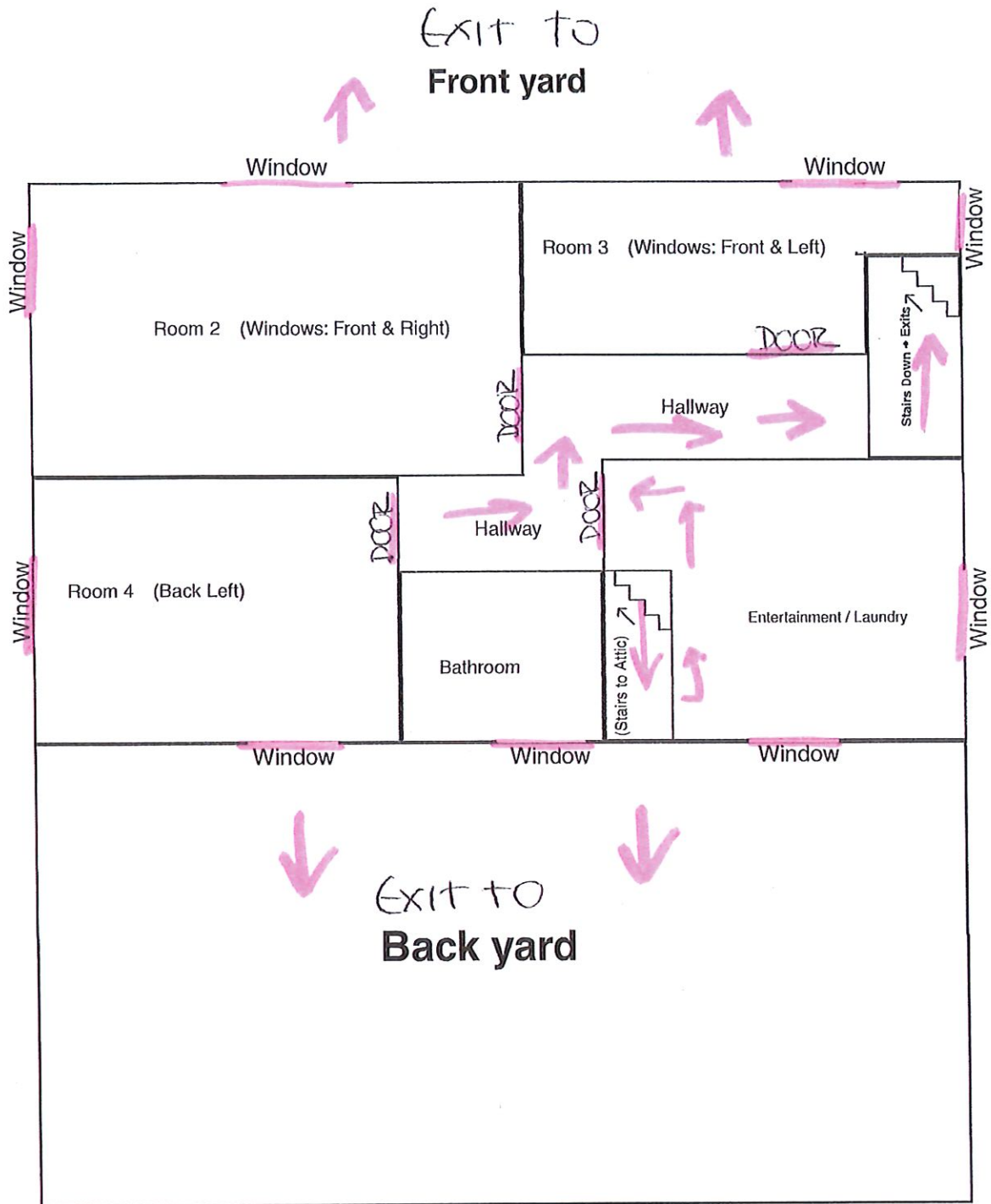
Note: Cellar/basement is not accessible to guests and is excluded from guest evacuation routes.

Emergency Evacuation Diagram – 1st Floor



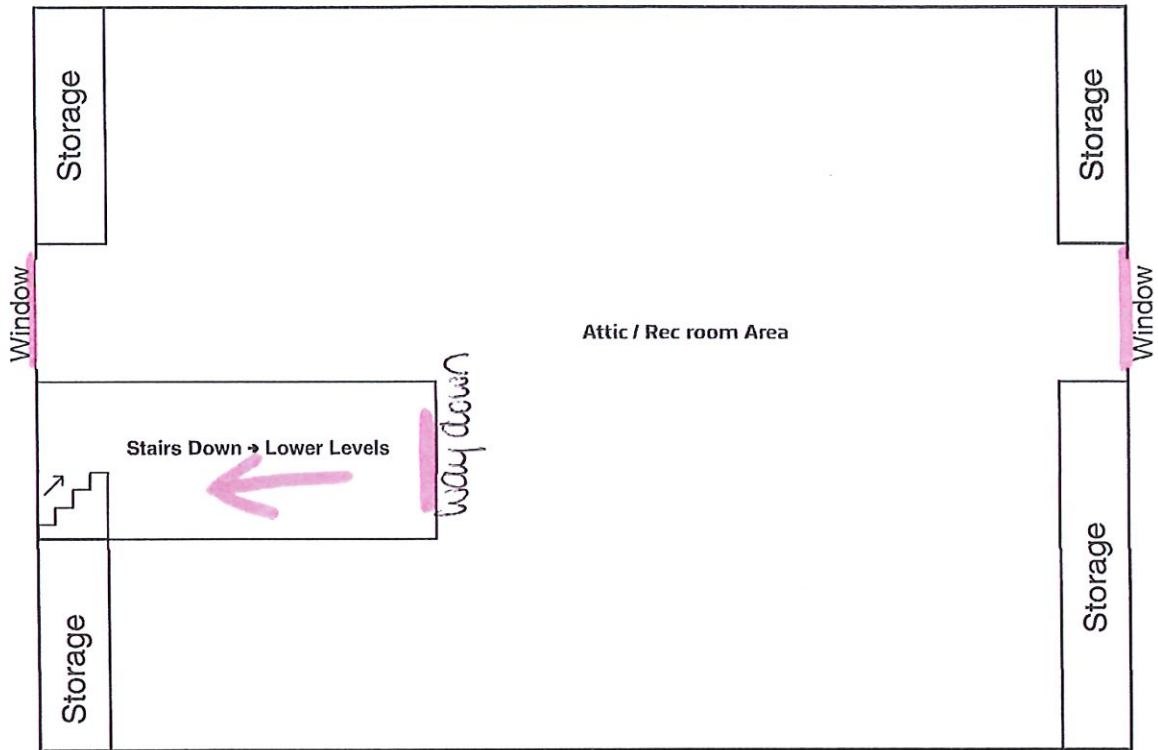
Emergency exit
using front door,
back doors and
windows

Emergency Evacuation Diagram – 2nd Floor



Emergency exit to
main level using
stairs or windows

Emergency Evacuation Diagram – Attic Level



Emergency exit by
using the stairs to
main level or
windows on each
side of the house

BK 552 PG 338

● DENOTES IRON PIN
○ DENOTES EXISTING PIN OR PIPE
NOTE - PARCEL IN FLOOD ZONE C
PER HUD MAPS.

MAY 1, 1995

SURVEY OF THE ELIZABETH T. RIVES PROPERTY
RECORDED IN D. B. 115, PG. 315.

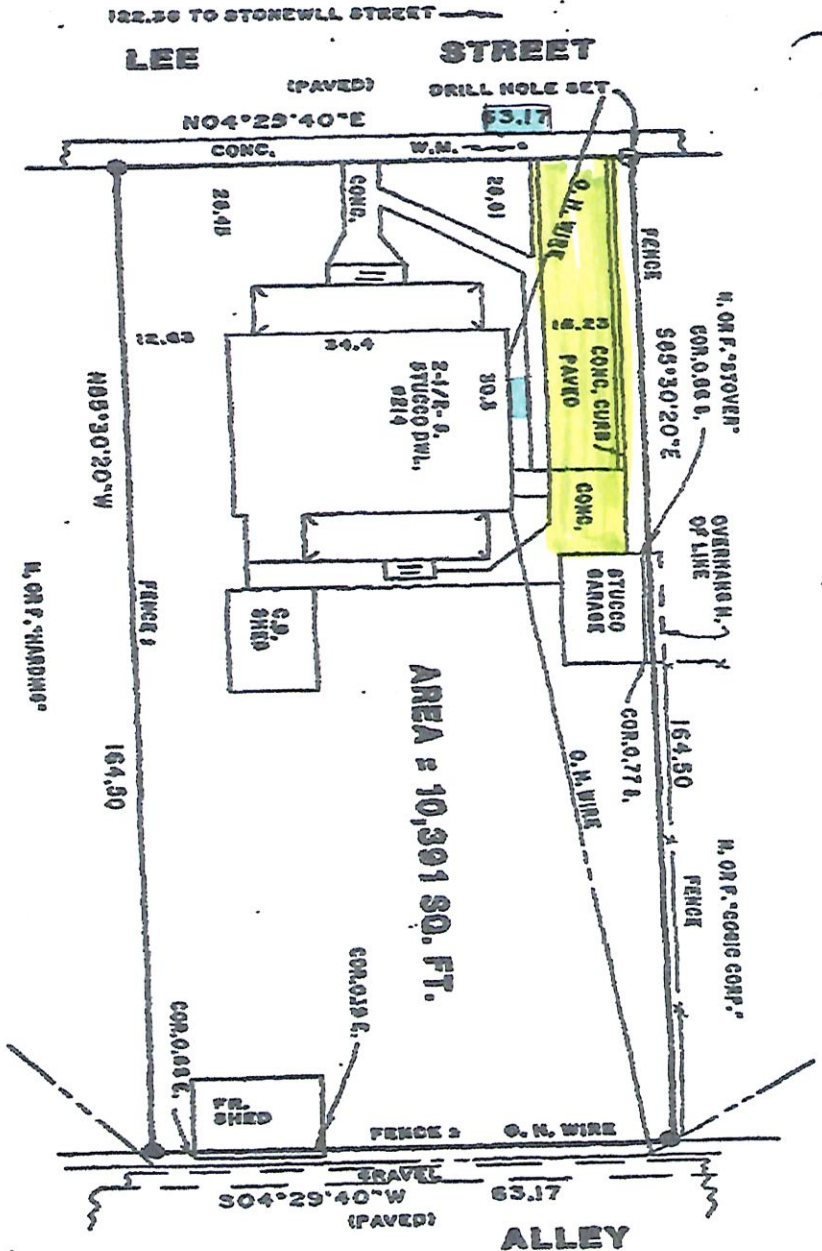
FORK MAGISTERIAL DISTRICT
WARREN COUNTY

TOWN OF FRONT ROYAL, VIRGINIA

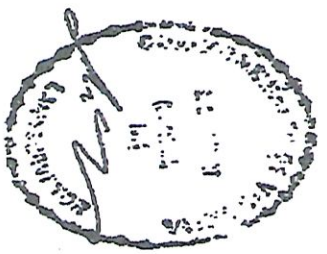
PREPARED BY

LARRY C. HINELRIGHT P.C.
PROFESSIONAL LAND SURVEYOR
694 RED BUD ROAD, STRASBURG, VA.
PHONE 465-6767

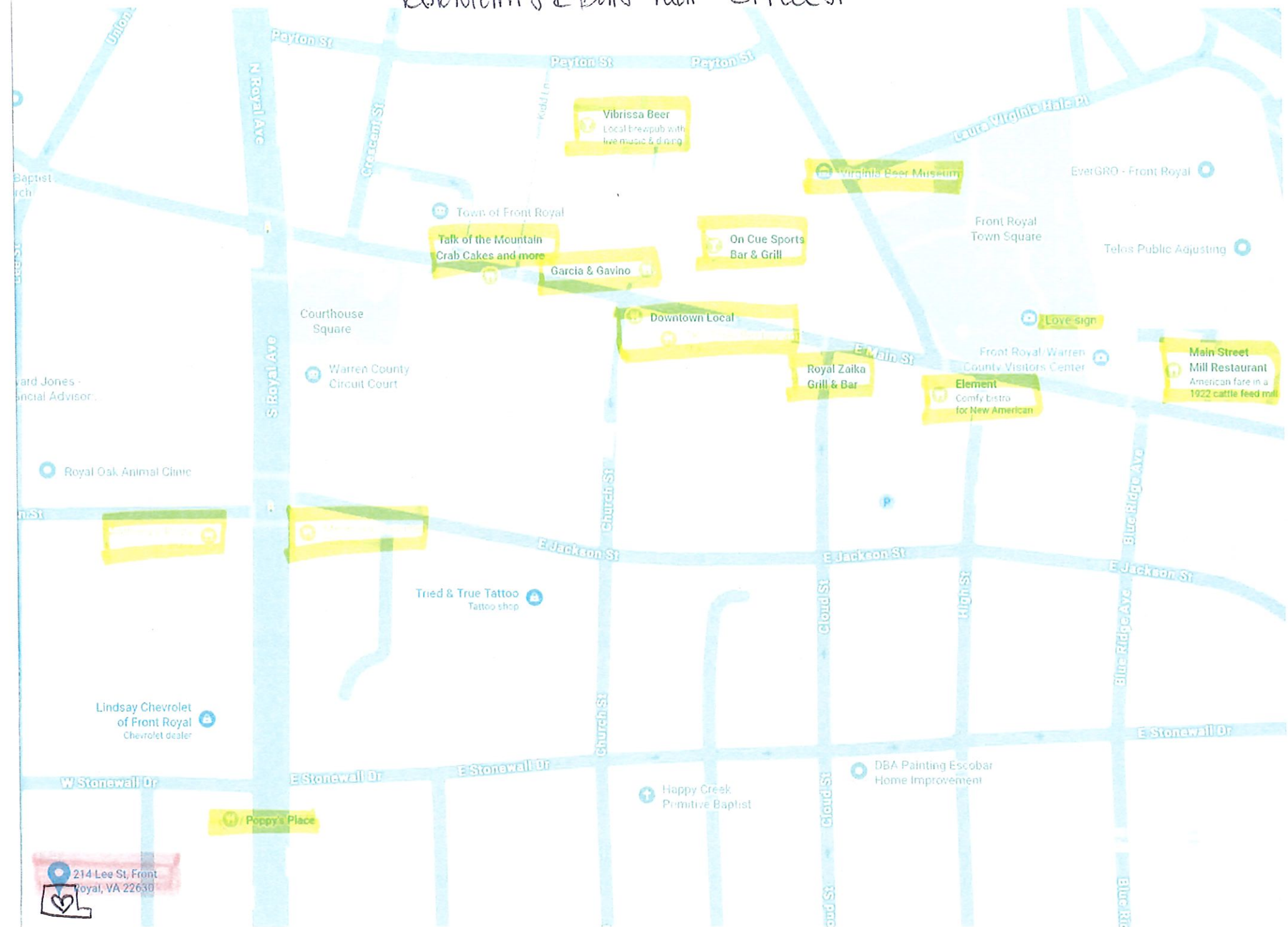
PRIVATE
DRIVEWAY for 3-4 cars
Refuse area - pickup &
bin storage



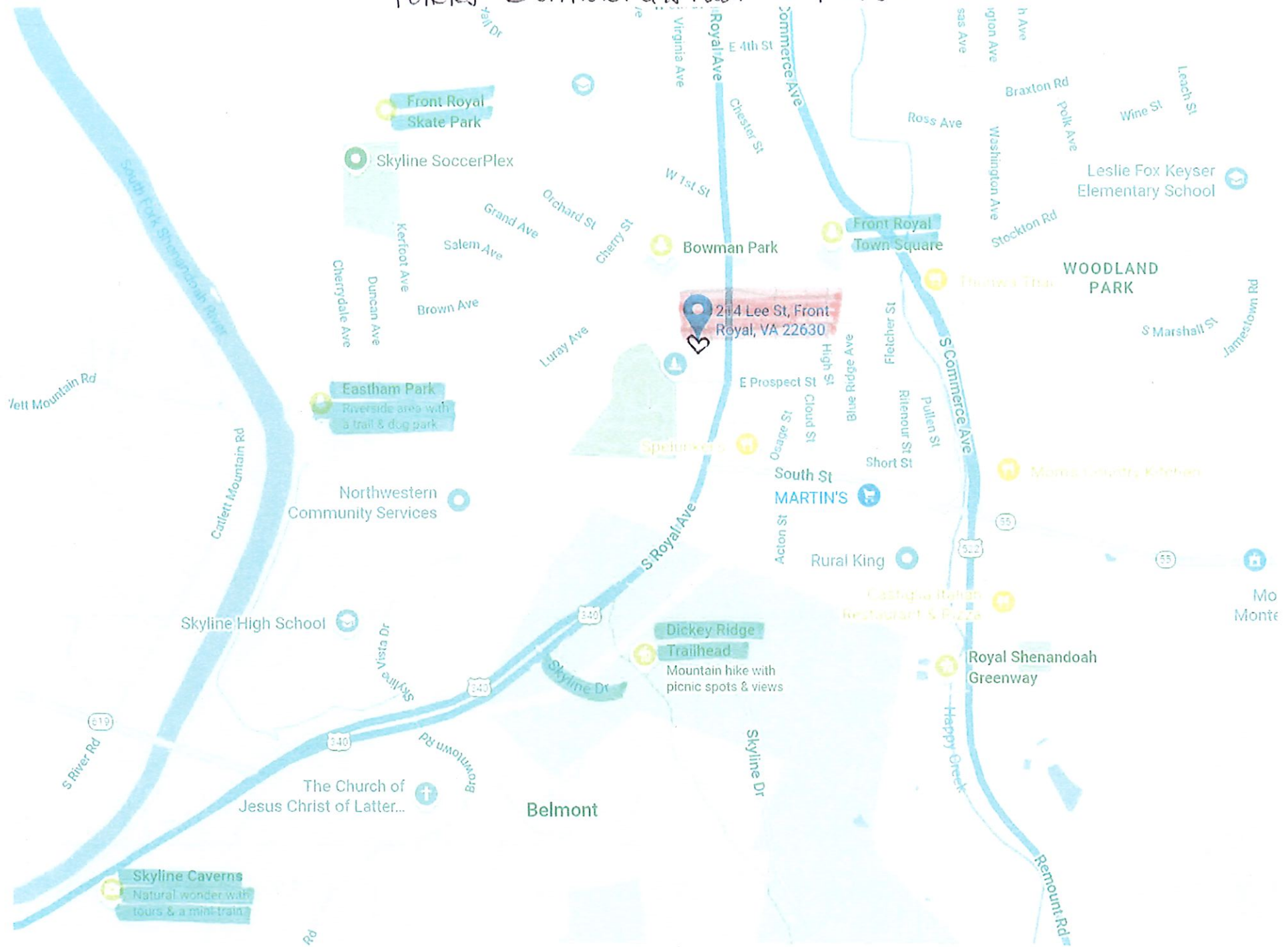
SCALE - 1" = 20'



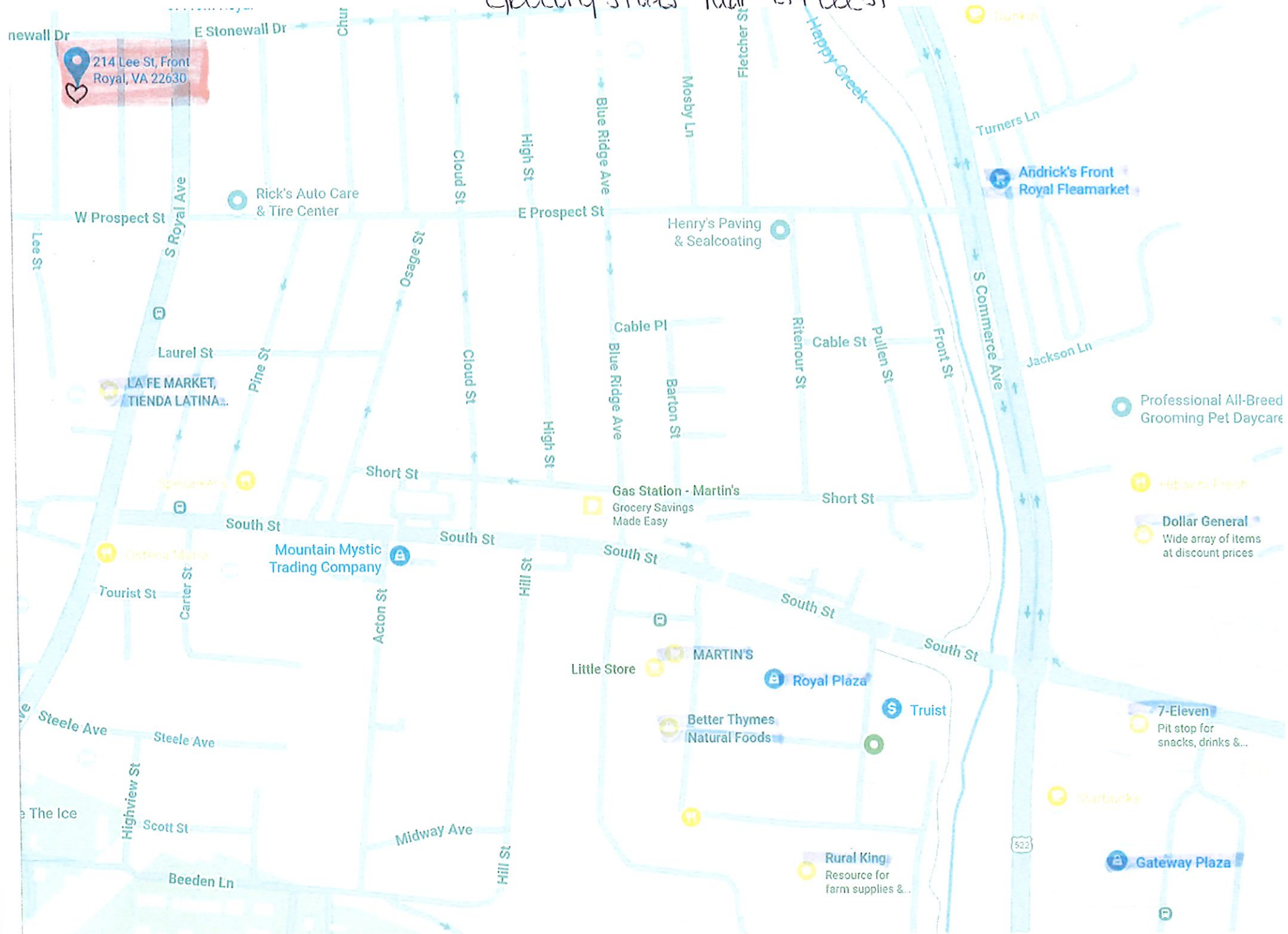
Restaurants & Bars near 214 Lee St



Parks & attractions near 214 Lee St



Grocery stores near 214 Lee St



WORK SESSION ITEM 2

2600013 - A Rezoning Application submitted by Dana Cline requesting an amendment to the zoning map to reclassify vacant lots on Grand Avenue identified by Tax Map 20A6, Section 6, Block 4, Parcels 11A and 14A, from R-1, Residential District to R-3, Residential District.

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

Main: 540-635-4236
Fax: 540-631-2727
planning@frontroyalva.com

Permit: # 2600013
Fee Amt: \$650.00
Date Paid: 1-9-26
Date Received: 1-9-26
by CLC

REZONING APPLICATION

APPLICANT:

Name: Dana Cline **Phone:** 540-671-2410
Address: 1728 Rivermont Drive, Front Royal, Va. 22630
E-Mail: _____

PROPERTY OWNER OF RECORD:

Name: Same **Phone:** _____
Address: _____
E-Mail: _____

PROPERTY DESCRIPTION:

Location/Street Address: Between 211 and 303 Grand Avenue
Number of Lots: 2 **Total Acreage:** 22,500 Sq. Ft.
Tax Map Identification for each parcel (Map, Section, Block and Lot):
T.M. 20A6-6-4
Lots 11A and 14A
Subdivision Name: (if applicable) Hoffman Heights

REQUEST:

Existing Zoning: R-1 **Proposed Zoning:** R-3 D.C.
Existing Use: Vacant land **Proposed Use:** Residential

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. Cash, Check, or Credit Card may be used pay the application fee. Checks should be made payable to the Town of Front Royal. Credit Card processing fee is 2.35% plus .25 cents. The application fee is due at the time of submittal.
 - Proffer Amendment or Concept Plan/Master Land Use Plan Revision = \$650.00
 - 1 Acre or Less = \$650.00
 - Over 1 Acre = \$650.00 + \$100.00/acre or a portion thereof.
 - Downzoning = Over 1st Acre \$650.00
2. Surve 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 the Planning and Zoning Director).
4. Traffic Impact Analysis (If required).
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Planning and Zoning 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.

Dana M. Cline
Signature of Property Owner

Signature of Applicant (if different)

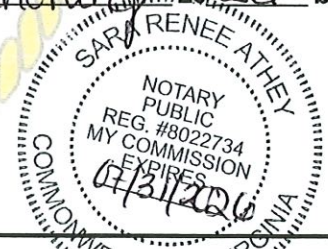
City/County of Warren, Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 2nd day of January, 2026 by

Dana M. Cline
(Name of person seeking acknowledgement)

Sara Renee Athey
Notary Public

Notary registration number: 8022734 My Commission: 07/31/2026



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.

Statement Of Justification

Dana Cline

Lot 11A Grand Ave.

Lot 14A Grand Ave.

Front Royal, Va. 22630

To The Town Council

I am requesting the rezoning of Lot 11A and Lot 14A on Grand Ave from R-1 to R-3. I am asking for this change due to a lack of available new housing for sale or for rent in Front Royal. As the years go by, more and more people are relocating from the city to our area. I feel with this small change, I would be doing my part to help with this problem.

These lots on Grand Ave. would be perfect for families with young children or even the elderly looking to retire. The current two lots have plenty of extra space for duplexes to be built. Each duplex lot would need 3,750 SQ.FT. I will have 5,625 SQ.FT. For the width of the lots, I need at least 30 FT. and I'm going to have 37.5 FT. On the sidelines, I need 7FT. but I will have 15.5 FT.

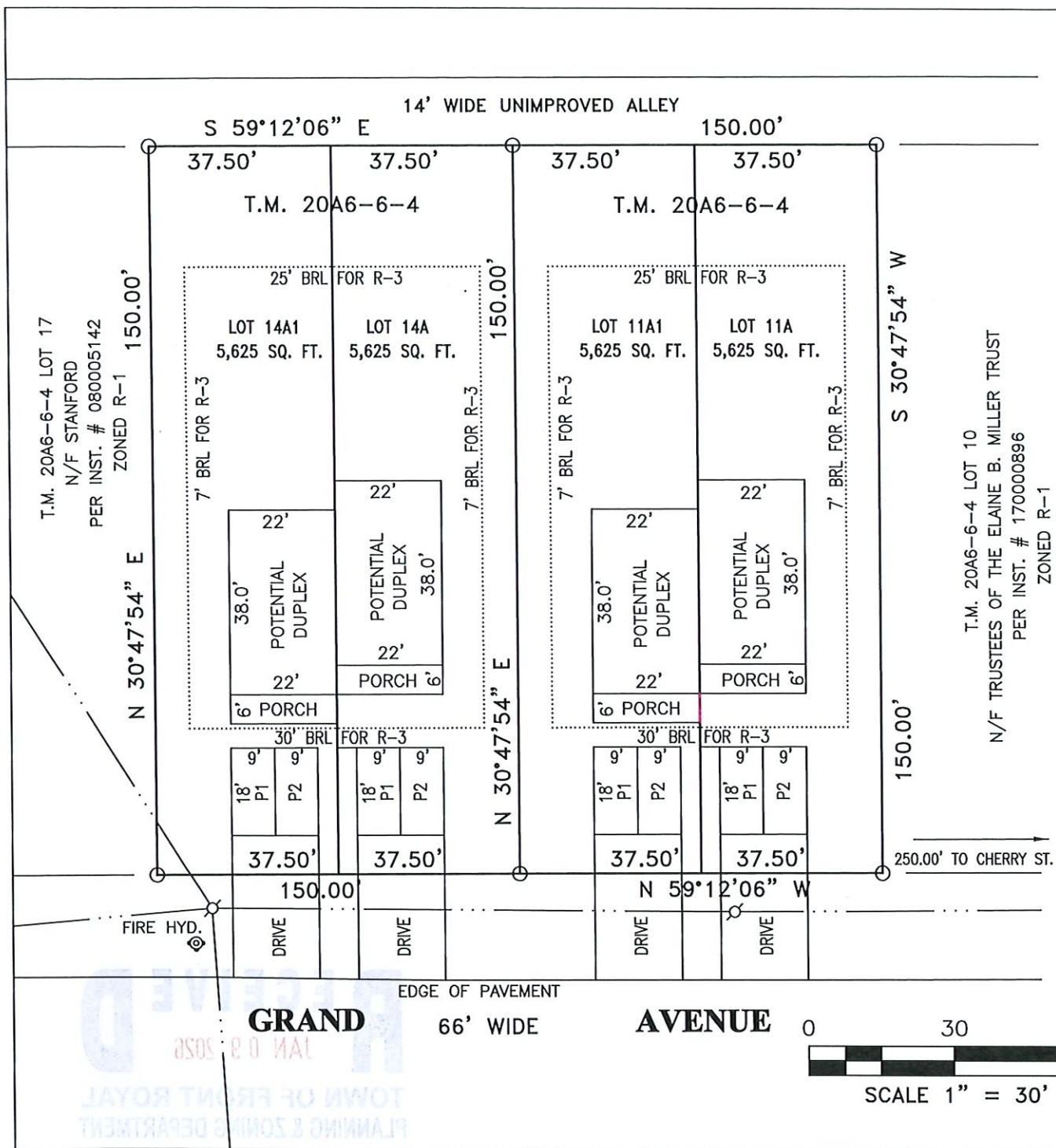
With all this extra space and the lots being almost level from the street, this will be perfect for sidewalks along Grand Ave., two concrete apron parking spaces per duplex and still have plenty of yard on the sides and in the rear. There will be plenty of yard space for children to play, while the adults will have front porches to enjoy.

Finally, I would like to bring to your attention, that my lots back up to Orchard ST., which is zoned R-3.

Dana M. Cline

1-9-2026

PER DEED BOOK 22 PAGE 228



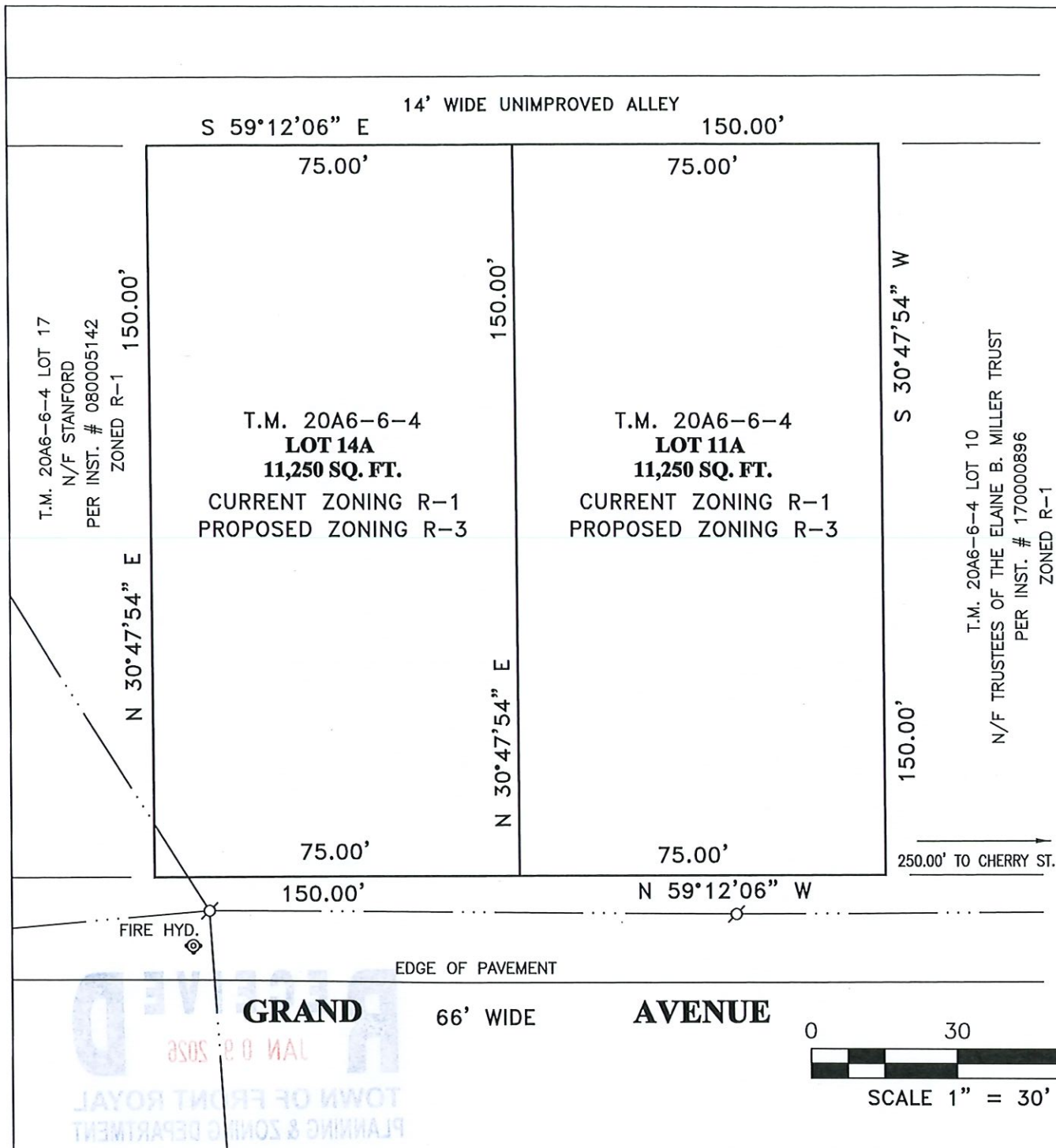
NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: DANA MATTHEW CLINE
PER INST. # 200006811
PLAT REF: INST. # 260000024.
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

CONCEPTUAL LAYOUT OF POTENTIAL DUPLEX LOTS
BLOCK 4, MAP OF HOFFMAN HEIGHTS
IF REZONED TO R-3
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL, VA.
WARREN COUNTY, VA.

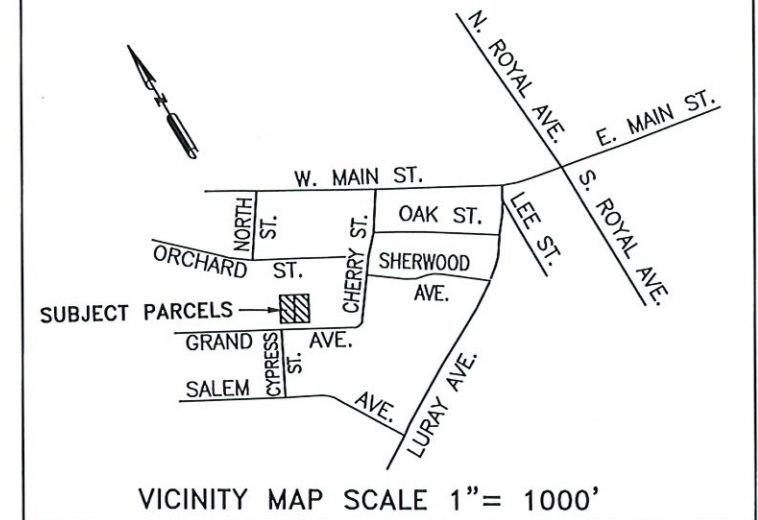
⊗ DENOTES UTILITY POLE.
— DENOTES OVERHEAD WIRES.

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
JANUARY 5, 2026





PER DEED BOOK 22 PAGE 228



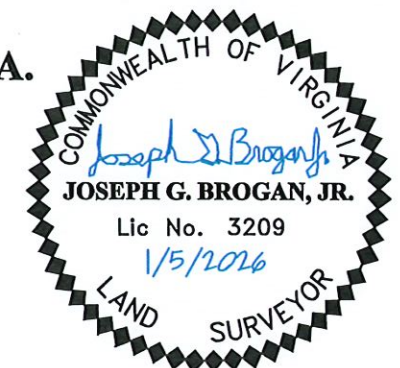
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PLAT REF: INST. # 260000024.

PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

**PROPOSED REZONING OF LOTS 11A AND 14A
BLOCK 4, MAP OF HOFFMAN HEIGHTS
FORK MAGISTERIAL DISTRICT**

**TOWN OF FRONT ROYAL, VA.
WARREN COUNTY, VA.**

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
JANUARY 5, 2026



Citizen Emails Rezoning 2600013
Opposing Rezoning

Connie Potter

From: Nancy Lee <nancytlee3@gmail.com>
Sent: Sunday, January 18, 2026 7:59 AM
To: Planning and Zoning
Subject: Refining Grand Ave.

This email is in response to Mr. Dana Cline's request to rezone Grand Ave. so he can build town houses on Grand Ave. I am opposed to this rezoning!!!! As a resident living on Grand Ave for 40 years I so no justification to adjust the zoning of our street.

Please let my email be a part of the hearing.

Thank you

Dr. Nancy Lee

nancytlee3@gmail.com

Sent from my iPhone

Connie Potter

From: Pattie McHugh <pattie.mchugh@gmail.com>
Sent: Sunday, January 18, 2026 11:09 AM
To: John Ware; Connie Potter; Lauren Kopishke; Planning Commission
Subject: Request to Deny zoning change

January 18, 2026

Front Royal Planning Commission

Subject: item # 2600013 request to rezone Grand Avenue from R-1 to R-3

It has come to my attention that Dana Cline has proposed building two duplexes and requested rezoning Grand Avenue property to accommodate this development.

As an 11 year homeowner on Grand Avenue, I respectfully and strongly urge the Town Planning members to deny this request.

1. Building two duplexes that require rezoning to R-3 in this unique, historic neighborhood, will by definition, compromise the character and devalue this well established single-family-home community.
2. The two duplexes proposal will bring 4 families and a minimum of 8 cars, creating a serious parking issue on our street.
3. Safety for our children will be at risk.
Currently, our neighborhood children ride bikes and play safely on Grand Avenue and Cypress. This huge increase of population and traffic will jeopardize their safety.
4. There are many other properties that Dana Cline can consider without sacrificing and devaluing the integrity of our well established neighborhood. Why not build a single family home on this parcel in keeping with the unique, quiet, historic integrity of Grand Avenue?
5. These homes are family owned or long term rented with pride. The neighbors here are very invested in looking out for each other. Please vote to deny this proposal and maintain our R-1 zone.

Respectfully,
Pattie McHugh
334 Grand Avenue
540-845-9847
Pattie.mchugh@gmail.com

Sent from my iPhone

Connie Potter

From: granne68@yahoo.com
Sent: Sunday, January 18, 2026 8:59 AM
To: Planning Commission; Lauren Kopishke; John Ware; Connie Potter
Subject: Opposition to Proposed Grand Avenue Rezoning

January 18, 2026

To: Town of Front Royal Planning Commission
Subject: Item 2600013 for January 21, 2026 Regular Meeting

Please distribute this email to all members of the Town of Front Royal Planning Commission prior to the Regular Meeting on January 21, 2026, and request that that it also be included with the official public comments.

Thank you!

We strongly oppose the proposal put forth in Consent Agenda item #2 to rezone property on Grand Avenue from R-1 to R-3. Here's why:

1. **Failure to provide required notification:** The Rezoning Application requires that the "*Town Staff will place a public hearing sign at the location of the proposed rezoning.*" As of 5PM on January 17th this had not been done (see photo below). We are not "adjacent" property owners but our proximity makes us "affected" property owners. We learned of this agenda item yesterday from a neighbor and thus have not had an opportunity to thoroughly evaluate the proposal nor to discuss the impacts with neighbors. This is an egregious oversight. The only reasonable remedy is to **remove this from the consent agenda and revisit it after the Town Staff fulfills its responsibility to post the required sign.**
2. **The proposal lacks specificity:** The sketch provided with the application shows four "potential duplexes" each with a footprint of 22' x 36'. Are these single story? If so, a dwelling of 836 square feet (gross) is seriously at odds with the character of the neighborhood. How many stories ... how many usable square feet ... how many bedrooms ... how many bathrooms ... stick built or masonry ... basements? Details please.
3. **Property values can be expected to plummet:** Shoehorning four tiny dwellings (quadruple the current standard) can reasonably be expected to negatively affect property values on Grand Avenue and surrounding roads. As the values of our homes decrease, the appraised values and real estate taxes will undoubtedly decrease. So the unintended consequence will be more demands for services and less tax revenue.
4. **The justification is of questionable merit:** The petitioner seeks to justify the need for rezoning due to a lack of available new housing for sale or rent in Front Royal and "I would be doing my part to help with this problem." This is not compelling. A Zillow search shows 128 homes for sale and 53 parcels for sale in zip code 22630. There are also an unknown number of privately-held undeveloped lots that will eventually be offered for sale. Supply is sufficient to meet demand.

For the reasons above, we request that the proposed rezoning be disapproved or pulled from the agenda.

Respectfully,

Steve and Anne Earle
400 Grand Avenue
Front Royal, VA
540-635-1348
deckhandsteve@yahoo.com
aearle2000@yahoo.com



Connie Potter

From: KrissaG <karissalgreen@gmail.com>
Sent: Sunday, January 18, 2026 10:40 AM
To: granne68@yahoo.com
Cc: Planning Commission; Lauren Kopishke; John Ware; Connie Potter; Derrick Green
Subject: Re: Opposition to Proposed Grand Avenue Rezoning

Please include 327 Grand Ave, Front Royal, VA 22630 in the opposition to this particular planning item.

We will have a formal letter provisioned to all parties by tomorrow outlining our opposition and the legal basis for such opposition.

As of 10:00am this morning January 18th, 2026, the Town has still failed to provision appropriate notice and signage. Though not adjacent, we are also affected.

Secondarily, I find the nature of this inclusion without notice suspect given the recent improvements to the water line and hydrant.

Is this indicative of closed door meetings or simply coincidence?

Best Regards,

Karissa & Derrick Green
327 Grand Ave, Front Royal, VA 22630
571-778-2579

On Sun, Jan 18, 2026, 8:59 AM granne68@yahoo.com <granne68@yahoo.com> wrote:
January 18, 2026

To: Town of Front Royal Planning Commission
Subject: Item 2600013 for January 21, 2026 Regular Meeting

Please distribute this email to all members of the Town of Front Royal Planning Commission prior to the Regular Meeting on January 21, 2026, and request that that it also be included with the official public comments.

Thank you!

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1. **Failure to provide required notification:** The Rezoning Application requires that the "Town Staff will place a public hearing sign at the location of the proposed rezoning." As of 5PM on January 17th this had not been done (see photo below). We are not "adjacent" property owners but our proximity makes us "affected" property owners. We learned of this agenda item yesterday from a neighbor and thus have not had an opportunity to thoroughly evaluate the proposal nor to discuss the impacts with neighbors. This is an egregious oversight. The only reasonable remedy is to **remove**

this from the consent agenda and revisit it after the Town Staff fulfills its responsibility to post the required sign.

2. **The proposal lacks specificity:** The sketch provided with the application shows four "potential duplexes" each with a footprint of 22' x 36'. Are these single story? If so, a dwelling of 836 square feet (gross) is seriously at odds with the character of the neighborhood. How many stories ... how many usable square feet ... how many bedrooms ... how many bathrooms ... stick built or masonry ... basements? Details please.

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4. **The justification is of questionable merit:** The petitioner seeks to justify the need for rezoning due to a lack of available new housing for sale or rent in Front Royal and "I would be doing my part to help with this problem." This is not compelling. A Zillow search shows 128 homes for sale and 53 parcels for sale in zip code 22630. There are also an unknown number of privately-held undeveloped lots that will eventually be offered for sale. Supply is sufficient to meet demand.

For the reasons above, we request that the proposed rezoning be disapproved or pulled from the agenda.

Respectfully,

Steve and Anne Earle
400 Grand Avenue
Front Royal, VA
540-635-1348
deckhandsteve@yahoo.com
aearle2000@yahoo.com



Connie Potter

From: Elaine Miller <birdhouses44@gmail.com>
Sent: Sunday, January 18, 2026 1:55 PM
To: Planning Commission; Lauren Kopishke; John Ware; Connie Potter
Subject: Item 2600013 for January 21, 2026 Regular Meeting

To: Town of Front Royal Planning Commission
Subject: Item 2600013 for January 21, 2026 Regular Meeting

Please distribute this email to all members of the Town of Front Royal Planning Commission prior to the Regular Meeting on January 21, 2026 and include in public comments.

Dear Members of the Planning Commission,

I am writing as a lifelong resident of Front Royal to state my VERY strong opposition to the proposed rezoning of property on Grand Avenue from R-1 to R-3.

Front Royal is not simply where I live - - - it is where my family's history, work, and service to this town are rooted. I attended school here before leaving for college and later working as a stockbroker in Richmond. Even then, I would return to Front Royal on weekends and holidays, spending time on a quiet residential street with my family, which has long reflected the values and character of this community. This town has always been home.

I am the third generation of the Miller family to live in Front Royal, my daughter being the fourth. My grandfather, Dr. Robert E. L. Miller, Sr., practiced dentistry here and lived next door to the Methodist Church. He purchased the lots on Grand Ave in 1917, ensuring our family would have a place to call home for generations to come. My father, Dr. Robert E. L. Miller, Jr., also served this town as its dentist. Front Royal was built by families who lived here, worked here, and invested in the long-term well-being of the community. That continuity matters.

Established R-1 neighborhoods are a critical part of what makes Front Royal livable. They are intentionally designed to be quiet, low-density, and family-oriented. Rezoning these neighborhoods to R-3 undermines that purpose and replaces stability with density. Once high-density development is introduced into long-standing residential areas, the sense of community that residents rely on is lost — and it does NOT come back.

I am deeply concerned about the broader consequences of this type of rezoning. Higher-density development brings increased traffic, reduced green space, and greater strain on infrastructure that was never designed to support it. These changes permanently alter neighborhoods that have functioned successfully for decades.

I am also troubled by the increasing number of special use permits being granted for short-term tourist rentals, including Airbnb properties. When too many homes are removed from long-term residential use, opportunities for residents and families to purchase homes in Front Royal are reduced. Neighborhoods

begin to shift from places where people live and know one another to places of constant turnover, congestion, and diminished community connection.

Front Royal does not need to sacrifice its established neighborhoods to meet growth demands. Thoughtful planning requires drawing clear boundaries and respecting the intent of existing zoning. Changing R-1 neighborhoods to R-3 sends the wrong message about the Town's commitment to preserving its residential character.

For these reasons, I URGE the Planning Commission to recommend denial of the proposed rezoning from R-1 to R-3 on Grand Avenue.

Sincerely,
Elaine Barkley Miller
Front Royal, Virginia

Connie Potter

From: Ashley Miller <ashley.a.l.miller@gmail.com>
Sent: Sunday, January 18, 2026 12:10 PM
To: Planning Commission; Lauren Kopishke; John Ware; Connie Potter
Subject: Opposition to Proposed Grand Avenue Rezoning

To: Town of Front Royal Planning Commission
Subject: Item 2600013 for January 21, 2026 Regular Meeting

Please distribute this email to all members of the Town of Front Royal Planning Commission prior to the Regular Meeting on January 21, 2026.

Dear Members of the Planning Commission,

I am writing as resident of Front Royal and someone who grew up in the Grand Ave neighborhood to formally express my opposition to the proposed rezoning of property on Grand Ave from R-1 to R-3.

My connection to this neighborhood is deeply personal. This was my grandparents' home, and it is the place where I was raised. Today I walk the neighborhood regularly with my two senior dogs. Grand Ave has long been a quiet, low-density, single-family residential neighborhood, and that character has remained consistent for generations. The existing R-1 zoning reflects and protects the way this neighborhood has historically functioned and the environment in which families have lived and grown.

The proposed rezoning represents a significant departure from that intent. Increasing residential density on Grand Ave would alter the character of a neighborhood that was designed and maintained for single-family living. I am concerned about the resulting impacts on traffic, parking, infrastructure, and the overall quality of life for current residents.

I am also concerned about the environmental effects of higher-density development. The potential loss of green space and mature trees, along with increased impervious surfaces, could worsen stormwater runoff and disrupt the natural balance that has existed in this neighborhood for decades.

Additionally, rezoning to allow higher-density development introduces uncertainty for surrounding single-family homes. Changes in density and neighborhood character can affect property values and undermine the stability that long-standing residents rely upon.

Front Royal's growth should be approached thoughtfully and with respect for established neighborhoods and their history. Preserving the R-1 designation on Grand Ave helps protect not only the physical environment, but also the sense of continuity and community that has defined this area for generations.

For these reasons, I respectfully ask the Planning Commission to recommend denial of the proposed rezoning from R-1 to R-3 on Grand Ave.

Thank you for your time, consideration, and service to the Town of Front Royal.

--
Ashley Miller

211 Grand Ave., Front Royal, Va 22630

C: 434-242-2994

E: ashley.a.l.miller@gmail.com

Connie Potter

From: Marc Pierre Jansen <jansenmarcpierre@gmail.com>
Sent: Wednesday, January 21, 2026 4:13 PM
To: presley@frontroyalva.com
Cc: Planning and Zoning
Subject: Planning meeting concern

To Whom it may concern-

I would like to voice my concern about what I have heard may be an upcoming zoning change in my neighborhood which would allow the building of duplexes. I am the owner of 316 Cypress Street. Below are my concerns:

1. I do not see any public hearing sign on this property that would have alerted me and allowed me to schedule in the town meeting. I only found out about this proposed zoning change last minute through a neighbor.
2. My wife and I purchased our single family home over 10 years ago and have since done extensive renovations to the house in keeping with the current zoning regulations. We have respected these regulations and even changed our own renovation ideas to conform.
3. Most importantly this change would seriously alter the value and feel of the streets surrounding us. All the houses near us are single family homes of similar aspect and value. Adding duplexes devalues our homes and irrevocably damages the investments we have made. Adding duplexes benefits no one in our community but the builder and developer. Those of us who bought into this neighborhood and have invested in it long term are the losers.
4. Lastly our neighborhood infrastructure is not adequate to higher density housing. We have no sidewalks. Grand Avenue was recently ripped up to work on water pipes and the road is now a patchwork mess. Priorities that benefit residents need to be set and maintained. This is not the time to add multi family housing to an area which is a quiet, settled and existing single family home neighborhood.

Thank you for your time and attention to this.

Regards,

Marc-Pierre Jansen

Front Royal Planning Commission,

As long-time residents of 212 Grand Avenue, we oppose the application of Mr. Cline's to have his lots rezoned from R1 to R3 for the following reasons:

1. Lack of Notice. The residents of Grand Avenue have not formally been given notice of the proposed rezoning of Mr. Cline's 2 lots. There have been no written notices received, no advertisements in the newspaper and no sign posted on the lots in question.
2. Character of the neighborhood. Each of the properties that abut or are adjacent to the subject lots are single family ranch houses. The proposal lacks specifics of the proposed duplexes to evaluate the visual impact to the neighborhood.
3. Increased traffic. The neighborhood is adjacent to the Skyline Middle School with a lot of foot traffic by middle schoolers walking to and from the school. The neighborhood is also adjacent to several churches where there is a lot of foot traffic on Sunday's. The proposed plan provides 2 parking spots for each duplex, totaling 8 parking spaces. An additional 8 vehicles traveling through the neighbor increases the risk of accidents and the safety of the foot traffic in the area.
4. Increased utility demand and infrastructure load. 4 new residences will impact the demand on water and electrical resources. This will put certain strain on the water pressure and electrical availability. With at least 8 additional full-time vehicles on the street this will put additional load on the current roadway infrastructure in an area that already has torn up roads.
5. Decrease in environmental green space. The lots in question are heavily populated by trees and bushes providing fresh air, shade, and visual acuity. Removing these trees and vegetation will remove those as well as getting rid of the homes of countless animals.
6. Mr. Cline indicates there is a lack of housing resources available in the area. That simply is not true. A simple search on Realtor.com shows 195 properties for sale. Many of those properties have had their sales prices reduced, which indicates there is more supply than the demand. Adding additional residences to the population already available will only cause additional deflating values to the current properties that everyone has invested in. In addition, the homes values on Grand Avenue will decrease. A street full of single-family dwellings is more desirable than a street with multi-family dwellings sparse throughout.
7. Mr. Cline also indicates people want to relocate to our area to retire. Exactly. We purchased our home with that intention as well. What drew us to the neighborhood was the character of the home and the neighborhood. If Mr. Cline is successful in his request; he will be robbing us of our retirement vision in the area we have already invested our time, energy, and resources. Multifamily dwellings on the street will change the whole dynamic of the street thereby eliminating our retirement visions.
8. Mr. Cline purchased these lots from Ms. Miller several years ago knowing they were zoned R1. He once before attempted to build multifamily dwellings there and was denied. The fact that the neighboring street is zoned R3 is of no consequence to these lots. It appears Mr. Cline's sole intention is to build 4 units where one would typically go. That means for sales and more money for Mr. Cline. We suggest that if Mr. Cline wishes to only build duplexes, that he purchases properties in the areas already zoned for that. In the meantime, we'd be happy to have another single-family dwelling on the street to maintain the neighborhood's ambiance.

For these reasons, we respectfully request the Commission deny the application for rezoning.

Thomas and Margaret O'Fallon
212 Grand Avenue
Front Royal, VA 22630

Petition Opposing Rezoning from R-1 to R-3 on Grand Avenue # 2600013

We, the undersigned residents and property owners, respectfully submit this petition to formally oppose the proposed rezoning of property on Grand Avenue from R-1 (Single-Family Residential) to R-3 zoning, as outlined in the Town of Front Royal zoning ordinance.

Reference: Town Code — Zoning Ordinance, Section 175-11 (R-1 District Intent)

“The R-1 District is composed of quiet, low-density residential areas... The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated... Development is therefore limited to relatively low concentration, and permitted uses are limited to single-unit dwellings...”

This language reflects the Town’s stated intent to preserve low-density residential neighborhoods such as Grand Avenue.

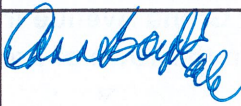
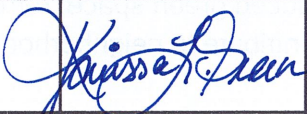
Reasons for Opposition:

- **Loss of Green Space and Tree Cover:** Rezoning from R-1 to R-3 would encourage higher residential density, which often results in reduced green space, removal of mature trees, and loss of open yard areas that currently contribute to neighborhood character, shade, and stormwater absorption.
- **Environmental and Stormwater Impacts:** Increased density typically leads to more impervious surfaces, such as additional rooftops, driveways, and parking areas. This may increase stormwater runoff, strain existing drainage systems, and negatively affect nearby soils, waterways, and environmental stability.
- **Incompatibility with Established Neighborhood Character:** The Grand Avenue neighborhood has developed as a low-density, single-family residential area. A change to R-3 zoning would represent a fundamental shift away from the environment residents reasonably relied upon when purchasing and maintaining their homes.
- **Potential Impact on Property Values:** Rezoning to allow higher-density development may affect the market stability and perceived desirability of surrounding single-family homes. Changes in density, traffic, and neighborhood character can negatively influence property values and long-term investment expectations for existing homeowners.
- **Infrastructure and Quality-of-Life Concerns:** Higher residential density would strain roads, parking, and public services, increase noise and congestion, and place additional pressure on Grand Avenue’s aging water and sewer infrastructure, which already compromises water flow for existing residents.

Signatures in Opposition to R-1 to R-3 Rezoning on Grand Avenue:

[illegible]

Signatures in Opposition to R-1 to R-3 Rezoning on Grand Avenue:

PRINTED NAME	SIGNATURE	HOME ADDRESS	DATE	EMAIL/PHONE (OPTIONAL)
Anne Box Earle		400 Grand Ave Front Royal VA 22630	1/19/ 2024	aearle2000@yahoo.com
STEPHEN EARLE		400 GRAND FRONT ROYAL 22630	1/19/26	DECKHANDSTEVE @ YAHOO.COM
DAVID FAMA		312 GRAND AVE. 22630	1/19/26	
MARY FAMA	Mary Fama	"	"	
Margaret E O'Sallon		212 Grand Ave	1/19/26	edfallon1007@gmail.com
Mark O. Haisduk		204 Grand Front Royal VA 22630	1/19/26	Haisdukeomfd@gmail.com
Karissa Green		327 Grand Ave, Front Roy	1/12/2025	Karissalgreen@ gmail.com.
DERRICK GREEN		327 GRAND AVE FRONT ROYAL VA	1/19/25	DRAGSFAN11@GMAIL.COM
TERENCE LEE		214 GRAND AVE FRONT ROYAL VA.	1/20/26	sweetback9@gmail.com

Petition Opposing Rezoning from R-1 to R-3 on Grand Avenue # 2600013

We, the undersigned residents and property owners, respectfully submit this petition to formally oppose the proposed rezoning of property on Grand Avenue from R-1 (Single-Family Residential) to R-3 zoning, as outlined in the Town of Front Royal zoning ordinance.

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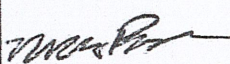
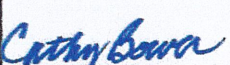
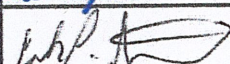
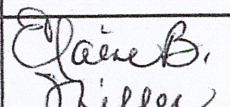
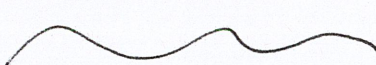
"The R-1 District is composed of quiet, low-density residential areas... The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated... Development is therefore limited to relatively low concentration, and permitted uses are limited to single-unit dwellings..."

This language reflects the Town's stated intent to preserve low-density residential neighborhoods such as Grand Avenue.

Reasons for Opposition:

- **Loss of Green Space and Tree Cover:** Rezoning from R-1 to R-3 would encourage higher residential density, which often results in reduced green space, removal of mature trees, and loss of open yard areas that currently contribute to neighborhood character, shade, and stormwater absorption.
- **Environmental and Stormwater Impacts:** Increased density typically leads to more impervious surfaces, such as additional rooftops, driveways, and parking areas. This may increase stormwater runoff, strain existing drainage systems, and negatively affect nearby soils, waterways, and environmental stability.
- **Incompatibility with Established Neighborhood Character:** The Grand Avenue neighborhood has developed as a low-density, single-family residential area. A change to R-3 zoning would represent a fundamental shift away from the environment residents reasonably relied upon when purchasing and maintaining their homes.
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- **Infrastructure and Quality-of-Life Concerns:** Higher residential density would strain roads, parking, and public services, increase noise and congestion, and place additional pressure on Grand Avenue's aging water and sewer infrastructure, which already compromises water flow for existing residents.

Signatures in Opposition to R-1 to R-3 Rezoning on Grand Avenue:

PRINTED NAME	SIGNATURE	HOME ADDRESS	DATE	EMAIL/PHONE (OPTIONAL)
Mark Bower		405 Overlook Drive Front Royal, VA	1-20-2026	bower.mark51@gmail.com
Cathy Bower		405 Overlook Drive Front Royal, VA	1-20-2026	bower-cathy@gmail.com
Collin Stewart		425 Grand Av. F.R. 22634	1-20-2026	collinstewart@mailbox.org
ELAINE MILLER		211 Grand Ave 22630	1-20-2026	

Front Royal Planning Commission
102 E. Main Street
Front Royal, VA 22630
Attention: Planning Commission & Town Council

Karissa L. Green
327 Grand Avenue
Front Royal, VA 22630

January 30, 2026

Dear Members of the Planning Commission & Town Council,

I am submitting this letter in formal opposition to the rezoning request for Lots 11A and 14A on Grand Avenue from R-1 to R-3.

The applicant knowingly purchased these parcels with full awareness that they were zoned R-1. Zoning classifications are not provisional, nor are they intended to be altered post-purchase to accommodate a preferred development plan. If R-3 development was the applicant's objective, parcels already zoned R-3 were, and remain, available within the Town of Front Royal. The existence of housing or land outside a desired price point does not constitute a shortage, nor does it justify rezoning within an established single-family neighborhood.

The applicant's assertion that Front Royal lacks available housing or developable land is demonstrably inaccurate. As of January 30, there are numerous residential lots and homes actively listed for sale within the immediate Front Royal area. This directly contradicts the stated justification for the rezoning request and undermines the credibility of the application's stated need.

While the applicant notes that the rear of the subject lots adjoin R-3 zoning, this condition is commonplace throughout the Town. Zoning districts routinely abut one another, and adjacency alone is not a valid planning rationale for extending higher-density zoning into areas explicitly designated for lower density residential use. Approving this request would introduce an irregular and unsupported zoning extension inconsistent with orderly land-use planning and the intent of the existing zoning map.

The proposal further claims neighborhood benefit through the installation of sidewalks solely in front of the proposed duplex units. Isolated infrastructure improvements that serve only a single

development do not enhance the neighborhood as a whole and instead create discontinuity and inconsistency in the public right-of-way.

The subject parcels are also located in proximity to a known blind turn along Grand Avenue. Increasing residential density at this location will necessarily increase vehicular and pedestrian traffic, exacerbating an existing safety concern. This issue has not been adequately addressed within the application and should be considered a material factor in the Commission's review.

Approval of this rezoning request would establish a clear and undesirable precedent. It would signal that long-standing R-1 zoning protections may be overridden on a parcel-by-parcel basis, exposing the remainder of the neighborhood to similar requests. This outcome is neither supported nor anticipated by existing homeowners who relied upon the stability of the current zoning when purchasing their properties.

Finally, the applicant's claim of "doing their part" is not supported by the impact of this proposal. Rather than integrating into the neighborhood, the request has generated significant opposition and division. Higher-density development, particularly when structured for rental use, does not inherently strengthen neighborhood cohesion and removes long-term investment and accountability from the immediate community.

For these reasons, I respectfully but firmly request that the Planning Commission recommend denial of the rezoning request and uphold the existing R-1 zoning designation for Lots 11A and 14A on Grand Avenue.

Respectfully,

A handwritten signature in blue ink, appearing to read "Karissa L. Green", with a large, stylized loop at the beginning.

Karissa L. Green

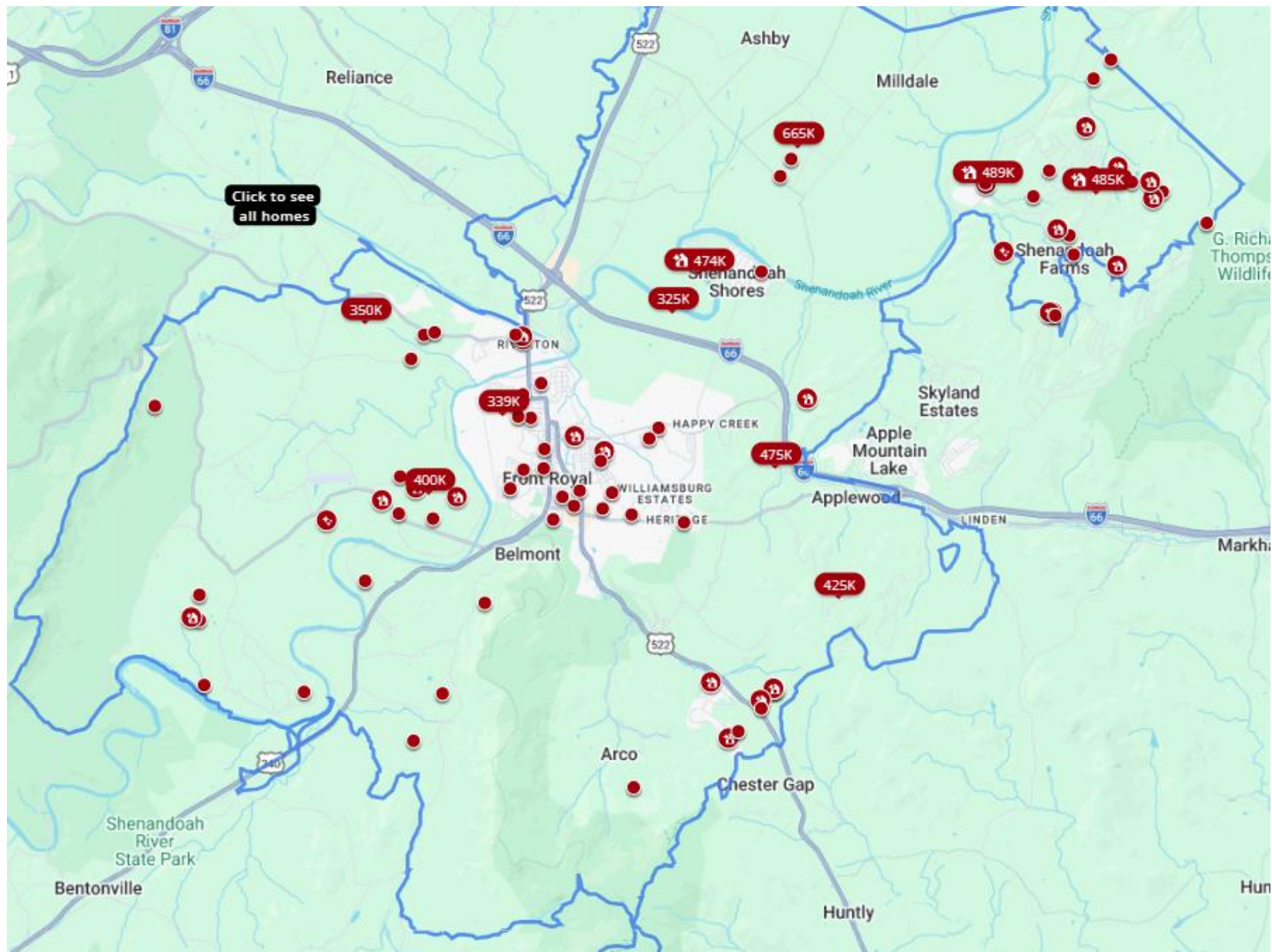
Exhibit "A"

Town Zoning Map: Dated January 30, 2026



Exhibit "B"

Available Property Listings: Dated January 30, 2026



WORK SESSION ITEM 3

2600021 – A Special Exception Application submitted by Monteverde Engineering & Design Studio on behalf of Squirrel Hill 1 LLC, requesting an exception from Town Code Chapter 148-860.6.e. retaining wall height requirements of six feet (6'), and requesting to increase the maximum allowable wall height, for properties located on Orchard Street, identified by Tax Map 20A6, Section 5, Parcels 8-1, 8-2, 8-3, 8-11, and 8-12.

Revised Application

#2600021

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: Monteverde Engineering & Design Studio	PROPERTY OWNER'S NAME: Squirrel Hill 1 LLC
ADDRESS: 250 E Elizabeth St Ste 114 Harrisonburg, VA 22802	OWNER'S ADDRESS: PO Box 253, Clifton VA 20124
PHONE NUMBER: (760) 470-0806	PHONE NUMBER: (703) 407-7559
EMAIL: jnavarrete@monteverdedesigns.com	EMAIL: jay1mccarty@gmail.com

SECTION A - Property Information

Tax Map No. <u>20A6-5-8-1, 8-2, 8-3, 8-11 and 8-12</u>	Zoning District: <u>R-2</u>
Site Address: <u>Orchard Street</u>	
☐ Entrance Corridor	☐ Historic District
☐ Floodplain	

SECTION B - Details of Request

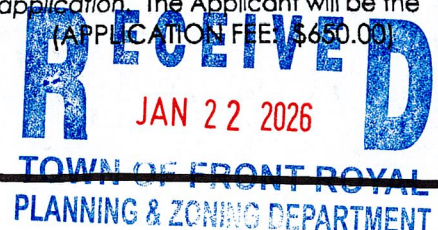
Project Name: <u>Squirrel Hill Development</u>
Special Exception Code Sections(s): <u>Section 148-860-A - item 6 (e)</u>
General Description of the request (please attach supporting information, such as plats, plans, details, etc.): For the Town of Front Royal to consider a Special Exception for Retaining Wall height requirements set forth in Section 148-860-A Item 6 (e) of the Town Code, which limits the maximum height of a Retaining Wall to not exceed six feet (6') in height. Site grading conditions necessitate the construction of a Retaining Wall exceeding this height limitation for optimal lot development practices relating to drainage and spacing from the residential units. We are requesting approval to increase the maximum allowable wall height to ten feet (10') maximum for areas in the rear of lots 20A6, section 5, Parcels 8-1, 8-2, 8-3, 8-11 and 8-12 to accommodate existing topographic constraints and maintain proper drainage away from the structures.

SIGNATURE OF APPLICANT: Jack Navarrete Date: 1/22/2026
PRINT NAME OF APPLICANT: Jack Navarrete

SIGNATURE OF PROPERTY OWNER: Donald Jay McCarty Date: 1/22/2026
PRINT NAME OF PROPERTY OWNER: Donald Jay McCarty

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.

June 5, 2025

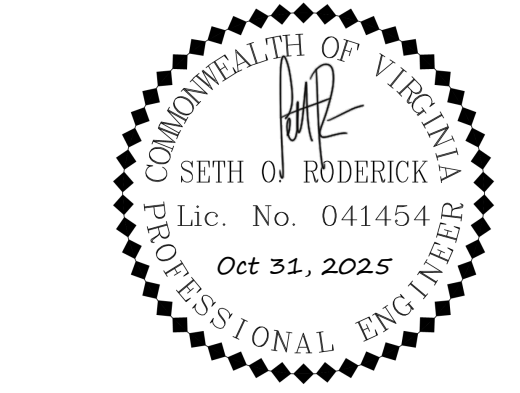


RETAINING WALL NOTES:

1. WALLS SHALL BE CONSTRUCTED WITH SEGMENTAL BLOCK UNITS (ANCHOR DIAMOND PRO OR EQUAL AS APPROVED BY OWNER) WITH GEOSYNTHETIC REINFORCING WHERE REQUIRED BY DESIGN. SET TOP AND BOTTOM OF WALL PER GRADES INDICATED ON PLANS. THE DESIGN OF THE WALLS SHALL BE DELEGATED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY AN ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA FOR APPROVAL PRIOR TO CONSTRUCTION.
2. WALLS SHALL BE CONSTRUCTED USING SM OR MORE GRANULAR BACKFILL WITH AN MAX ACTIVE EQUIVALENT FLUID PRESSURE OF 32 PSF PER FOOT OF HEIGHT. GEOTECHNICAL ENGINEER OF RECORD SHALL APPROVE BACKFILL PRIOR TO CONSTRUCTION.
3. ANY PORTION OF THE RETAINING WALL OVER THREE (3) FEET IN HEIGHT SHALL INCLUDE A FENCE (NOT SHOWN ON THESE PLANS) AT LEAST FORTY-TWO (42) INCHES HIGH ALONG THE TOP TO PROTECT PERSONS FROM INJURY DUE TO FALLING. THE FENCE TYPE AND LAYOUT SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. FENCE INSTALLATION TO UTILIZE SLEEVE-IT FENCE POST ANCHORING SYSTEM.
4. PROVIDE AN INTERNAL DRAINAGE SYSTEM DESIGNED TO REMOVE INCIDENTAL WATER THAT INFILTRATES INTO THE SOIL BEHIND THE WALL.
5. GROUND WATER CAN BE PRESENT WITHIN THE SOIL DUE TO SURFACE INFILTRATION OR WATER TABLE FLUCTUATION. IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION, AN ADEQUATE DRAINAGE SYSTEM MUST BE INSTALLED.

NOTES:

1. DITCH CROSS SECTIONS PROVIDED IN THE PLAN SHEET C6.02 AND CALCULATIONS ARE PROVIDED IN STORMWATER CALCULATION PACKAGE
2. STORM SEWER PROFILES ARE PROVIDED IN THE PLAN SHEET C6.05.



SUBDIVISION DEVELOPMENT PLAN
SQUIRREL HILL DEVELOPMENT
344 W MAIN ST
FRONT ROYAL, VA 22630

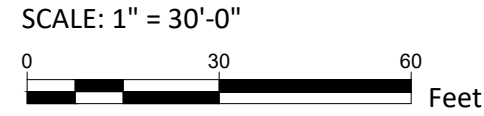
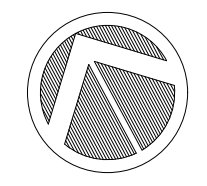
Revisions:		
No.	Description	Date
#1	Warren County E&S Comments	03/07/25
#2	DEQ Comments	06/09/25
#3	AHJ Comments	10/31/25

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

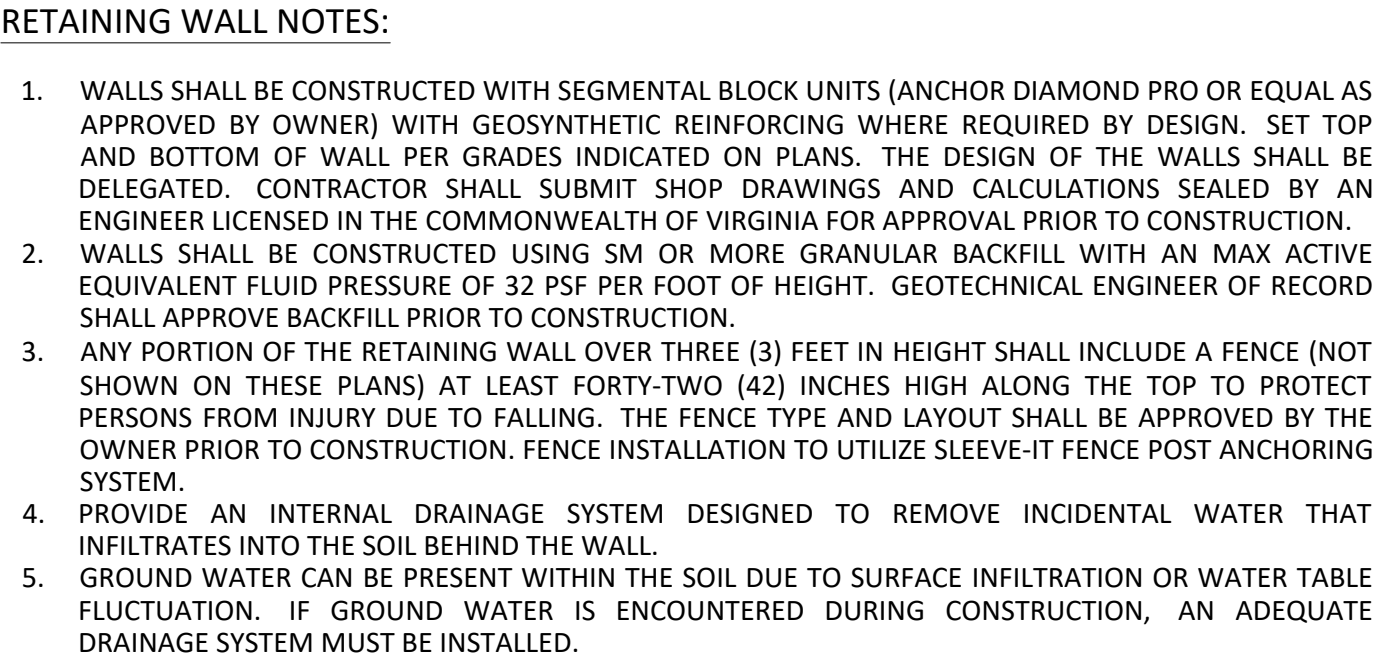
GRADING PLAN

Project number:	
Date:	FEBRUARY 18, 2025
Drawn by:	DK
Checked by:	SR

C6.01

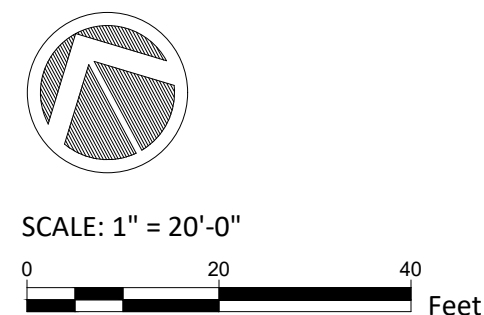


Vertical Datum : NVDA 88
Horizontal Datum : NAD 83



NOTES:

1. STEEP SLOPES ON SITE WILL BE LINED WITH RIP-RAP OR EROSION CONTROL MATTING TO STABILIZE THE SLOPE AND PREVENT EROSION.



Vertical Datum : NVDA 88
Horizontal Datum : NAD 83



SUBDIVISION DEVELOPMENT PLAN
SQUIRREL HILL DEVELOPMENT
344 W MAIN ST
FRONT ROYAL , VA 22630

Revisions:		
No.	Description	Date
#1	Warren County E&S Comments	03/07/25
#2	DEQ Comments	06/09/25
#3	AHJ Comments	10/31/25
#4	Warren County & DEQ Comments	01/23/26

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

**SPECIAL EXCEPTION
RETAINING WALL -
6' HEIGHT**

Project number:	
Date:	FEBRUARY 18, 2025
Drawn by:	DK
Checked by:	SR

C6.01

- RETAINING WALL NOTES:
1. WALLS SHALL BE CONSTRUCTED WITH SEGMENTAL BLOCK UNITS (ANCHOR DIAMOND PRO OR EQUAL AS APPROVED BY OWNER) WITH GEOSYNTHETIC REINFORCING WHERE REQUIRED BY DESIGN. SET TOP AND BOTTOM OF WALL PER GRADES INDICATED ON PLANS. THE DESIGN OF THE WALLS SHALL BE DELEGATED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY AN ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA FOR APPROVAL PRIOR TO CONSTRUCTION.
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 4. PROVIDE AN INTERNAL DRAINAGE SYSTEM DESIGNED TO REMOVE INCIDENTAL WATER THAT INFILTRATES INTO THE SOIL BEHIND THE WALL.
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- NOTES:
1. STEEP SLOPES ON SITE WILL BE LINED WITH RIP-RAP OR EROSION CONTROL MATTING TO STABILIZE THE SLOPE AND PREVENT EROSION.



SUBDIVISION DEVELOPMENT PLAN
SQUIRREL HILL DEVELOPMENT
344 W MAIN ST
FRONT ROYAL, VA 22630

Revisions:		
No.	Description	Date
#1	Warren County E&S Comments	03/07/25
#2	DEQ Comments	06/09/25
#3	AHJ Comments	10/31/25
#4	Warren County & DEQ Comments	01/23/26

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

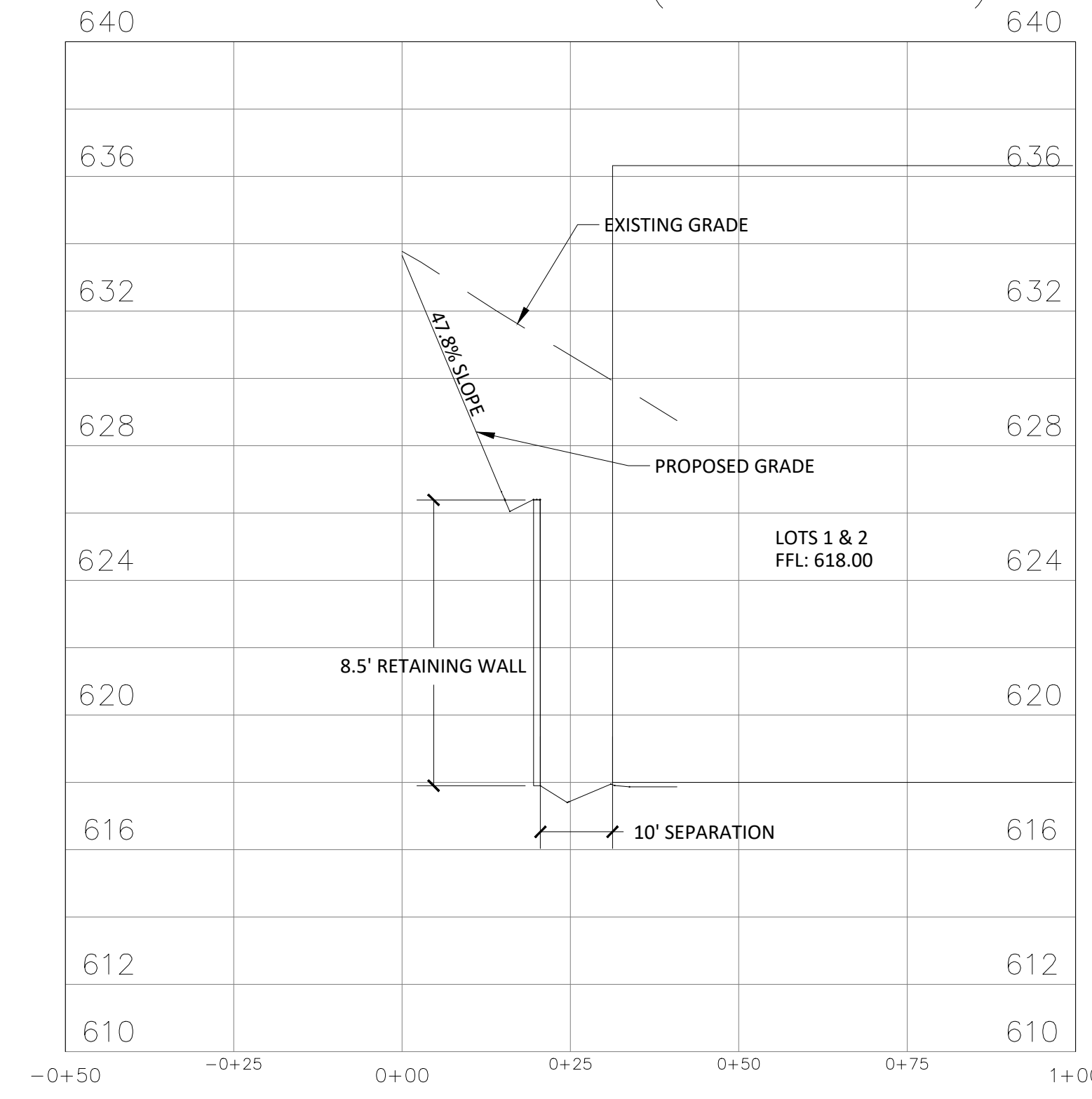
SPECIAL EXCEPTION
RETAINING WALL -
8.5' HEIGHT

Project number:	
Date:	FEBRUARY 18, 2025
Drawn by:	DK
Checked by:	SR

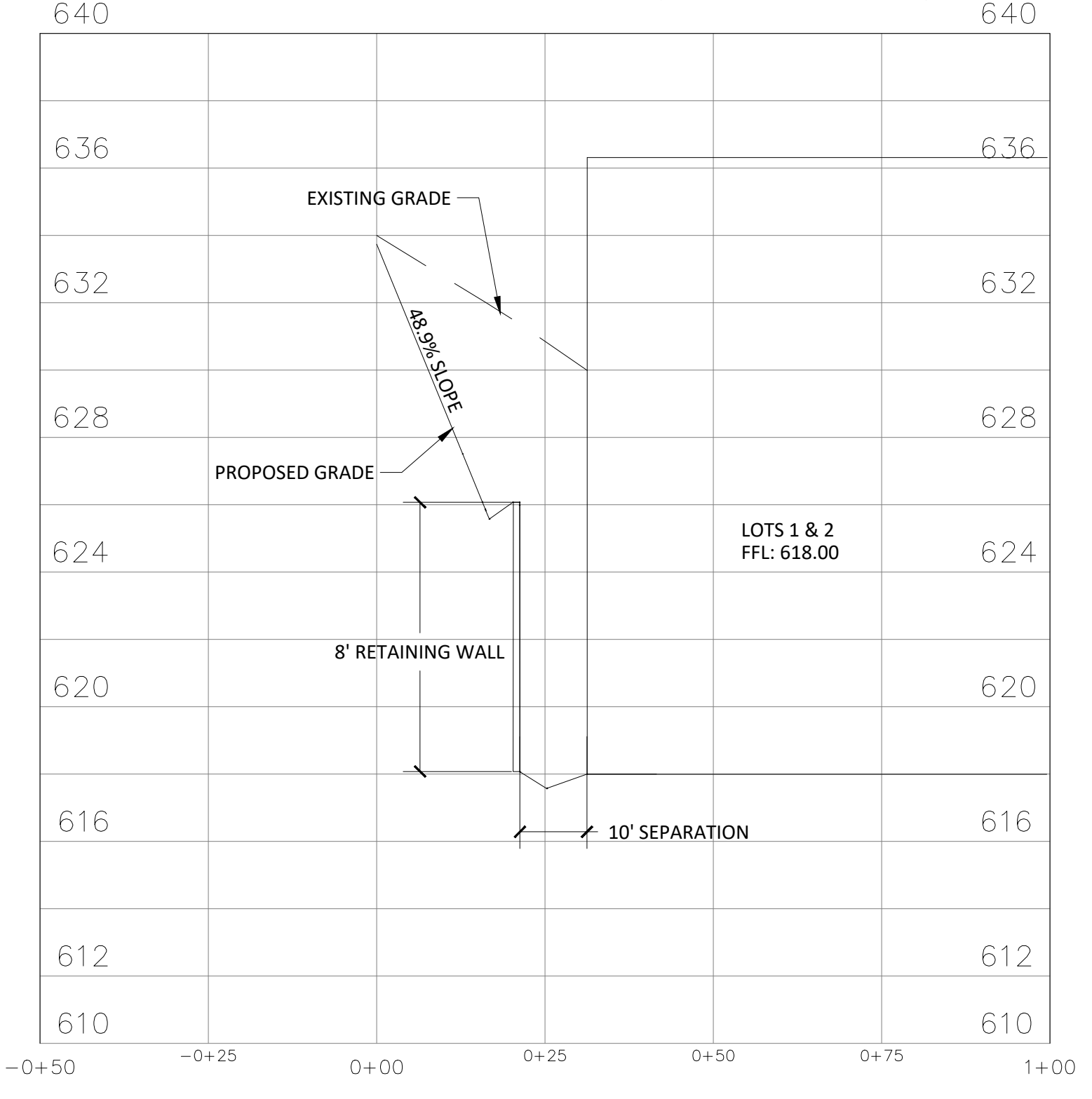
C6.01



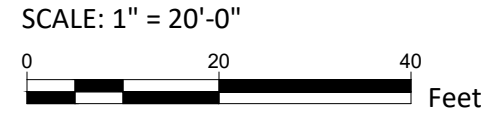
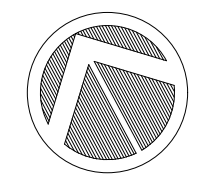
LOTS 1-2 RETAINING WALL (8.5' HEIGHT) PROFILE



LOTS 1-2 RETAINING WALL (8' HEIGHT) PROFILE



5
1
5:1 VERTICAL EXAGGERATION



Vertical Datum : NVDA 88
Horizontal Datum : NAD 83

Harrisonburg Office
1356 N. Main Street
Harrisonburg, VA 22802
Phone: 540-434-0400
Fax: 540-434-0447



Winchester Office
220 Imboden Drive, Suite A
Winchester, VA 22603
Phone: 540-313-4270
Fax: 540-434-0447

June 5, 2025

Jay McCarty
The McCarty Brothers
P.O. Box 253
Clifton, VA 20124

RE: **Revision 1** – Geotechnical Investigation Report
Squirrel Hill Development Duplexes
Orchard Street, Front Royal, VA
VEPC Proposal No.: P24-1030

Mr. McCarty:

We submit this revision to the original Report of Geotechnical Investigation, dated September 19, 2024, in response to recent design changes. We understand it is desirable to install an extended detention pond designed according to current stormwater standards. We provide additional guidance with report changes denoted in grey. This report contains the results of our geotechnical investigation and engineering recommendations for the proposed construction of the Squirrel Hill Duplexes located on Orchard Street in Front Royal, Virginia. Our office stipulated test boring locations upon agreement with your engineering consultant team. We conducted six (6) test borings as indicated on the attached Test Boring Location Plan. Borings were drilled utilizing hollow-stem augers to termination depths between 11.5 and 21.5 feet.

SITE AND PROJECT DESCRIPTION

The parcel of land consists of about five (5) acres, primarily covered by an isolated pocket of forest with a single residential house located at the north half of the area close to West Main Street. Orchard Street bifurcates the property with terrain on either side sloping to the roadway. An elevation difference of about 45 feet (650 to 605 feet NAVD88) was observed according to data obtained through USGS 3DEP LiDAR mapping program (2020).

The proposed construction will include the construction of multi-story residential houses, roadways, walking paths, parking lots, and a stormwater management (SWM) pond. Preliminary site grading plans indicate that maximum cut and fill depths of 15 and 10 feet will be required to achieve desired grades. The SWM facility will consist of a dry pond requiring a nominal cut depth of roughly four (4) feet. See the attached Test Boring Location Plan in the appendix for further information.

SITE EXPLORATION

Viola Engineering, PC drilled a total of six (6) test borings to the prescribed termination depths. Three (3) of these borings were located within the storm management pond, each 11.5 feet deep. The remaining three (3) boreholes were placed within the area of deepest cut across the site with termination depths ranging

between 16.5 to 21.5 feet. The soil test borings were performed following generally accepted geotechnical engineering practice using an ATV-mounted CME 55 rotary drill rig equipped with an automatic hammer.

In brief, hollow-stem augers were advanced to sample intervals, and representative soil samples were recovered with a standard split-spoon sampler (1½-inch ID x 2-inch OD) following ASTM D1586, the Standard Penetration Test. The standard dictates that a 140-pound weight freely drops from a height of 30 inches to drive the split-spoon sampler into the soil. The number of blows required to drive the split-spoon sampler through three (3) consecutive 6-inch increments was recorded, and the blows of the last two (2) increments were summed to obtain the Standard Penetration Resistance (N-value). No subsurface water levels were encountered in any of the bores during the drilling process.

The N-value provides a general indication of in-situ soil conditions and has been correlated with certain engineering properties of soils. An automatic hammer was utilized to perform the Standard Penetration Test (SPT) on this project. Research indicates that the Standard Penetration Resistance (N-value) determined by an automatic hammer is different from the N-value determined by the safety hammer method, termed the N_{60} value or corrected value that counteracts the energy loss in the safety hammer method. The correction is made using the following equation:

$$N_{60} = N_{field} \times CE$$

The N_{field} value is recorded in the field, and CE is the drill rod energy ratio of the hammer utilized in the field. The recommended correction factor (**CE**) of 1.4 is generally utilized to convert N_{field} values to N_{60} values following typical published guidelines. The N-values reported on the Boring Logs and included in this report are the corrected values (N_{60}). It is recommended that corrected N_{60} values be used for engineering analysis.

PUBLISHED SITE INFORMATION AND SUBSURFACE CONDITIONS

The site is located in the Valley and Ridge Province of the Appalachian Highlands physiographic region. According to **The USGS State Geologic Map Compilation (SGMC, 2017)**, the site is underlain by the Beekmantown Group (Ob) geologic unit. This formation dates from the Ordovician period and is primarily comprised of sedimentary dolostone (dolomite) with minor inclusion of limestone. The **USDA Soil Survey of Warren County, Virginia** indicates that the site soils are mapped primarily within the Drayke loam, 7 to 15 percent slopes (Unit17C) and Lodi silt loam, 15 to 25 percent slopes (Unit:24D). The profile of the two soil map units are generally characterized by clayey soil with minor inclusion of sand for soil. The average liquid limit and plasticity index of these soils rarely surpass 54 and 23, respectively. According to published data, the exposed near-surface site soils are classified as hydrologic group B of moderate permeability. The soil types do not show significant changes in composition either vertically with depth or horizontally with distance.

Nominal topsoil depths were observed to be three (3) inches across the site. The overburden soils are generally described as orange high-plasticity clay (CH). The soil was observed to exhibit a standard penetration test consistency, typically ranging from stiff to hard. Moisture contents of field samples ranged from 10 to 39 percent, with an average of 25 percent. Soil moisture generally increases with depth in this

geologic setting. Soil samples recovered in test borings indicate the presence of fine-grained soil, with more than 50 percent passing on the No. 200 sieve. Further, these fine-grained soils are more sensitive to fluctuating moisture contents. Groundwater was not encountered during our exploration at any of the boreholes. Field observations of the soil samples indicated that no soil strata were excessively saturated due to their proximity to a perched water table.

BEDROCK

The site is underlain by the Beekmantown Group (Ob) geologic unit, which is primarily comprised of sedimentary dolostone (dolomite) with minor inclusion of limestone. Hard bedrock conditions were not encountered within any of the test boring locations. We conclude that extensive rock removal will not be required for planned earthwork and can be performed using conventional excavation equipment.

SUBGRADE PREPARATION AND EARTHWORK OPERATIONS

Subgrade preparation should consist of stripping all vegetation, rootmat, topsoil, pavement and any other soft or unsuitable material within the work area. Demolition of any existing structures and pavement section should include complete removal of foundation systems and buried appurtenances unless it is found to not impact the planned construction. After stripping to the desired grade and before fill placement, the stripped surface should be observed by the Geotechnical Engineer of Record or his authorized representative. Any soft or unsuitable materials encountered during the removal of the existing surface should be removed and replaced with an approved backfill compacted to the criteria provided below.

Soils placed as engineered fill shall be an approved material, free of excessive organic matter or debris, non-frost susceptible, have a maximum liquid limit of 65 percent, and be placed in lifts not exceeding eight (8) inches in loose thickness. Site soils are generally suitable for fill operations and shall have a maximum particle size of three (3) inches and sufficient fines to minimize void spaces. Further, fill placed in trenches shall have a maximum particle size of two (2) inches. The fill shall be moisture conditioned to within ± 3 percent of the optimum moisture content. We recommend that each lift be compacted to a minimum of 95% of the maximum dry density obtained per ASTM D-698 (or VTM-1), Standard Proctor Method. Fill with excessive $+3/4$ inch material or wet site soils will require methodical placement and observation of compaction effort to determine adequacy for structural support. All areas receiving fill should be graded to facilitate positive drainage to prevent the ponding of water. The upper six (6) inches of pavement subgrade shall be compacted to 100% of the maximum dry density following the latest Virginia DOT Specifications.

Unacceptable fill materials include topsoil, organic materials (OH, OL), construction debris, large rock and high plasticity silts (MH). High-plasticity material may be employed if approved by the Geotechnical Engineer of Record. All such materials removed during grading operations should be either stockpiled for later use in landscaped areas or placed in approved disposal areas either on-site or off-site. Fill materials shall not be placed on frozen subsoil. All frozen soils should be removed prior to the continuation of fill operations. Further, borrow fill shall not contain frozen materials at the time of placement. All frost-heaved soils should be removed before placement of fill, stone, concrete or asphalt.

All fill operations and subgrade preparation should be observed on a full-time basis, in accordance with Chapter 17 of the Virginia Construction Code by an authorized representative of the Geotechnical Engineer to determine that compaction requirements are being met. A statement of compliance shall be prepared by a professional engineer licensed in the state of Virginia, indicating that all fill placed meets the requirements of applicable standards, the Virginia Construction Code, and this geotechnical report.

All trench excavations shall be benched according to OSHA regulations to permit safe entry. Trench shoring for utility installation shall be designed by the Site Contractor's engineer utilizing OSHA Type C soil requirements for short-term durations. Where portable compaction equipment is used, such as utility trenches, the loose lift thickness should not exceed six (6) inches to achieve the required degree of compaction without delay. The site contractor should be mindful of the moisture sensitivity and surface shearing characteristics of the site soils and expect that earthwork and open at-grade subgrade preparation could be more problematic than typical. Where construction traffic or weather has disturbed the subgrade, the upper eight (8) inches of soil intended for structural support should be scarified and re-compacted. All trench work shall be performed in accordance with current OSHA Safety Regulations. Stormwater conveyance pipes shall be installed in accordance with VDOT standard drawing PB-1, which is included in the appendix. Bedding material for culvert foundations shall be VDOT 21A, conforming to the requirements of Section 205 of the 2016 VDOT Road and Bridge Specifications. Class I backfill material shall be aggregate base material size VDOT 21A or flowable fill. Regular backfill material outside the neat lines of the Class I areas shown on the Standard PB-1 drawings shall be regular excavation. Rock more than two (2) inches in its greatest dimension shall not be placed within 12 inches of the pipe.

FOUNDATIONS AND SEISMIC CLASS

Based on the planned site development, we conclude that the proposed structures can be supported on shallow foundations. Foundations will generally bear on residual site soils or approved structural fill. We recommend that all exterior footings bear a minimum of 24 inches below the finish exterior grade to provide adequate frost protection.

A net allowable soil-bearing pressure of 2,000 psf should be utilized for the foundation design. The net allowable soil-bearing pressure refers to the pressure that may be transmitted to the foundation-bearing soils in excess of the final minimum surrounding overburden pressure. To prevent punching shear failure, foundations shall be proportioned with minimum widths of 2 and 3 feet for continuous and isolated foundations. The bearing capacity at the foundation elevation should be verified and documented by the building official during construction. It is believed settlement is expected to be small and within tolerable limits for the proposed structures.

We have estimated the soil profile type for seismic design based on the soil types encountered at this site. It is our opinion that the site is classified as **Site Class D** based on the site class determination in the 2021 Virginia Statewide Building Code, Section 1613.3.2 and according to the generalized soil profile on the site.

RETAINING WALLS

The provided site plans indicate the construction of a retaining wall at multiple locations across the site. We submit the tabulated coefficients and unit weight of site soils herein for design consideration. We will update these parameters based on the type of fill utilized onsite, as may be required for pertinent structural support for this project. In general, we recommend that the interior below-grade walls be backfilled with an open-graded stone comparable to VDOT No. 57 or equivalent to negate possible settlement at the edges of slabs. Clean open-graded gravel used for backfilling walls, trenches, and excavations shall be placed in lifts not to exceed 18 inches and consolidated with a vibratory plate tamper. Foundation drains shall be

installed according to the current Virginia Building Code. The excavation shall be backfilled with clean material placed in uniform loose lifts not to exceed eight (8) inches and compacted to grade in accordance with current Code requirements. **A nonwoven geotextile shall be placed between the interface of all open-graded stone and fine-grained soils that may be exposed to water.**

Heavy compaction equipment (large wedge foot rollers) should not be used within 1H:2V distance from the toe of the wall to prevent damage to the wall system. Typical design values for site soils consisting of clay have been tabulated. The coefficient of friction between concrete and soil was obtained from the AASHTO LRFD Bridge Specification Table 3.11.5.3-1. Please see the tabulated values as follows:

Table 1. Design Soil Coefficients and Unit Weight

Design Parameter	Equivalent Fluid Pressures	Rankine Earth Pressure Coefficients
Site Soils (Effective Friction Angle= 28°)		
At-Rest	66 pcf	0.531
Active Fluid Pressure	45 pcf	0.361
Passive Fluid Pressure	346 pcf	2.770
Total Unit Weight of Soil	125 pcf	
Friction Coefficient	0.25	
Open Graded Stone VDOT #57 (Effective Friction Angle= 35°)		
At-Rest	49 pcf	0.426
Active Fluid Pressure	32 pcf	0.271
Passive Fluid Pressure	424 pcf	3.690
Total Unit Weight of Soil	115 pcf	
Friction Coefficient	0.34	

ROADWAYS AND PARKING PAVEMENT RECOMMENDATIONS

Where standing water develops, softening of the subgrade and other problems related to pumping and loss of subgrade support can be expected. Therefore, good drainage should be maintained to minimize water softening of the subgrade. To shed water, road surfaces should be properly crowned with a minimum 3% slope. As necessary, culverts should also be placed across any natural drainage features intersected by the road alignment. At a minimum, we recommend that all heavily traveled roads and other surfaces be finished with a minimum of 8 inches of No. 21-A stone, placed and compacted to 95 percent of the corrected dry density as determined by ASTM D-698. ***We recommend that pavement sections be developed based on an estimated design California bearing ratio (CBR) of 6.0, which is 2/3 the laboratory-soaked CBR value (9.0).***

STORMWATER MANAGEMENT FACILITIES

Stormwater management plans have not been finalized at the time of this writing; however, we understand it is desirable to construct an extended detention pond to accommodate planned stormwater flows. Stormwater pond embankments and liners shall be designed and built according to the latest revisions of the Virginia Stormwater Management Handbook. Published soil survey data indicate site soils are classified as USDA Hydrologic Soil Group B. We understand design guidance for extended detention discourages the use of clay liners according to [Table P-BAS-03-9](#); however, the quality and consistency of onsite soils observed indicate an extremely low karst risk. As such, we recommend that a clay liner be installed in accordance with [Table P-BAS-02-3 Wet Pond Feasibility Criteria. Required Groundwater Protection Liners for Ponds in Karst Terrain](#). Further, the liner should be installed to a height equal to the 10-year design elevation.

While permeability testing of site soils was outside the scope of this report, it is believed that site soils below two (2) feet exhibit favorable permeability characteristics for liner construction. Fortification with bentonite is unlikely to be necessary to achieve the required hydraulic conductivity. Soil permeability testing should be conducted during construction to verify that the minimum hydraulic conductivity is achieved. Rock should be assumed to be greater than three (3) feet from planned protection liners. Please see the table below for liner requirements.

Table P-BAS-02-3

Wet Pond Feasibility Criteria. Required Groundwater Protection Liners for Ponds in Karst Terrain

Pond <i>not</i> excavated to within 3 feet of bedrock.	24 inches of soil with a maximum hydraulic conductivity of 1×10^{-5} cm/sec.
Pond excavated to within 3 feet of bedrock.	24 inches of clay ¹ with a maximum hydraulic conductivity of 1×10^{-6} cm/sec.
Pond excavated to bedrock within a wellhead protection area, in a recharge area for a domestic well or spring, or a known faulted or folded area.	Synthetic liner with a minimum thickness of 60 mil.

1. Clay properties are as follows:
 Plasticity Index of Clay = Not less than 15% (ASTM D-423/424) Liquid Limit of Clay = Not less than 30% (ASTM D-2216)
 Clay Particles Passing = Not less than 30% (ASTM D-422)
 Clay Compaction = 95% of standard proctor density (ASTM D-2216)
 Source: WVDEP 2006 and DCR 1999

LIMITATIONS

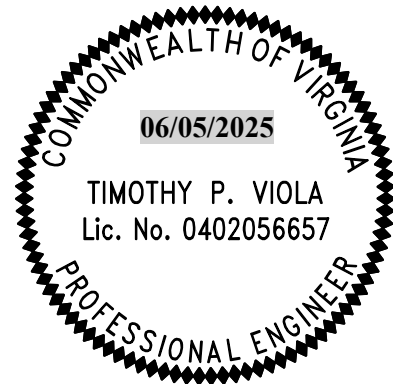
This report has been prepared to aid in the evaluation of this site's suitability for the planned construction. Our scope is limited to the specific project and location described, and the project description represents our understanding of the significant aspects relevant to soil and foundation characteristics. Subsurface conditions may vary from those encountered at the test boring locations. The boring logs are intended to represent only the conditions at the test boring locations where the sampling occurred. Classifications of the recovered soil samples are based on recognized standards.

The interpretations and recommendations in this report are based solely on the information available at the time this report was prepared. If the location or design of the structure is altered, the conclusions and recommendations presented herein should not be considered valid unless we have been given the opportunity to review the changes. **We highly recommend that Viola Engineering, PC be contracted as GER to provide construction monitoring services for site grading to adequately enforce and/or confirm geotechnical requirements are achieved. The recommendations contained herein provide no warranty if our firm is not contracted to provide site monitoring and testing during site development. As such, we suggest that construction monitoring and testing to establish finish grades should not be included in competitive bidding for Special Inspection Services required by Chapter 17 of the Virginia Construction Code.**

If you have any questions regarding the information and recommendations presented herein, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,


Timothy P. Viola, P.E.
Project Engineer



A large, stylized, light gray 'V' logo with a double outline, serving as a background for the text.

APPENDIX

Site Maps

Test Boring Logs

Laboratory Test Results

Virginia DOT Standard Drawings

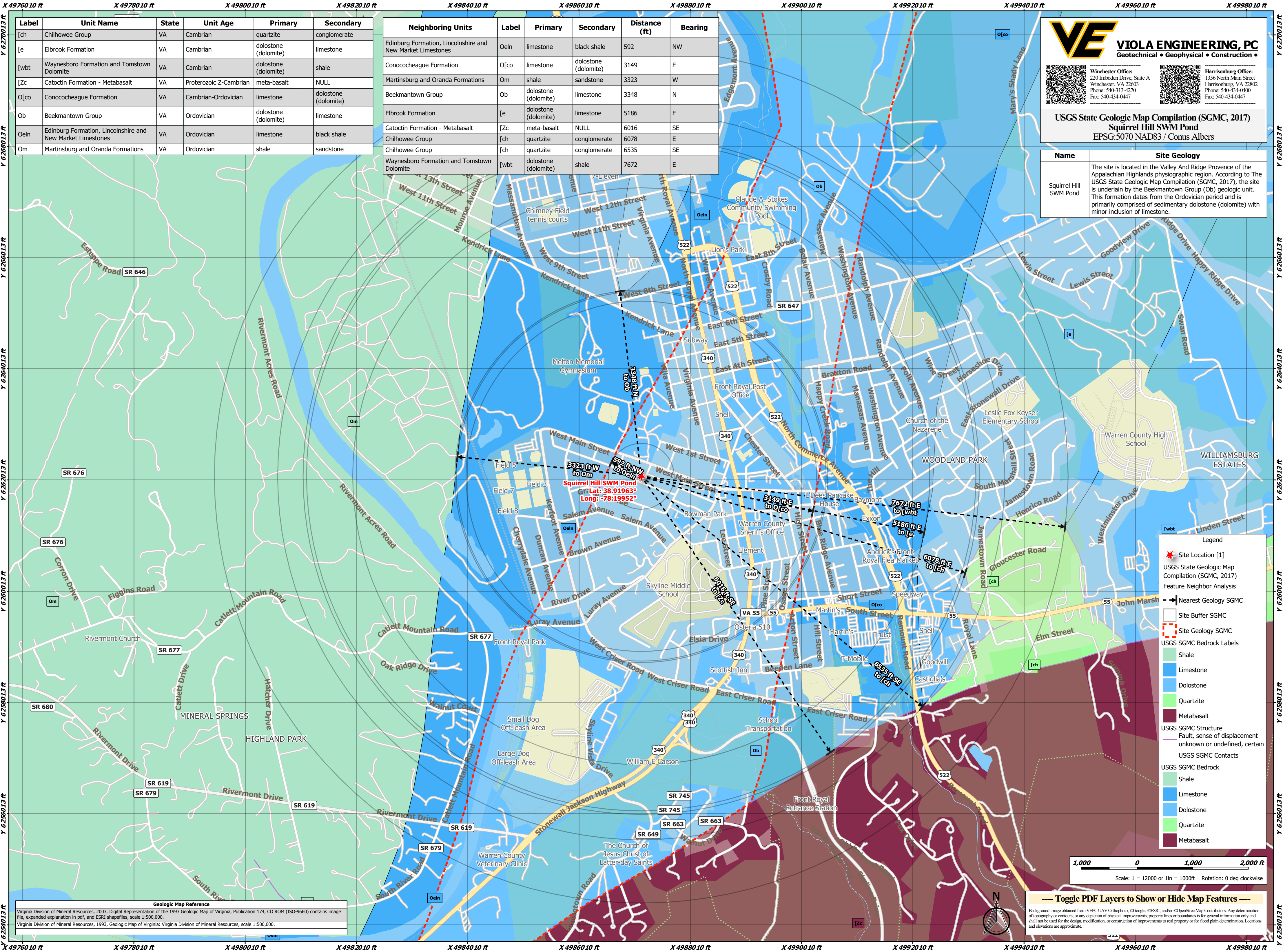
Field Sample Photographs

VIO LA ENGINEERING, PC



Site Maps

VIOLA ENGINEERING, PC



Label	Unit Name	State	Unit Age	Primary	Secondary
[ch]	Chilhowee Group	VA	Cambrian	quartzite	conglomerate
[e]	Elbrook Formation	VA	Cambrian	dolostone (dolomite)	limestone
[wbt]	Waynesboro Formation and Tomstown Dolomite	VA	Cambrian	dolostone (dolomite)	shale
[Zc]	Catoctin Formation - Metabasalt	VA	Proterozoic Z-Cambrian	meta-basalt	NULL
O[co]	Conococheague Formation	VA	Cambrian-Ordovician	limestone	dolostone (dolomite)
Ob	Beekmantown Group	VA	Ordovician	dolostone (dolomite)	limestone
Oeln	Edinburg Formation, Lincolnshire and New Market Limestones	VA	Ordovician	limestone	black shale
Om	Martinsburg and Oranda Formations	VA	Ordovician	shale	sandstone

Neighboring Units	Label	Primary	Secondary	Distance (ft)	Bearing
Edinburg Formation, Lincolnshire and New Market Limestones	Oeln	limestone	black shale	592	NW
Conococheague Formation	O[co]	limestone	dolostone (dolomite)	3149	E
Martinsburg and Oranda Formations	Om	shale	sandstone	3323	W
Beekmantown Group	Ob	dolostone (dolomite)	limestone	3348	N
Elbrook Formation	[e]	dolostone (dolomite)	limestone	5186	E
Catoctin Formation - Metabasalt	[Zc]	meta-basalt	NULL	6016	SE
Chilhowee Group	[ch]	quartzite	conglomerate	6078	E
Chilhowee Group	[ch]	quartzite	conglomerate	6535	SE
Waynesboro Formation and Tomstown Dolomite	[wbt]	dolostone (dolomite)	shale	7672	E



VIOLA ENGINEERING, PC
Geotechnical • Geophysical • Construction •



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Phone: 540-313-4270
Fax: 540-434-0447



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1356 North Main Street
Harrisonburg, VA 22802
Phone: 540-434-0400
Fax: 540-434-0447

USGS State Geologic Map Compilation (SGMC, 2017)
Squirrel Hill SWM Pond
EPSG:5070 NAD83 / Conus Albers

Name	Site Geology
Squirrel Hill SWM Pond	The site is located in the Valley And Ridge Province of the Appalachian Highlands physiographic region. According to The USGS State Geologic Map Compilation (SGMC, 2017), the site is underlain by the Beekmantown Group (Ob) geologic unit. This formation dates from the Ordovician period and is primarily comprised of sedimentary dolostone (dolomite) with minor inclusion of limestone.

 Site Location [1]

 Nearest Geology SGMC

 Site Buffer SGMC

 Site Geology SGMC

USGS SGMC Bedrock Labels

 Shale

 Limestone

 Dolostone

 Quartzite

 Metabasalt

USGS SGMC Structure

 Fault, sense of displacement unknown or undefined, certain

 USGS SGMC Contacts

USGS SGMC Bedrock

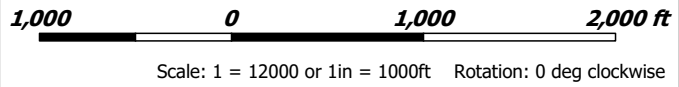
 Shale

 Limestone

 Dolostone

 Quartzite

 Metabasalt



Toggle PDF Layers to Show or Hide Map Features

Background image obtained from VEPIC UAV Orthophoto, Google, CESRI, and/or OpenStreetMap Contributors. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Locations and elevations are approximate.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17C	Drayke loam, 7 to 15 percent slopes	1.8	35.5%
24D	Lodi silt loam, 15 to 25 percent slopes, rocky	3.2	64.5%
Totals for Area of Interest		5.0	100.0%

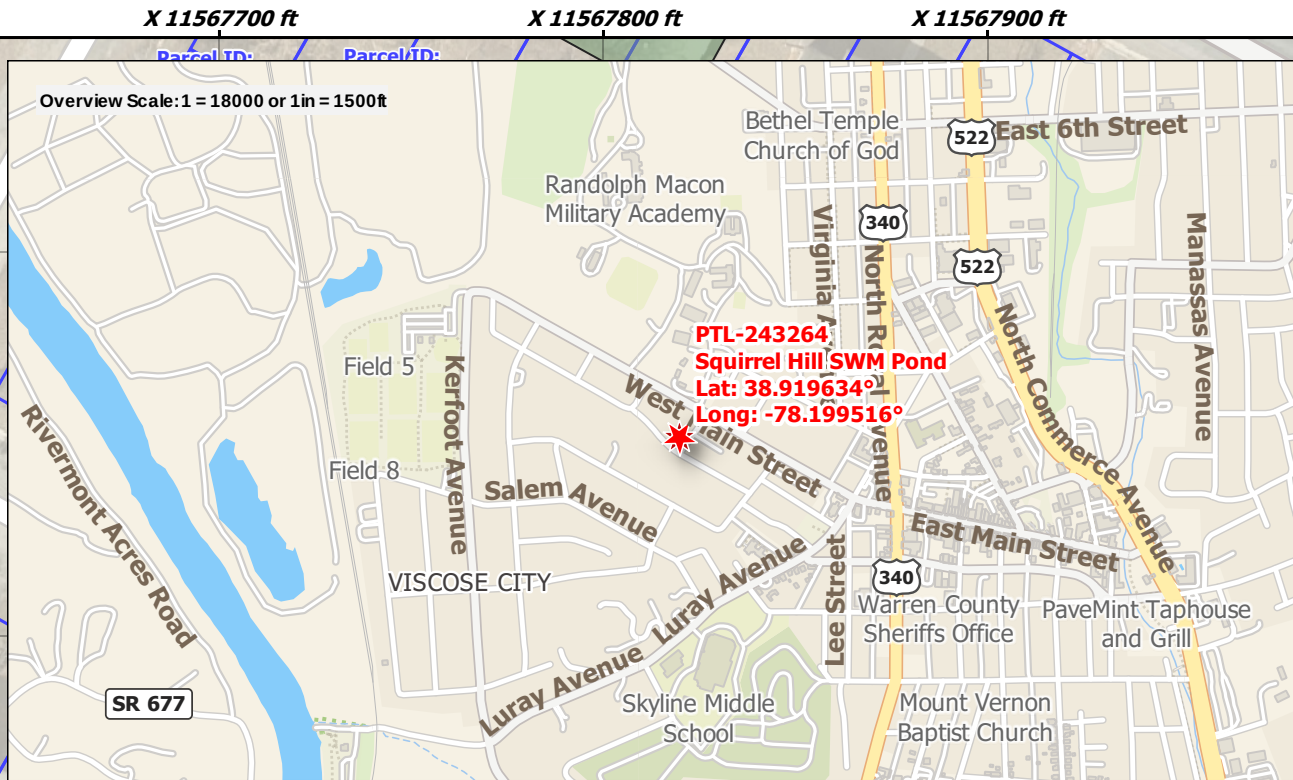
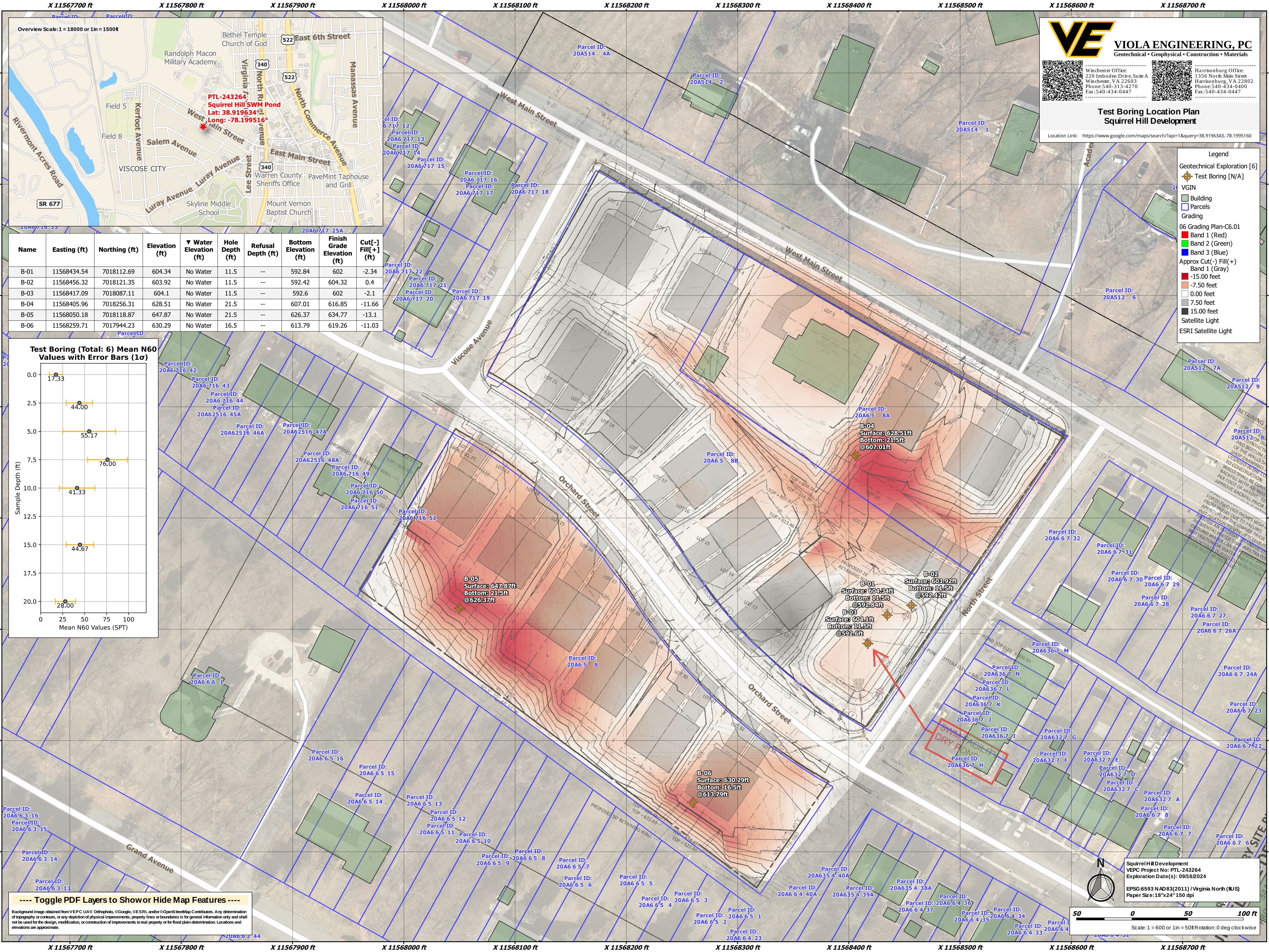
Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk **1 denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

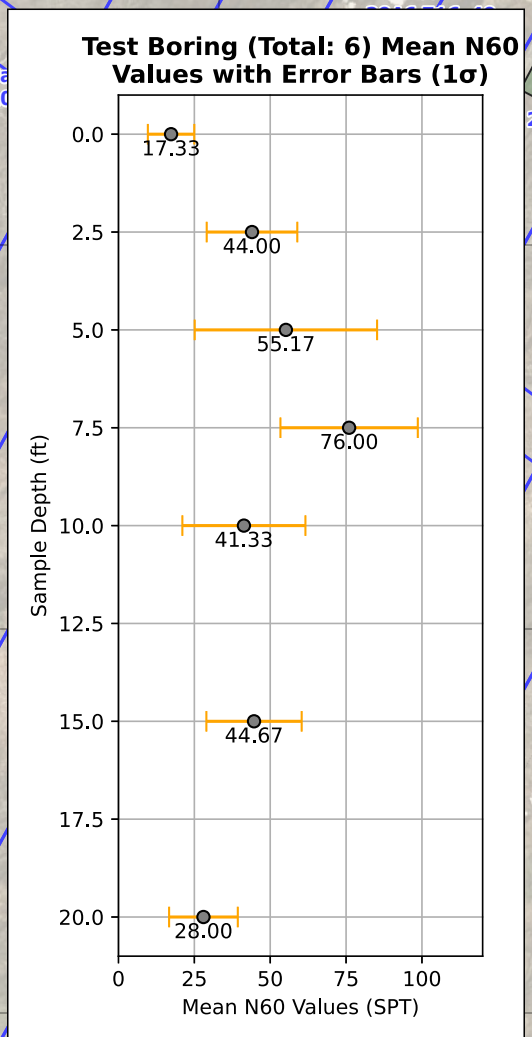
Engineering Properties--Warren County, Virginia														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
17C—Drayke loam, 7 to 15 percent slopes														
Drayke	85	B	0-9	Loam	CL, CL-ML	A-4	0- 0- 0	0- 3- 5	90-95-100	75-88-100	70-85-100	60-75-90	16-24-31	2-6 -10
			9-44	Silty clay, silty clay loam, clay	MH, CH, ML, CL	A-6, A-7	0- 0- 0	0- 8- 15	85-93-100	75-88-100	65-78-90	55-68-80	38-54-70	14-23-32
			44-66	Very cobbly clay loam, cobbly clay loam	CL, GC	A-7	0- 0- 0	35-53-70	65-75-85	55-65-75	45-58-70	40-50-60	31-37-43	10-14-17
24D—Lodi silt loam, 15 to 25 percent slopes, rocky														
Lodi	90	B	0-6	Silt loam	SM, SC, ML, CL, CL-ML	A-2, A-4	0- 0- 0	0- 3- 5	80-90-100	75-85-95	50-70-90	25-55-85	18-24-30	3-6 -10
			6-12	Loam, silt loam, clay loam	CL	A-6	0- 0- 0	0- 5- 10	85-93-100	75-85-95	65-78-90	55-70-85	16-34-52	2-12-22
			12-41	Clay, silty clay loam, sandy clay loam	MH, CH, CL, SC	A-7	0- 0- 0	0- 3- 5	85-93-100	75-85-95	60-78-95	40-60-80	38-50-61	14-21-27
			41-62	Loam, sandy clay loam, silty clay, clay	CL, ML, SC, SM	A-4, A-6	0- 0- 0	0- 3- 5	85-93-100	75-85-95	60-73-85	40-60-80	16-43-52	2-17-22

Data Source Information

Soil Survey Area: Warren County, Virginia
Survey Area Data: Version 19, Sep 5, 2023



Name	Easting (ft)	Northing (ft)	Elevation (ft)	▼ Water Elevation (ft)	Hole Depth (ft)	Refusal Depth (ft)	Bottom Elevation (ft)	Finish Grade Elevation (ft)	Cut[+] Fill[-] (ft)
B-01	11568434.54	7018112.69	604.34	No Water	11.5	--	592.84	602	-2.34
B-02	11568456.32	7018121.35	603.92	No Water	11.5	--	592.42	604.32	0.4
B-03	11568417.09	7018087.11	604.1	No Water	11.5	--	592.6	602	-2.1
B-04	11568405.96	7018256.31	628.51	No Water	21.5	--	607.01	616.85	-11.66
B-05	11568050.18	7018118.87	647.87	No Water	21.5	--	626.37	634.77	-13.1
B-06	11568259.71	7017944.23	630.29	No Water	16.5	--	613.79	619.26	-11.03



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Test Boring Location Plan
Squirrel Hill Development

Location Link: <https://www.google.com/maps/search/?api=1&query=38.9196343,-78.1995160>

Legend

Geotechnical Exploration [6]

Test Boring [N/A]

VGIN

Building

Parcels

Grading

06 Grading Plan-C6.01

Band 1 (Red)

Band 2 (Green)

Band 3 (Blue)

Approx Cut(-) Fill(+)

Band 1 (Gray)

-15.00 feet

-7.50 feet

0.00 feet

7.50 feet

15.00 feet

Satellite Light

ESRI Satellite Light

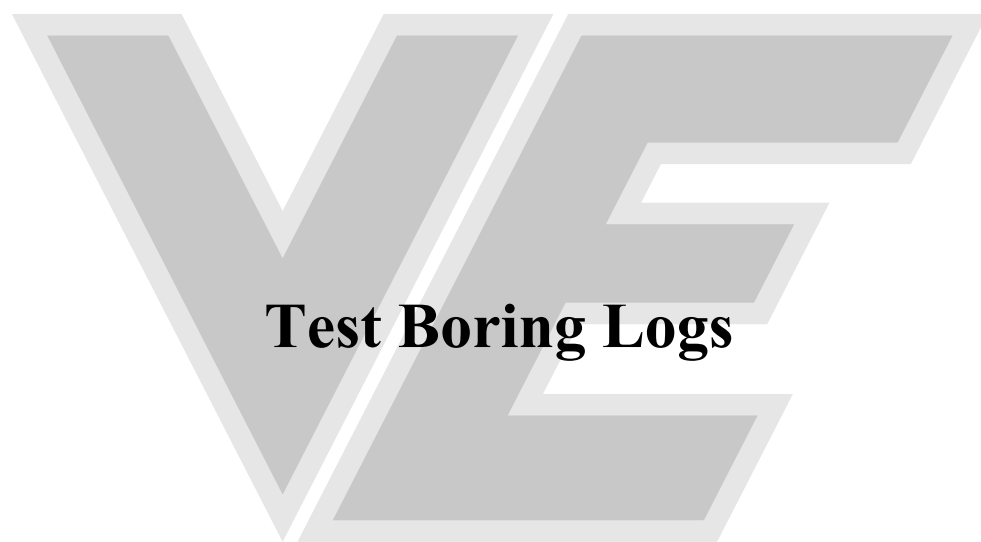
----- Toggle PDF Layers to Show/Hide Map Features -----

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Squirrel Hill Development
VEPC Project No: PTL-243264
Exploration Date(s): 09/16/2024

EPSG:6593 NAD83(2011) / Virginia North (NUS)
Paper Size: 18"x24" 150 dpi

Scale: 1" = 600' or 1m = 50ft Rotation: 0 deg clockwise



Test Boring Logs

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REFERENCE NOTES FOR BORING LOGS

Correlation of SPT Values to Soil Properties

<u>Coarse Grained Soils</u>		<u>Fine Grained Soils</u>		<u>Unconfined Compressive Strength (tsf)</u>
<u>N₆₀ (bpf)</u>	<u>Relative Density</u>	<u>N₆₀ (bpf)</u>	<u>Consistency</u>	
0 to 3	Very Loose	0 to 1	Very Soft	<0.25
4 to 9	Loose	2 to 4	Soft	0.25 to 0.5
10 to 29	Medium Dense	5 to 8	Firm	0.5 to 1.0
30 to 50	Dense	9 to 15	Stiff	1.0 to 2.0
Over 50	Very Dense	16 to 30	Very Stiff	2.0 to 4.0
		31 to 60	Hard	>4.0
		Over 60	Very Hard	

Note: When SPT values of more than 60 are obtained for material which has retained the mineralogy and the structure of parent rock, the stratum is termed "weathered rock".

<u>Particle Size Identification</u>		<u>Proportion Identification</u>	
Boulders	12 inches or greater	Trace	1 to 5%
Cobbles	3 inches to 12 inches	Few	5 to 15%
Gravel:		Little	15 to 29%
Coarse	3/4 inch to 3 inches	Some	30 to 49%
Fine	#4 sieve to 3/4 inch	Mostly	50 to 100%
Sand:			
Coarse	#10 sieve to #4 sieve	<u>Rock Quality Designation</u>	
Medium	#40 sieve to #10 sieve	<u>RQD</u>	<u>Quality Classification</u>
Fine	#200 sieve to #40 sieve	<25%	Very Poor
Fines	Passing #200 sieve	25-50%	Poor
		50-75%	Fair
		75-90%	Good
		>90%	Excellent

Other Terminology Used on Boring Logs

MC	Moisture content (%)
LL	Liquid limit (%)
PI	Plasticity index (%)
P.P.	Pocket penetrometer
DCP	Dynamic cone penetrometer (15 lb. weight, 20" free fall)

Note : Unified Soil Classification Symbols (USCS) in parentheses indicate field classification based on ASTM D 2488.



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KEY TO SYMBOLS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

LITHOLOGIC SYMBOLS (Unified Soil Classification System)



CH: USCS High Plasticity Clay



TOPSOIL: Topsoil

SAMPLER SYMBOLS



Split Spoon

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

LL - LIQUID LIMIT (%)
PI - PLASTIC INDEX (%)
W - MOISTURE CONTENT (%)
DD - DRY DENSITY (PCF)
NP - NON PLASTIC
-200 - PERCENT PASSING NO. 200 SIEVE
PP - POCKET PENETROMETER (TSF)
bgs BELOW GROUND SURFACE

TV - TORVANE
PID - PHOTOIONIZATION DETECTOR
UC - UNCONFINED COMPRESSION
ppm - PARTS PER MILLION

▽ Water Level at Time
Drilling, or as Shown

▼ Water Level After 24
Hours, or as Shown



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BORING NUMBER B-01

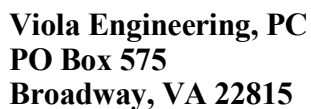
PAGE 1 OF 1

CLIENT	The McCarty Brothers	PROJECT NAME	Squirrel Hill Duplexes
PROJECT NUMBER	PTL-243264 GEO	PROJECT LOCATION	Orchard Street, Front Royal, Virginia
DATE STARTED	09/16/24	COMPLETED	09/16/24
DRILLING CONTRACTOR	Viola Engineering, PC	GROUND ELEVATION	613.023 ft NAVD88
DRILLING METHOD	2 1/4 HSA	HOLE SIZE	6.00 in
LOGGED BY	Alan Ghafoor	NORTHING	7018112.7
CHECKED BY	Timothy Viola	EASTING	11568434.5
NOTES	Location obtained with RTK GPS. Borehole depths are approximate.		
GROUND WATER LEVELS:		AT TIME OF DRILLING	
		--- not encountered	
		AT END OF DRILLING	

		AFTER DRILLING	

GEOTECH BH PLOTS - VIOLA STD US.GDT - 09/27/24 09:36 - C:\USERS\DOCKERV\VIOLA ENGINEERING\VIOLAENG - DOCUMENTS\GINT\GINT\PROJECTS\PTL-243264 GEO - SQUIRREL HILL DUPLEXES.GPJ

ELEVATION (ft)	GRAPHIC LOG	DEPTH (ft)	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	N60 (60% Efficiency)	▲ SPT N60 VALUE ▲ 15 30 45 60 PL MC LL 20 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
610		0	TOPSOIL layer: 3" RESIDUUM: orange, FAT CLAY , homogeneous, stiff, dry to moist, (CH) layer: 4.8'	SS 01	72	3-5-4 (9)		13	
605		5	RESIDUUM: orange mottled with black, FAT CLAY , homogeneous, very stiff, moist, (CH) layer: 6.5'	SS 02	72	5-9-11 (20)	3.5	28	
		10		SS 03	94	5-8-12 (20)	3.5	28	
			Bottom of borehole at 11.5' bgs Backfilled with auger cuttings.						



PROJECT NAME Squirrel Hill Duplexes

PROJECT LOCATION Orchard Street, Front Royal, Virginia

GROUND ELEVATION 609.073 ft NAVD88 **HOLE SIZE** 6.00 in

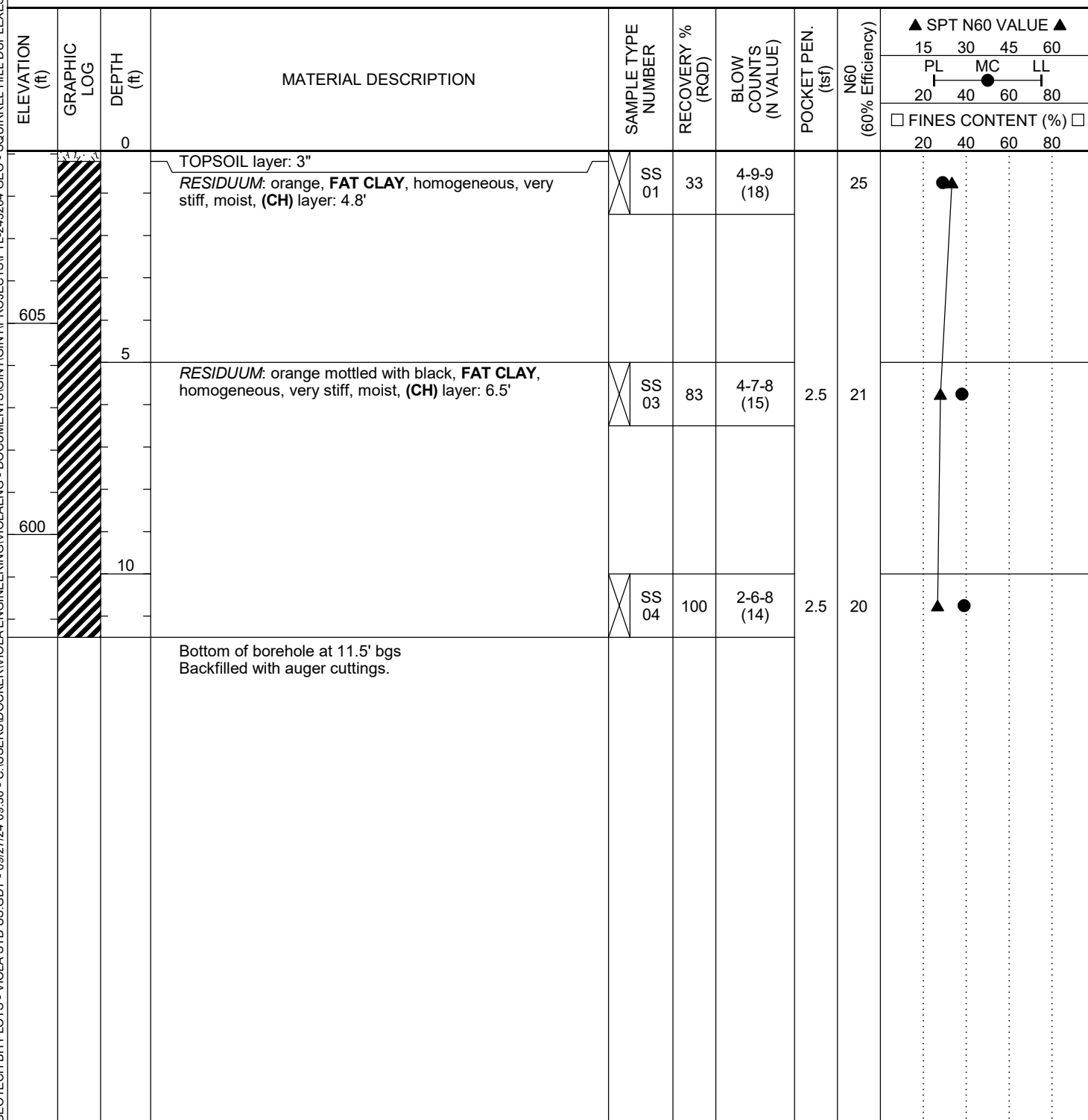
NORTHING 7018121.4 **EASTING** 11568456.3

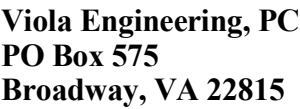
GROUND WATER LEVELS:

AT TIME OF DRILLING --- not encountered

AT END OF DRILLING ---

AFTER DRILLING ---





CLIENT	The McCarty Brothers	PROJECT NAME	Squirrel Hill Duplexes
PROJECT NUMBER	PTL-243264 GEO	PROJECT LOCATION	Orchard Street, Front Royal, Virginia
DATE STARTED	09/16/24	COMPLETED	09/16/24
GROUND ELEVATION	607.822 ft NAVD88	HOLE SIZE	6.00 in
DRILLING CONTRACTOR	Viola Engineering, PC	NORTHING	7018087.1
DRILLING METHOD	2 1/4 HSA	EASTING	11568417.1
LOGGED BY	Alan Ghafoor	CHECKED BY	Timothy Viola
GROUND WATER LEVELS:		AT TIME OF DRILLING	--- not encountered
NOTES	Location obtained with RTK GPS. Borehole depths are approximate.	AT END OF DRILLING	---
		AFTER DRILLING	---

ELEVATION (ft)	GRAPHIC LOG	DEPTH (ft)	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	N60 (60% Efficiency)	▲ SPT N60 VALUE ▲			
									15	30	45	60
									PL	MC	LL	
									20	40	60	80
☐ FINES CONTENT (%) ☐												
20 40 60 80												
		0										
605			TOPSOIL layer: 3" <i>RESIDUUM</i> : brown orange, FAT CLAY , homogeneous, stiff to very stiff, moist, (CH) layer: 4.8'	SS 01	78	2-5-4 (9)	2.5	13				
				SS 02	78	4-7-8 (15)		21				
600		5	<i>RESIDUUM</i> : brown orange mottled with black, FAT CLAY , homogeneous, very stiff, moist, (CH) layer: 6.5'	SS 03	44	4-7-8 (15)	2.5	21				
			Auger grinding! @ 7.5'									
		10		SS 04	100	3-5-7 (12)	2	17				
			Bottom of borehole at 11.5' bgs Backfilled with auger cuttings.									



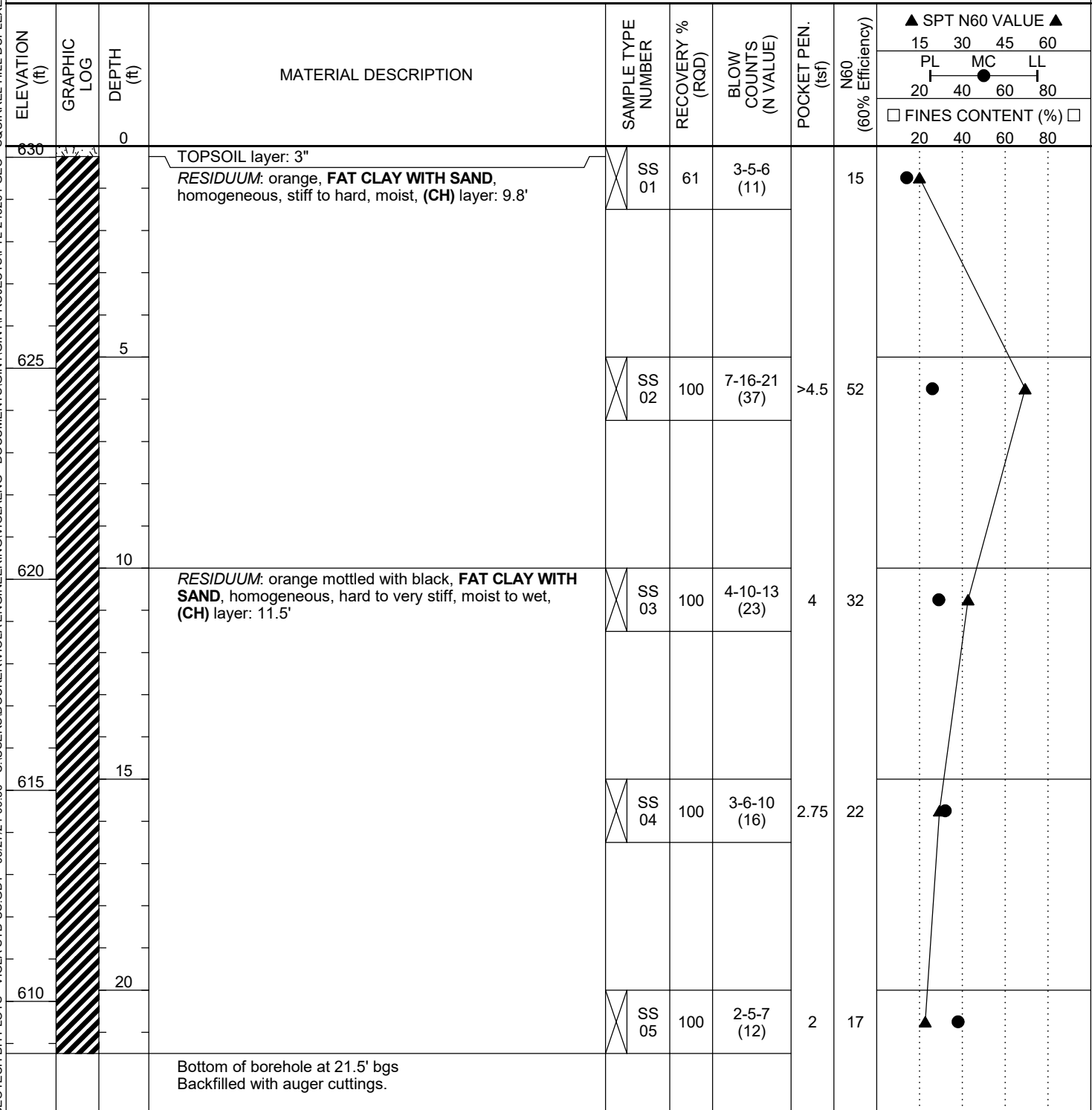
Viola Engineering, PC
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Broadway, VA 22815

BORING NUMBER B-04

PAGE 1 OF 1

CLIENT	The McCarty Brothers	PROJECT NAME	Squirrel Hill Duplexes
PROJECT NUMBER	PTL-243264 GEO	PROJECT LOCATION	Orchard Street, Front Royal, Virginia
DATE STARTED	09/16/24	COMPLETED	09/16/24
GROUND ELEVATION	630.264 ft NAVD88	HOLE SIZE	6.00 in
DRILLING CONTRACTOR	Viola Engineering, PC	NORTHING	7018256.3
DRILLING METHOD	2 1/4 HSA	EASTING	11568406.0
LOGGED BY	Alan Ghafoor	CHECKED BY	Timothy Viola
AT TIME OF DRILLING	---		
NOTES	Location obtained with RTK GPS. Borehole depths are approximate.		
AT END OF DRILLING	---		
AFTER DRILLING	---		

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BORING NUMBER B-05

PAGE 1 OF 1

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

DATE STARTED 09/16/24 COMPLETED 09/16/24

GROUND ELEVATION 647.965 ft NAVD88 HOLE SIZE 6.00 in

DRILLING CONTRACTOR Viola Engineering, PC

NORTHING 7018118.9 EASTING 11568050.2

DRILLING METHOD 2 1/4 HSA

GROUND WATER LEVELS:

LOGGED BY Alan Ghafoor CHECKED BY Timothy Viola

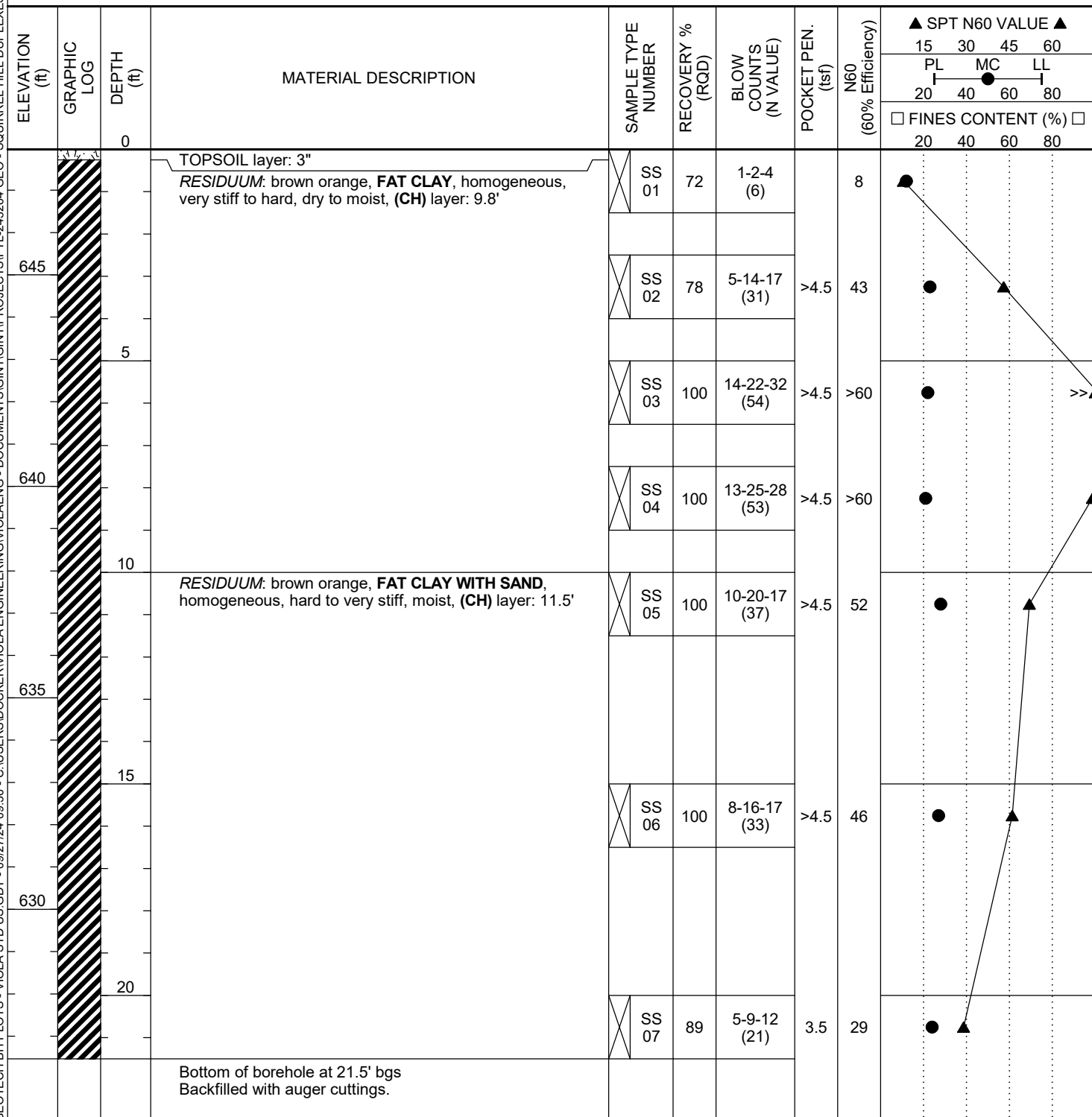
AT TIME OF DRILLING --- not encountered

NOTES Location obtained with RTK GPS. Borehole depths are approximate.

AT END OF DRILLING ---

AFTER DRILLING ---

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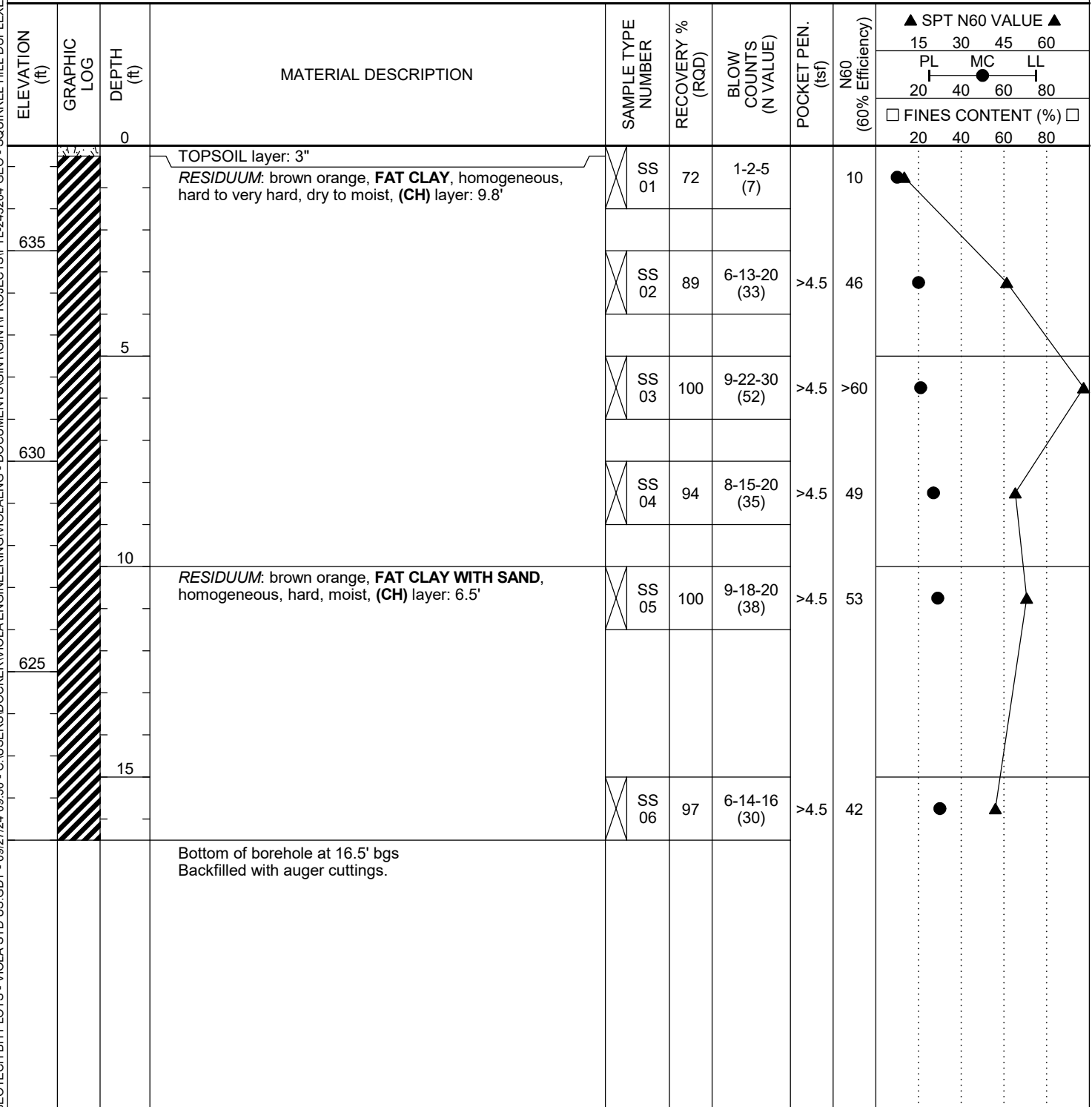
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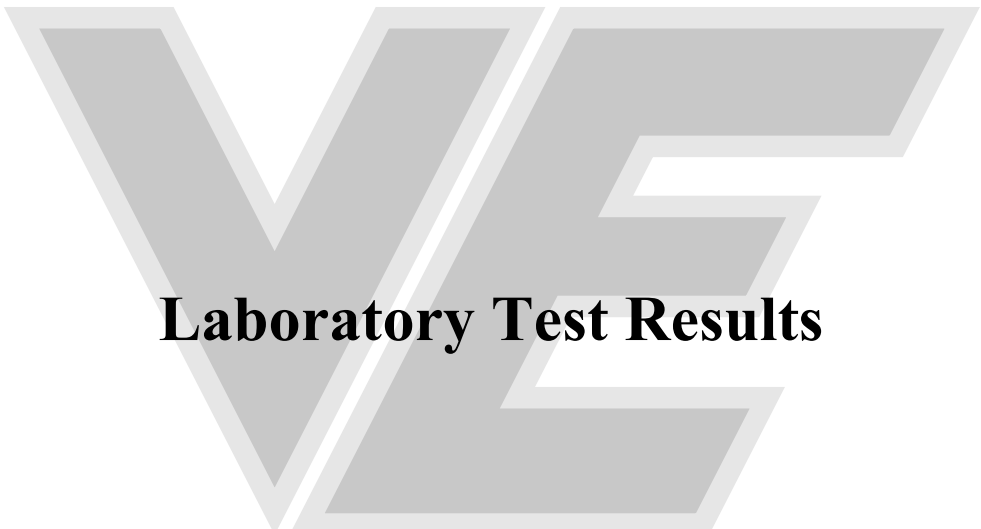
PAGE 1 OF 1

CLIENT	The McCarty Brothers	PROJECT NAME	Squirrel Hill Duplexes
PROJECT NUMBER	PTL-243264 GEO	PROJECT LOCATION	Orchard Street, Front Royal, Virginia
DATE STARTED	09/16/24	COMPLETED	09/16/24
DRILLING CONTRACTOR	Viola Engineering, PC	GROUND ELEVATION	637.498 ft NAVD88
DRILLING METHOD	2 1/4 HSA	HOLE SIZE	6.00 in
LOGGED BY	Alan Ghafoor	NORTHING	7017944.2
CHECKED BY	Timothy Viola	EASTING	11568259.7
NOTES	Location obtained with RTK GPS. Borehole depths are approximate.		
GROUND WATER LEVELS:		AT TIME OF DRILLING	
		--- not encountered	
		AT END OF DRILLING	

		AFTER DRILLING	

GEOTECH BH PLOTS - VIOLA STD US.GDT - 09/27/24 09:36 - C:\USERS\DOCK\VIOLA\ENGINEERING\VIOLAENG - DOCUMENTS\GINT\GINT\PROJECTS\PTL-243264 GEO - SQUIRREL HILL DUPLEXES.GPJ





Laboratory Test Results

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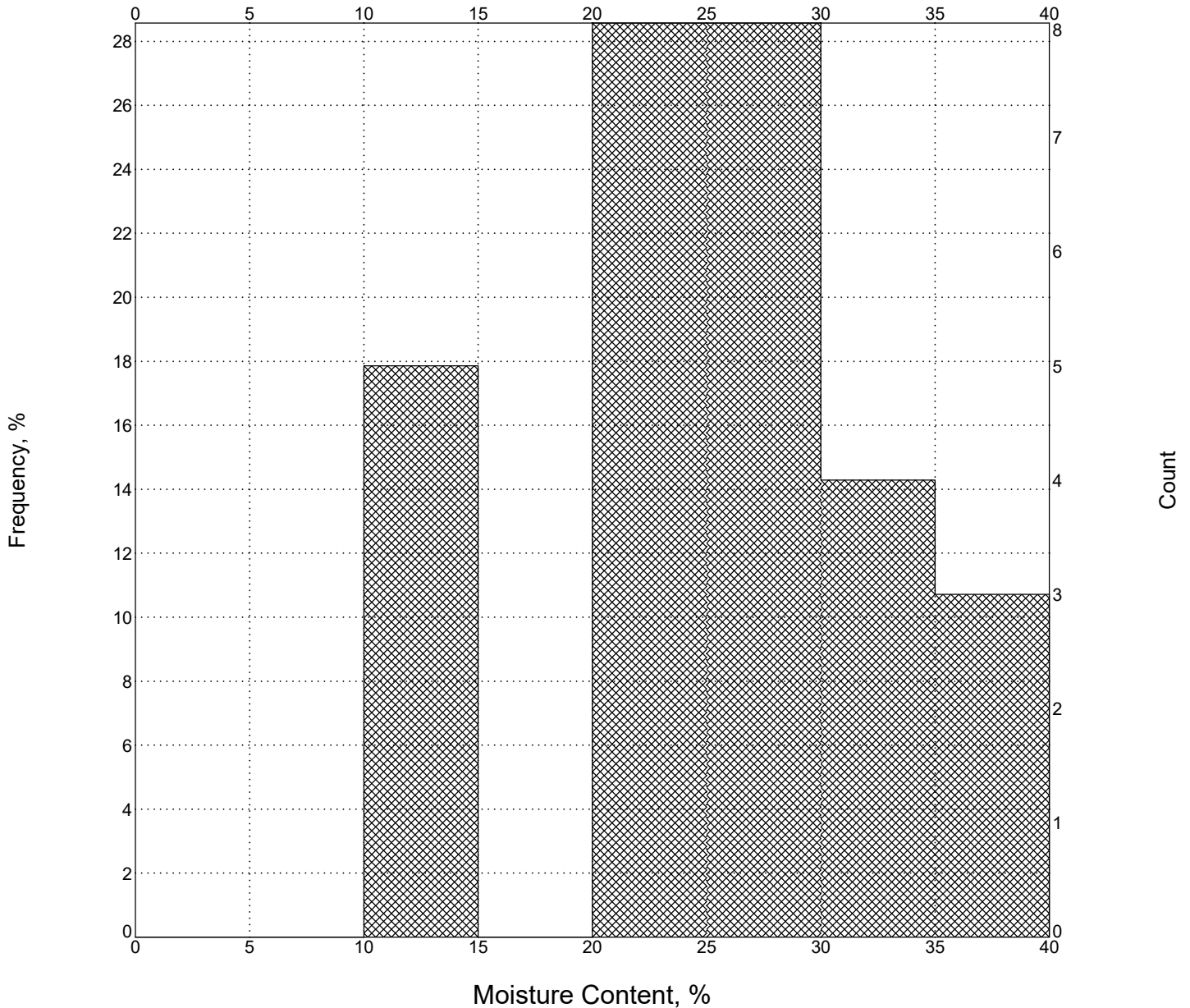
MOISTURE CONTENT FREQUENCY

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia



Number of Tests: 28
Average: 25
Minimum: 10
Maximum: 39
Standard Dev: 8



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Broadway, VA 22815

SUMMARY OF LABORATORY RESULTS

PAGE 1 OF 1

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

Borehole	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Fines (%)	Water Content (%)	Dry Density (pcf)	Wet Density (pcf)	Pocket Pen. (tsf)	Other Tests / Comments
B-01	0.0					12				
B-01	5.0					22			3.5	
B-01	10.0					24			3.5	
B-02	0.0					29				
B-02	5.0					38			2.5	
B-02	10.0					39			2.5	
B-03	0.0					14				
B-03	2.5					29			2.5	
B-03	5.0					30			2.5	
B-03	10.0					33			2	
B-04	0.0					14				
B-04	5.0					26			>4.5	
B-04	10.0					29			4	
B-04	15.0					32			2.75	
B-04	20.0					38			2	
B-05	0.0					12				
B-05	2.5					23			>4.5	
B-05	5.0					22			>4.5	
B-05	7.5					21			>4.5	
B-05	10.0					28			>4.5	
B-05	15.0					27			>4.5	
B-05	20.0					24			3.5	
B-06	0.0					10				
B-06	2.5					20			>4.5	
B-06	5.0					21			>4.5	
B-06	7.5					27			>4.5	
B-06	10.0					29			>4.5	
B-06	15.0					30			>4.5	

TEST SUMMARY - VIOLA STD US.GDT - 09/19/24 10:59 - C:\USERS\DOCKERV\IOLA ENGINEERING\VIOLAENG - DOCUMENTS\GINT\GINT\PROJECTS\PTL-243264 GEO - SQUIRREL HILL DUPLEXES.GPJ



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P.O. Box 575 Broadway, Virginia 22815
(540) 434-0400 fax: (540) 434-0447

Soil Classification

Project: Squirrel Hill Duplexes

Project Number: PTL-243264

Date Performed: 9/24/2024

Sample Description:

24CLA-001

:

Dark Orange Fat Clay with Sand

Sample Location:

Sample Combined from Borings 1-6 at 5-10ft Depths

Date Received:

9/17/2024

As Received Moisture Content (%):

21.4%

USCS Classification:

CH

AASHTO Classification:

A-7-6

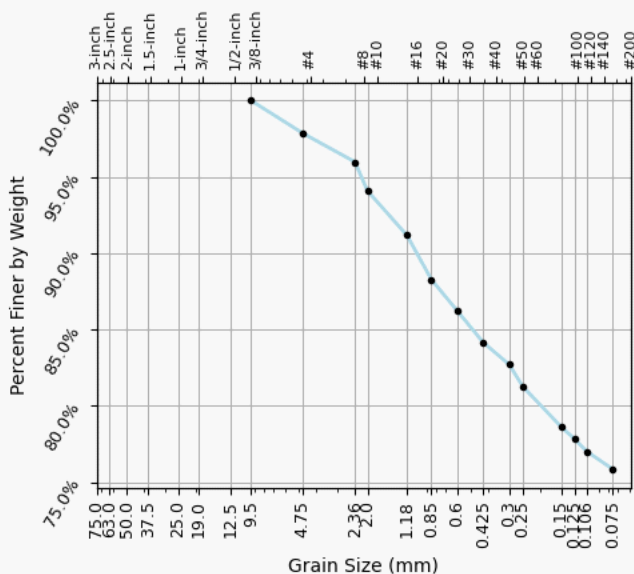
Group Index:

24.41

Gradation Info

% passing	%Gravel	2.1
#4 97.9	% Sand	22.0
#10 94.1	% Silt/Clay	75.8
#40 84.1	C_c	
#200 75.8	C_u	

Grain Size Distribution Curve

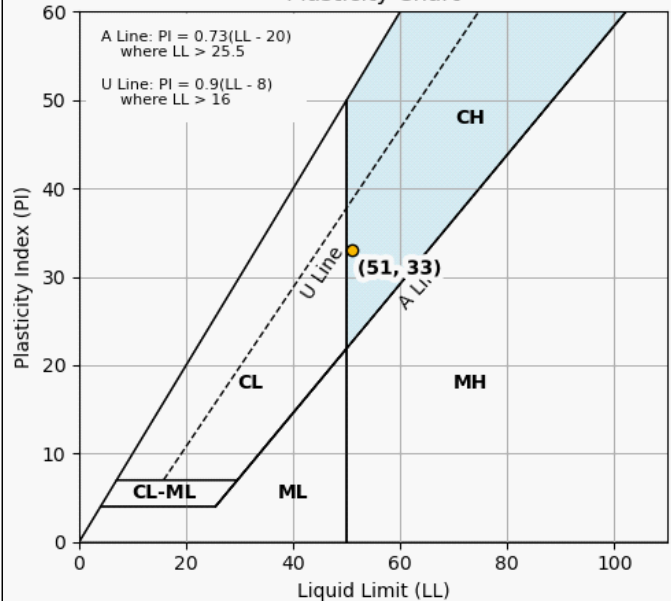


performance of wash dependent on apparent plasticity and gradation of material;
sieve selection based on specification or engineer judgement; for well graded
samples, #4 material is often split for use on smaller sieves

Plasticity of -#40 Material

Liquid Limit	51
Plastic Limit	18
Plasticity Index	33

Plasticity Chart



performed using manual LL device, PL plastic roller device, straight metal
grooving tool, one-point LL method; sample air dried, pulverized, processed
through #40 sieve, and hydrated with distilled water overnight

Test Methods Performed:

Moisture Content

- ☒ ASTM D2216
☐ AASHTO T265

Atterberg Limits

- ☒ ASTM D4318
☐ AASHTO T89, T90
☐ VTM 7

Sieve Analysis

- ☒ ASTM D1140
☒ ASTM D6913
☐ ASTM C136
☐ ASTM C117

Proctor

- ☐ ASTM D698
☐ AASHTO T99
☐ VTM 1
☐ ASTM D1557
☐ AASHTO T180

Tested by: DLF



1356 North Main Street
Harrisonburg, Virginia 22802



Phone: (540) 434 0400

Fax: (540) 434 0447



Project: Squirrel Hill Duplexes
Project Number: PTL-243264
Date Performed: 9/24/2024

Wash	☒	wash performed	☐	no wash performed	
Information:	☒	deflocculant/wetting agent used		soak time (hrs):	2

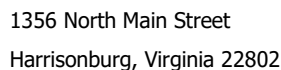
	% passing
	% retained
	not applicable

[illegible]☐ entire sample sieved ☒ portions split and sieved to obtain full gradation

☐ meets specification

Ultrasonic bath and shaking apparatus not used in dispersion process

weight retained for portions where sample was split represents the full predicted weight retained; actual weight retained is lower



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VIOLA ENGINEERING, PC
Geotechnical • Geophysical • Construction • Materials
P.O. Box 575 Broadway, Virginia 22815
(540) 434-0400 fax: (540) 434-0447

Sample Photos

Project: Squirrel Hill Duplexes

Project Number: PTL-243264

Date Performed: 9/24/2024

Sample Description:

24CLA-001 : Dark Orange Fat Clay with Sand

Sample Location:

Sample Combined from Borings 1-6 at 5-10ft Depths

Date Received:

9/17/2024

As Received Moisture Content (%):

21.4%





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Particle-Size Distribution of Fine-Grained Soils Using the Sedimentation Analysis (ASTM D7928)

Sample Information:

Project Name:	Squirrel Hill Duplexes
Project Number:	PTL-243264
Sample ID:	24CLA-001
Sample Description:	Dark Orange Fat Clay with Sand
USCS Classification:	CH
Sample Location:	Combined Borings 1-6 at 5-10ft Depth
Lab Technician:	DLF
Date Complete:	9/25/2024

Oven ID:	11-H3039
Thermometer ID:	200294596
Wash Sieve ID:	200BSIW83727950
Balance ID:	044243
Separation Sieve:	No. 10
Additional Sieve Analysis:	ASTM D6913
Prep Method:	air dried
Hydrometer Type:	151H
Prior Testing:	no

Mass of Moist Soil M_m g
 Specimen-Mixing Container ID

Hex Mass: 5 g

Estimated Data for Moist Mass Needed	
Moisture %	
% Pass 200	
Mass Need	 g

Dry Mass of Soil from Water Content	
Tare ID	
Tare wt	 g
Wet + Tare	 g
Dry + Tare	 g
% Moisture	
Dry Mass	58.91 g

Dry Mass of Soil by Direct Measurement	
Tare ID	
Tare wt	0.00 g
Mdd + Tare	63.91 g
Dry Mass	58.91 g
(**Mdd = dry soil + hex)	

Hydrometer ID:	151H1
Sedimentation Cylinder ID:	286
Start Date:	9/24/2024
Start Time:	11:00
Meniscus Correction:	0.0005
A Constant:	Companion Used
Soil Specific Gravity:	2.7
SG Assumed or Measured:	assumed

Dispersant Method:	direct addition
Dispersion Device:	cup and mixer
Air Jet Pressure:	NA
Mixing Method:	agitator
Tipping Time:	NA
Foam Inhibitor Used:	no
Flocculation Observed:	no
Temperature Control:	room control

Elapsed Time (min)	Meter Reading (r_m)	Temp (°C)	Offset ($r_{d,m}$)	Effective Depth, H_m (cm)	Diameter D (mm)	Percent Finer N_m (%)	# 200 Wash Data	
0	--	--	--	--	--	--	Tare ID	
1	1.03200	21.5	1.00375	9	0.0397	75	Tare wt (g)	
2	1.03150	21.5	1.00375	9	0.0283	74	Dry+Tare (g)	4.7
4	1.03025	21.5	1.00375	9	0.0203	71	Dry Mass (g)	4.68
15	1.02775	21.5	1.00375	10	0.0108	64	% Passing	
30	1.02650	21.5	1.00375	10	0.0078	61	Diameter (mm)	0.075
60	1.02550	21.5	1.00375	10	0.0056	58	Percent Finer	92.1
240	1.02325	21.5	1.00400	11	0.0029	51	Sieve Analysis No. 10 Fraction	
1440	1.02125	21.5	1.00400	11	0.0012	46		
							Passing No. 10 Sieve (%)	100

Remarks: *describe material excluded or problems encountered

Created: 9/24/2019

Revised: 2/5/2020

1356 North Main Street
Harrisonburg, VA 22802

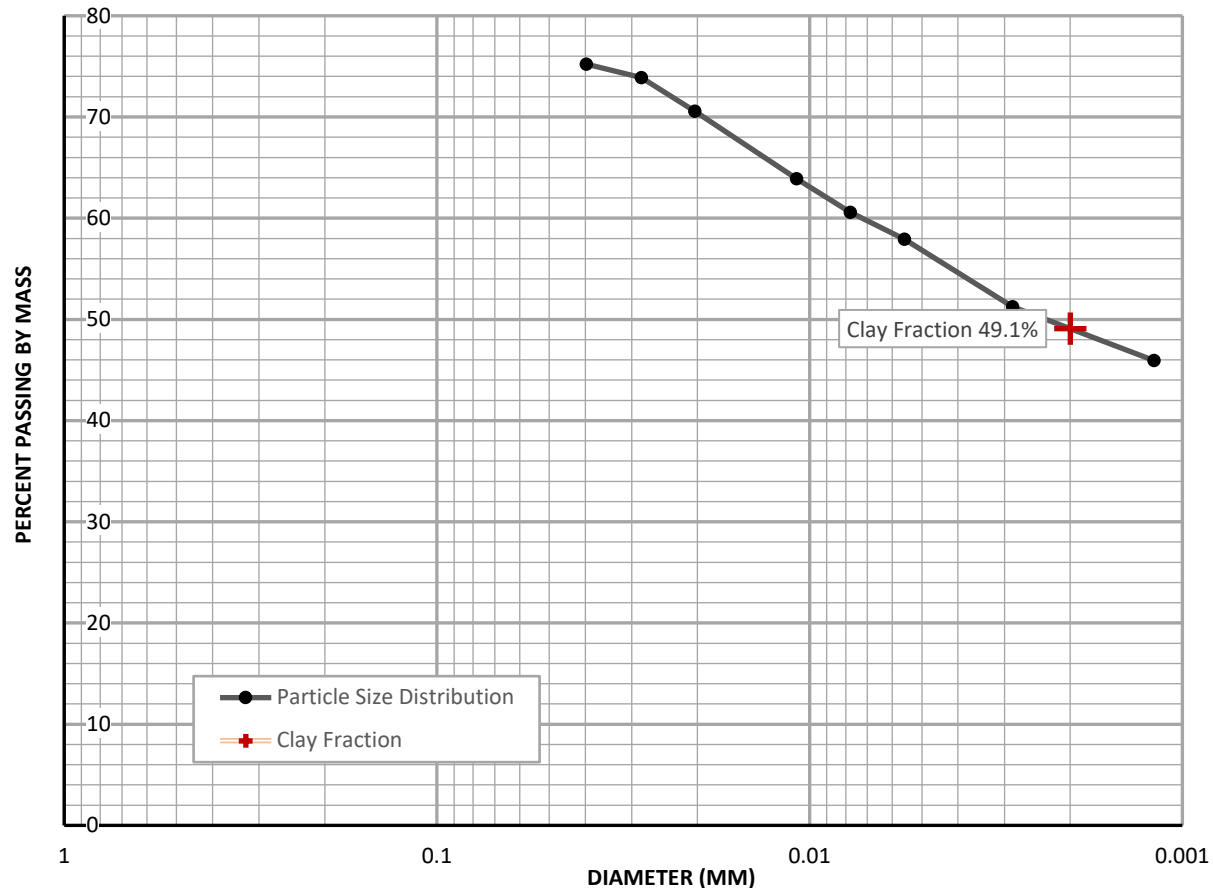


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Project Name:	Squirrel Hill Duplexes
Project Number:	PTL-243264
Sample ID:	24CLA-001
Date Complete:	9/25/2024

Sample Description:	Dark Orange Fat Clay with Sand
USCS Classification:	CH
Sample Location:	Combined Borings 1-6 at 5-10ft Depth
Lab Technician:	DLF

Particle Size Distribution Adjusted For Sieve Analysis (Sieve & Hydrometer)



Sand (%)	Fines (%)			Additional Sieve Analysis	
7.9	92.1			Conducted	Yes
	Silt Fraction	43.0	0.075 mm	Passing No. 10 Sieve (%)	100
	Clay Fraction	49.1	0.002 mm	Gradation Adjusted	Yes

Atterberg Limits (ASTM D4318)	
Liquid Limit	51
Plastic Limit	18
Plasticity Index	33

Clay Mineral Activity	$\frac{\text{Pasticity Index (\%)}}{\text{Clay Fraction (\%)}}$
0.67	Inactive

Remarks: *describe material excluded or problems encountered

Created: 9/24/2019

Revised: 2/5/2020



Virginia DOT Standard Drawings

VIOLA ENGINEERING, PC

GENERAL

1. METHOD "A" PIPE BEDDING SHALL BE USED FOR ALL TYPES OF PIPE CULVERTS WITHIN THE APPLICABLE HEIGHT OF COVER RANGE NOTED IN THE STANDARD PC-1 TABLES UNLESS OTHERWISE NOTED ON THE PLANS.
2. H = HEIGHT OF COVER MEASURED FROM TOP OF CULVERT TO FINISHED GRADE.
3. b = EXCAVATION DEPTH AS SHOWN ON PLANS OR TO FIRM BEARING SOIL.

CIRCULAR PIPE

1. D = OUTSIDE DIAMETER OF PIPE.
2. d = INSIDE DIAMETER OF PIPE.
3. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
X = 12" WHERE d IS LESS THAN 36".
X = 18" WHERE d IS 36" AND GREATER.
4. WHERE DIRECTED BY THE ENGINEER, BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
5. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
6. BEDDING MATERIAL AND CLASS I BACKFILL MATERIAL MAY BE ELIMINATED FOR SHOULDER SLOT INLET (DI-13) OUTLET PIPES INSTALLATIONS.

ELLIPTICAL PIPE

1. S₁ = OUTSIDE SPAN DIMENSION OF PIPE.
2. S₂ = INSIDE SPAN DIMENSION OF PIPE.
3. R = OUTSIDE RISE DIMENSION OF PIPE.
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
X = 12" WHERE S₂ IS LESS THAN 36".
X = 18" WHERE S₂ IS 36" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER, BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S₂ IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S₂ IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.

PIPE ARCH

1. S = SPAN DIMENSION OF PIPE.
2. R = RISE DIMENSION OF PIPE.
3. B = SEE PC-1 TABLE FOR APPLICABLE PIPE MATERIAL
4. x = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
x = 12" WHERE S₂ IS LESS THAN 36".
x = 18" WHERE S₂ IS 36" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER, BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S₂ IS 35" OR LESS AND HEIGHT OF COVER 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S IS 35" OR LESS AND HEIGHT OF COVER 15' OR LESS.

SPECIFICATION
REFERENCE302
303**INSTALLATION OF PIPE CULVERTS & STORM SEWERS
GENERAL NOTES**

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT

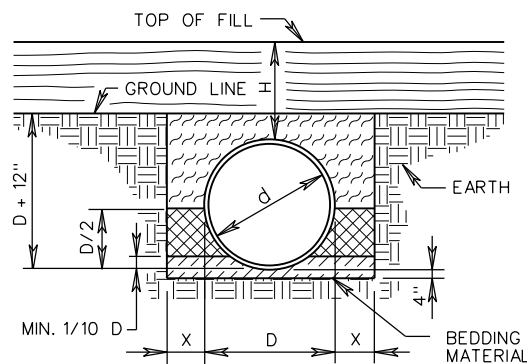
ROAD AND BRIDGE STANDARDS

REVISION DATE

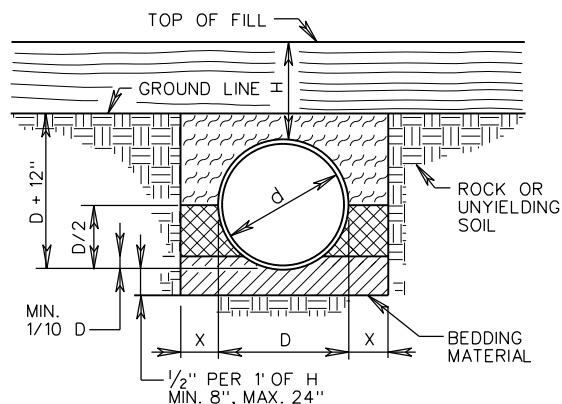
SHEET 1 OF 1

107.00

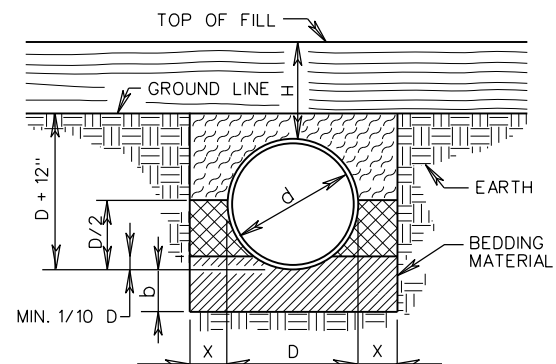
NO PROJECTION OF PIPE ABOVE GROUND LINE



NORMAL EARTH FOUNDATION

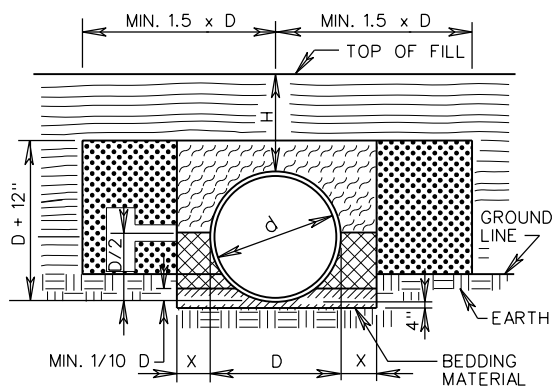


ROCK FOUNDATION

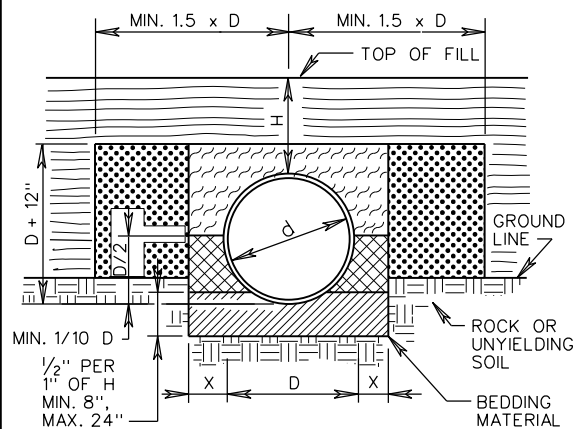


FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

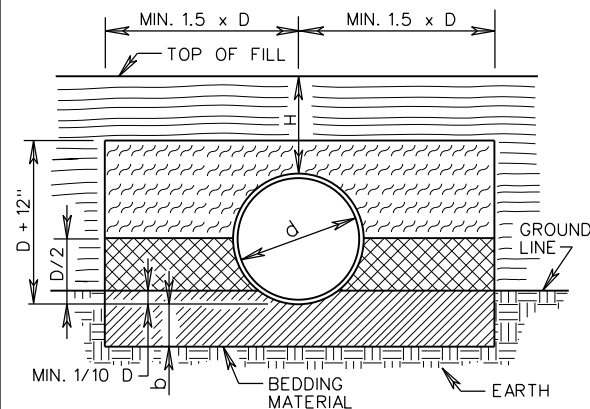
PIPE PROJECTION ABOVE GROUND LINE



NORMAL EARTH FOUNDATION



ROCK FOUNDATION



FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

 BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

 CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

 FOR PLASTIC PIPE CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

 FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

 EMBANKMENT

 REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

NOTES:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

VDOT

ROAD AND BRIDGE STANDARDS

SHEET 1 OF 4

REVISION DATE

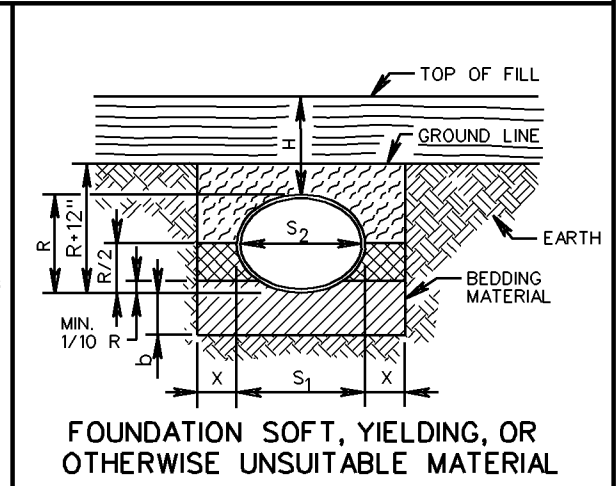
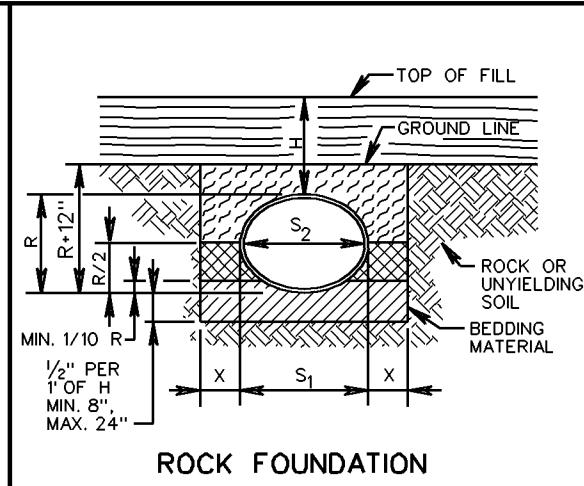
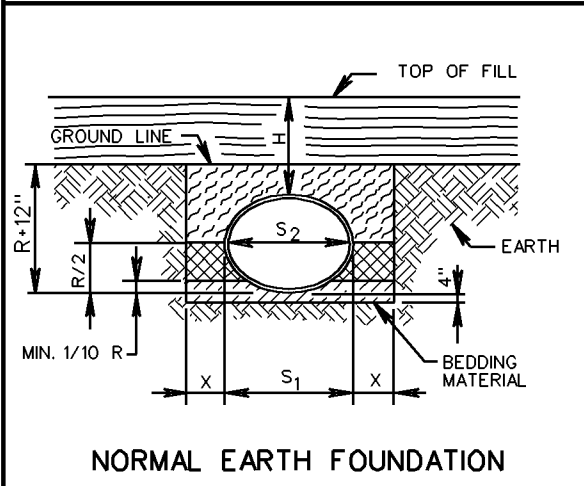
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07/12

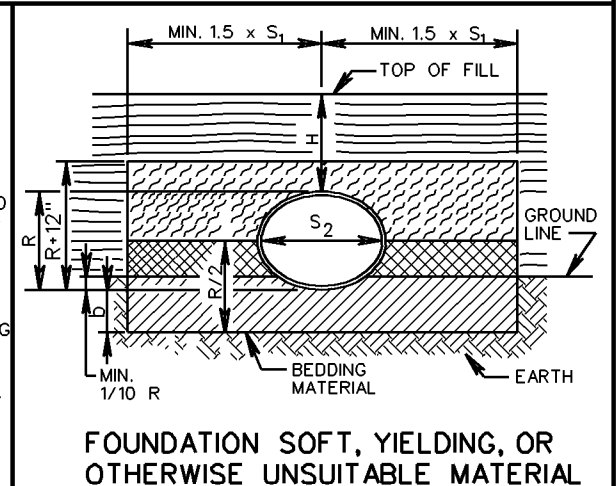
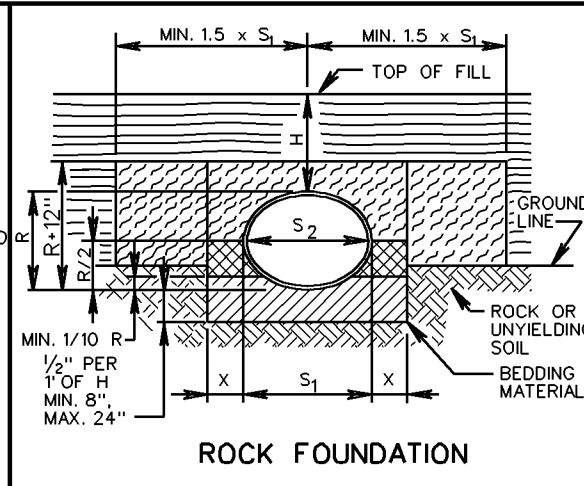
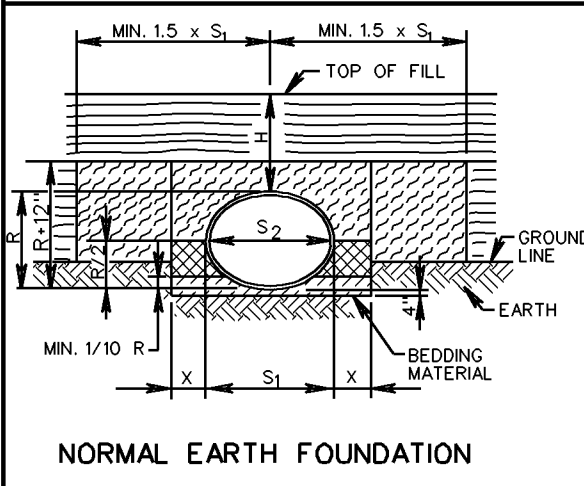
INSTALL. OF PIPE CULVERTS AND STORM SEWERS
CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION
REFERENCE302
303



PIPE PROJECTION ABOVE GROUND LINE



-  BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
-  CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
-  REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.
-  EMBANKMENT

NOTES:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

SPECIFICATION
REFERENCE

302
303

**INSTAL. OF PIPE CULVERTS AND STORM SEWERS
ELLIP. PIPE BEDDING AND BACKFILL - METHOD "A"**

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT

ROAD AND BRIDGE STANDARDS

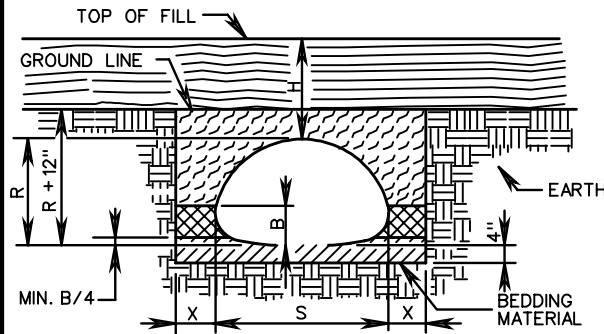
REVISION DATE

10/09

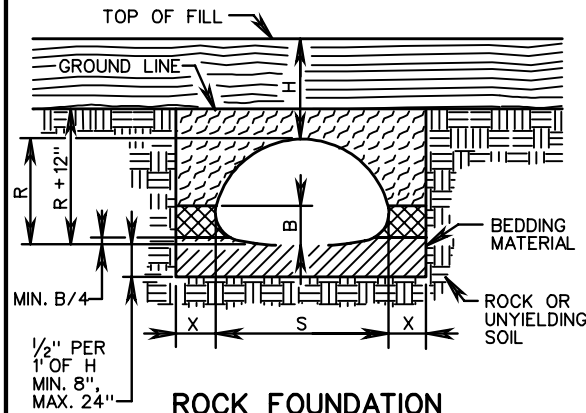
SHEET 2 OF 4

107.02

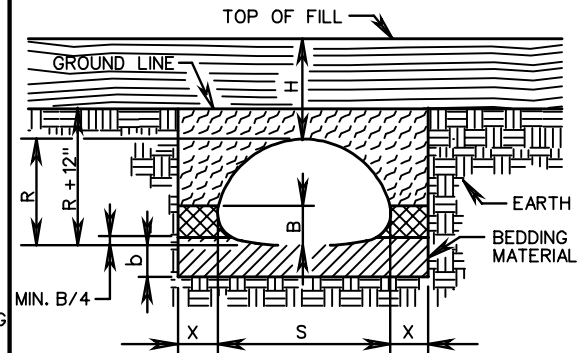
NO PROJECTION OF PIPE ARCH ABOVE GROUND LINE



NORMAL EARTH FOUNDATION

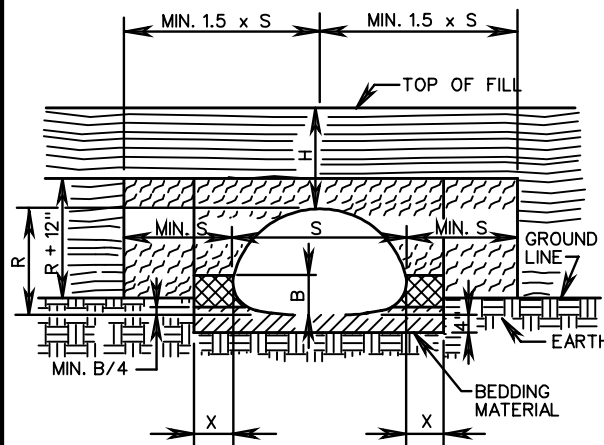


ROCK FOUNDATION

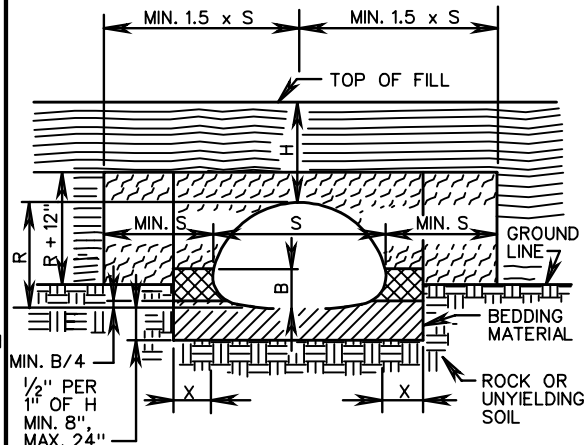


FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

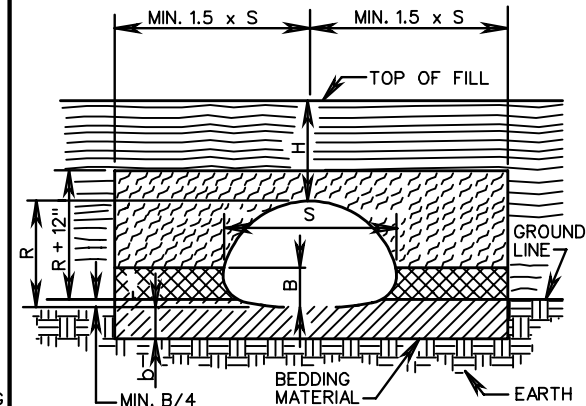
PIPE ARCH PROJECTION ABOVE GROUND LINE



NORMAL EARTH FOUNDATION



ROCK FOUNDATION



FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL



BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.



CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.



REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.



EMBANKMENT

NOTE:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.



ROAD AND BRIDGE STANDARDS

INSTALLATION OF PIPE CULVERTS AND STORM SEWERS PIPE ARCH BEDDING AND BACKFILL

SPECIFICATION
REFERENCE

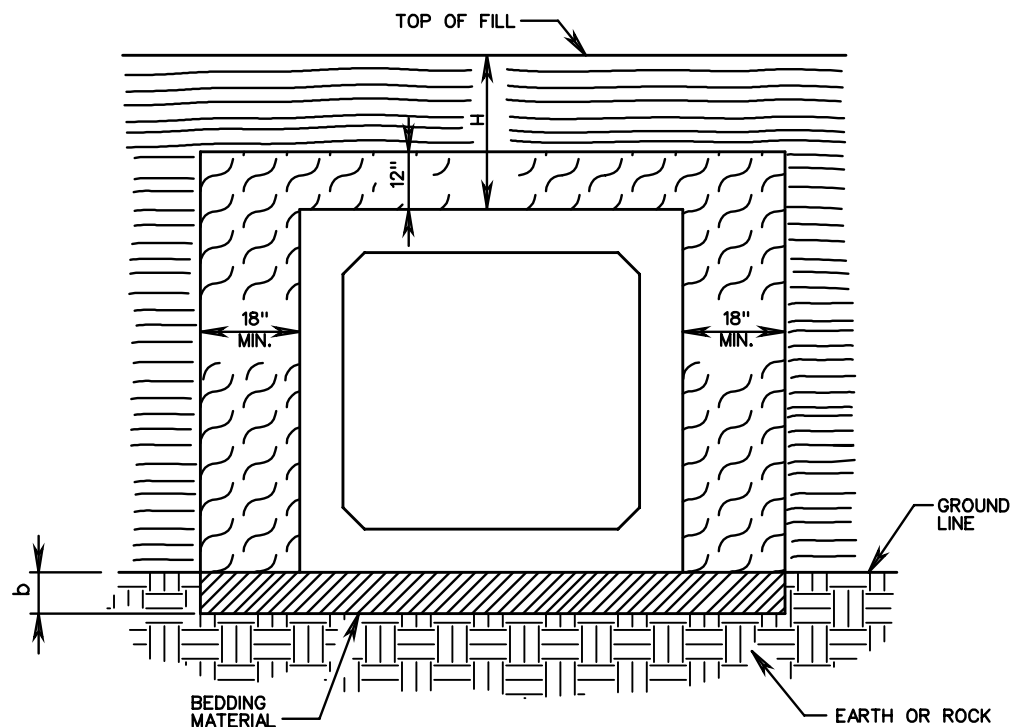
SHEET 3 OF 4

REVISION DATE

107.03

VIRGINIA DEPARTMENT OF TRANSPORTATION

302
303



H - HEIGHT OF COVER MEASURED FROM TOP OF CULVERT TO FINISHED GRADE.

FOR NORMAL EARTH FOUNDATION:
FOR PRECAST AND CAST IN PLACE BOX CULVERT $b = 6"$

FOR ROCK FOUNDATION:
FOR PRECAST BOX CULVERT $b = \frac{1}{4}"$ PER 12" OF
H - 8" MIN., 24" MAX.
FOR CAST IN PLACE BOX CULVERT b - DEPTH AS SHOWN
ON PLANS OR WHERE NO BEDDING IS SPECIFIED BOTTOM
SLAB TO BE KEYED INTO EXISTING ROCK FOUNDATION.
FOR SOFT, YIELDING OR OTHERWISE UNSUITABLE FOUNDATION:
FOR PRECAST AND CAST IN PLACE BOX CULVERT
 b - DEPTH AS SHOWN ON PLANS OR TO FIRM BEARING SOIL.

 BEDDING MATERIAL IN ACCORDANCE WITH
SECTION 302 OF THE ROAD AND BRIDGE
SPECIFICATIONS.

 REGULAR BACKFILL MATERIAL IN ACCORDANCE
WITH SECTION 302 OF THE ROAD AND BRIDGE
SPECIFICATIONS.

 EMBANKMENT

SPECIFICATION
REFERENCE

302
303

INSTALLATION OF BOX CULVERT BEDDING AND BACKFILL - METHOD "A"

VIRGINIA DEPARTMENT OF TRANSPORTATION

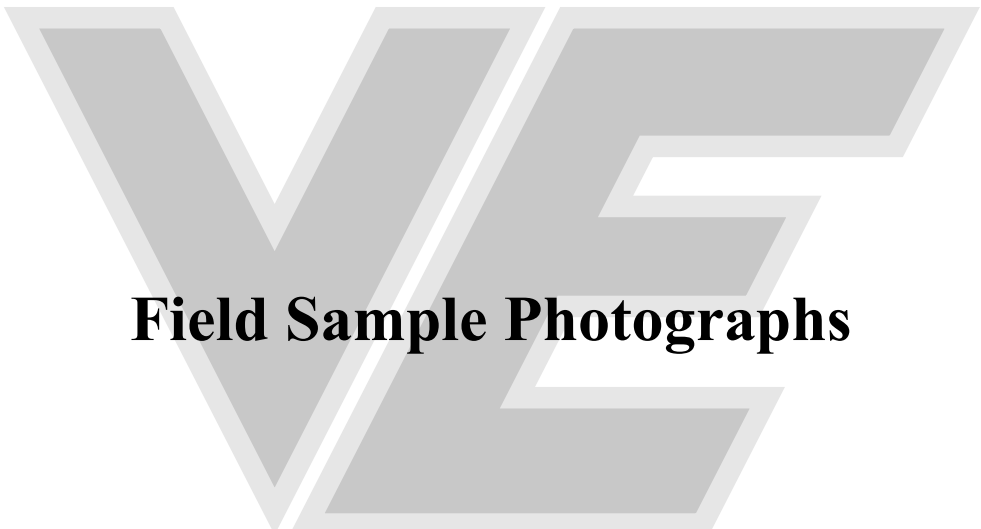
VDOT

ROAD AND BRIDGE STANDARDS

REVISION DATE

SHEET 4 OF 4

107.04

A large, stylized logo consisting of the letters 'V' and 'E' in a bold, italicized font. The letters are filled with a dark gray color and have a lighter gray outline. The 'V' and 'E' are connected, with the 'E' having a distinctive horizontal bar that extends to the right.

Field Sample Photographs

VIOLA ENGINEERING, PC



Viola Engineering, PC
PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-01 @ 0ft, N60:13, Recovery: 72%



B-01 @ 5ft, N60:28, Recovery: 72%



B-01 @ 10ft, N60:28, Recovery: 94%



B-02 @ 0ft, N60:25, Recovery: 33%





Viola Engineering, PC
PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-02 @ 5ft, N60:21, Recovery: 83%



B-02 @ 10ft, N60:20, Recovery: 100%



B-03 @ 0ft, N60:13, Recovery: 78%



B-03 @ 2.5ft, N60:21, Recovery: 78%





Viola Engineering, PC
PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-03 @ 5ft, N60:21, Recovery: 44%



B-03 @ 10ft, N60:17, Recovery: 100%



B-04 @ 0ft, N60:15, Recovery: 61%



B-04 @ 5ft, N60:52, Recovery: 100%





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PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-04 @ 10ft, N60:32, Recovery: 100%



B-04 @ 15ft, N60:22, Recovery: 100%



B-04 @ 20ft, N60:17, Recovery: 100%



B-05 @ 0ft, N60:8, Recovery: 72%





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PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-05 @ 2.5ft, N60:43, Recovery: 78%



B-05 @ 5ft, N60: >60, Recovery: 100%



B-05 @ 7.5ft, N60: >60, Recovery: 100%



B-05 @ 10ft, N60:52, Recovery: 100%





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PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-05 @ 15ft, N60:46, Recovery: 100%



B-05 @ 20ft, N60:29, Recovery: 89%



B-06 @ 0ft, N60:10, Recovery: 72%



B-06 @ 2.5ft, N60:46, Recovery: 89%





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PO Box 575
Broadway, VA 22815

SAMPLE PHOTOGRAPHS

CLIENT The McCarty Brothers

PROJECT NAME Squirrel Hill Duplexes

PROJECT NUMBER PTL-243264 GEO

PROJECT LOCATION Orchard Street, Front Royal, Virginia

B-06 @ 5ft, N60: >60, Recovery: 100%



B-06 @ 7.5ft, N60:49, Recovery: 94%



B-06 @ 10ft, N60:53, Recovery: 100%



B-06 @ 15ft, N60:42, Recovery: 97%



WORK SESSION ITEM 4

2500319 – A Zoning Text Amendment to Town Code sections §175-3 - Definitions, to define the use of an “Auxiliary Dwelling Unit”; §175-11, §175-12(A), §175-18.2(A), §175-20, §175-29(A), and §175-37.3(A) to add ADU’S as a by-right use; and to establish §175-115 “Auxiliary Dwelling Unit” performance standards within the Supplementary Provisions of Town Code.

AN ORDINANCE TO AMEND CHAPTER 175 OF THE FRONT ROYAL TOWN CODE BY ADDING THE DEFINITIONS OF AUXILIARY DWELLING UNIT (ADU) AND REVISING THE DEFINITIONS OF ACCESSORY BUILDING/ACCESSORY STRUCTURE, ACCESSORY USE, GARAGE, PRIVATE, GARAGE, PUBLIC, LOT, LOT COVERAGE, AND PRINCIPAL PERMITTED USE CONTAINED IN §175-3; AMEND §175-11, THE STATEMENT OF INTENT (R-1) TO INCLUDE ADU'S; AMEND §175-12(A), §175-18.2(A), §175-20, §175-29(A), AND §175-37.3(A) TO ADD ADU'S AS A BY-RIGHT USE; AND ADD SECTION §175-115 AS PERFORMANCE STANDARDS FOR ADU'S."

175-3 - DEFINITIONS

ACCESSORY BUILDING/ACCESSORY STRUCTURE - A building or structure that is subordinate to, and located on the same lot as the principal permitted use of the property, of which, the accessory building or accessory structure is used for purposes that are clearly incidental to that of the principal permitted use of the property, and which is not attached by any part of a common wall or roof to the main building, or buildings, if any. **No residential occupancy is permitted.** An accessory building shall not exceed the height of the main building(s) located on the property; shall not be located within a required yard area that abuts a public road; and shall not be permitted where no main building exists on the property, except in the following: (i) temporary buildings or structures permitted under this chapter, (ii) accessory buildings without utilities that are used for storage purposes and do not exceed 256 square feet, and (iii) buildings, such as barns and silos, used for agricultural purposes.

ACCESSORY USE - A use of a building, lot or portion thereof which is customarily incidental and subordinate to the principal permitted use of the main building or lot. ~~Accessory uses shall include the use of accessory buildings as a separate accessory dwelling unit, provided that the lot is at least 12,000 square feet in size.~~ The accessory building ~~complies with~~ shall comply with the minimum setback and yard area requirements that are required for main buildings within the applicable zoning district. ~~no more than one accessory dwelling is located on the property, and the accessory dwelling unit does not utilize more than 500 square feet.~~ Urban agriculture is considered an accessory use when the requirements of Section 175-110.5 are complied with.

Auxiliary Dwelling Unit (ADU) also known as in-law units, backyard cottage, or granny flat - A secondary, self-contained residential unit located on the same lot as a primary single-family dwelling. It includes independent living facilities such as a kitchen, bathroom, sleeping area, and separate entrance.

GARAGE, PRIVATE - ~~An accessory building~~ A vehicle storage structure used for the storage of vehicles by the occupants of a lot on which such building is located.

GARAGE, PUBLIC - ~~An accessory building~~ A vehicle storage structure, portion of a principal building or principal buildings used only for the storage of four (4) or more vehicles by others than only those occupants of a lot on which such building is located.

LOT - A parcel of land occupied or to be occupied by a building and its auxiliary or accessory buildings or by a use and accessory uses, together with such open spaces as are required under

the provisions of this chapter, having at least the minimum area required by this chapter for a lot in the zone in which such lot is situated and having its principal frontage on a public or private street approved by the Town.

LOT COVERAGE - The maximum percent of the lot which may be occupied by buildings or structures, including **auxiliary or** accessory buildings or structures.

PRINCIPAL PERMITTED USE – A specific use, or uses, of a lot that are permitted on a particular lot, based on the regulations of the underlying zoning district, and the main use, or uses, of the property, as distinguished from an **auxiliary or** accessory use.

STATEMENT OF INTENT (R-1) (175-11)

The R-1 District is composed of quiet, low-density residential areas, plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life **where children may or may not be present**, to provide areas for suitable expansion of the Town as facilities are provided and to prohibit all commercial activities. Development is, therefore, limited to relatively low concentration, and permitted uses are limited to single-unit dwellings, plus selected additional uses, such as schools, parks, churches, **Auxiliary Dwelling Units (ADUs)** and certain public facilities that serve the residents of the district. Mobile homes or rooming houses are prohibited.

USES PERMITTED BY RIGHT(R-1) (175-12)

- A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-1 District, the following uses of land and buildings are permitted by-right in the R-1 District:

RESIDENTIAL:

Single-family dwellings, detached.

Auxiliary Dwelling Units (ADUs).

COMMERCIAL:

INDUSTRIAL:

ORGANIZATIONAL:

Churches.

Public libraries.

Schools.

USE REGULATIONS (R-1A) (175-18.2)

- A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-1A District, the following uses of land and buildings are permitted by-right in the R-1A District:

RESIDENTIAL:

Single-family dwellings, detached.

Auxiliary Dwelling Units (ADUs).

USES PERMITTED BY RIGHT (R-2) (175-20)

Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-2 District, the following uses of land and buildings are permitted by-right in the R-2 District:

RESIDENTIAL:

Duplexes.

Single-family dwellings, detached.

Two-family dwellings.

Auxiliary Dwelling Units (ADUs).

USES PERMITTED BY RIGHT (R-3) (175-29)

- A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-3 District, the following uses of land and buildings are permitted by-right in the R-3 District:

RESIDENTIAL:

Duplexes.

Single-family dwellings, detached.

Townhouses developed on sites of twenty thousand (20,000) square feet up to one (1) acre as set forth in section 175-112.

Two-family dwellings.

Auxiliary Dwelling Units (ADUs).

PERMITTED USES (PND) (175-37.3)

- A. All planned neighborhood developments shall permit the following residential and Auxiliary uses:

1. Detached single-family dwellings;

2. Two-family dwellings;
3. Multi-family dwellings;
4. Townhouses with a maximum of eight units per structure;
5. **Auxiliary Dwelling Units (ADUs)**
6. Accessory buildings or uses as defined in Town Code section 175-3;
7. Recreation or park facilities;
8. Retirement living facilities (handicapped accessible)
9. Municipal buildings or uses;
10. Public utilities: poles, lines, booster and relay stations, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage systems. Such utilities shall be buried or otherwise screened in accordance with design standards of the development;
11. Home Occupations as set forth in section 175-108;
12. Public libraries;
13. Schools;
14. Churches;
15. Special childcare services;
16. Open space and conservation areas; and
17. Such other uses as determined similar to one or more enumerated uses by the Zoning Administrator.

175-115 – Auxiliary Dwelling Unit (ADU)

The ADU ordinance permits one (1) Auxiliary Dwelling Unit in the selected zoning districts of R1, R1A, R2, R3 and PND with residential housing, subject to the following:

- A. The Auxiliary dwelling unit must be located on the same lot as a single-family detached dwelling (existing or proposed) and only one (1) ADU is permitted per residential lot.
- B. The property must be owner occupied. The applicant shall submit a notarized statement attesting that they are residing on the property, in either the primary or auxiliary unit.
- C. **Detached ADUs cannot exceed 1000 square feet or 80% of the gross floor area of the principal dwelling, whichever is less.**
- D. Detached ADUs shall be a minimum of 600 square feet.
- E. The Auxiliary dwelling unit must follow the underlying zoning district requirements (setbacks, lot coverage, appearance, height, etc.). Detached ADUs shall not exceed the maximum lot square foot coverage allowed in the zoning district where the ADU is located.
- F. As part of the application process, Town staff will conduct an inspection prior to final approval.
 1. Staff will reach out to the property owner to schedule an annual inspection to recertify the ADU is compliant with code.

2. The Zoning Administrator or designee may inspect a property if there is a complaint registered with the Town or if the official has other reason to believe that the owner or occupants are in violation of the ADU approval.
 3. The owner shall make provisions to allow inspections of the property by town personnel during reasonable hours with prior notice.
- G. The ADU shall meet the applicable regulations for safety, health and sanitation through the appropriate County agencies.
- H. Upon transfer of ownership of the subject property, the new owner shall be required to certify in writing to the Zoning Administrator that either:
1. Continued use of the ADU will comply with the conditions of the previous approval for the ADU use or;
 2. The ADU will no longer be used as a separate dwelling unit.

175-~~114~~118—175-122 - (RESERVED)

Argument Against Making ADU by SUP Only

Summary:

Recent actions by the Virginia General Assembly signal a strong policy preference for simplifying and accelerating residential development approvals. Legislation such as SB 974 and HB 2293 reduces discretionary review, limits the role of public hearings, and shifts routine development decisions to administrative staff acting as designated agents. The intent is to remove unnecessary process, lower costs, and make housing production more predictable and affordable. Requiring Accessory Dwelling Units (ADUs) to obtain a Special Use Permit (SUP) runs counter to this policy direction, particularly when even larger and more complex residential projects may now be approved administratively.

ADUs are modest, residential in nature, and subordinate to a primary dwelling. They have predictable impacts that can be addressed through clear, objective zoning standards rather than case-by-case approvals. Treating ADUs as “special” uses introduces added cost, delay, and uncertainty, and reintroduces discretionary review by planning commissions and governing bodies that recent state reforms are intended to minimize. This approach undermines the goal of normalizing small-scale housing and discourages a form of development that many Virginia localities now view as a practical tool for affordability and gentle neighborhood infill.

A by-right, administrative approval framework is a more effective and policy-consistent approach. Objective standards—such as size limits, setbacks, height, parking, and owner-occupancy requirements—can be enforced through existing zoning permits, inspections, and compliance mechanisms with the addition of a sworn affidavit at the time of construction or conversion. This method preserves local control over form and impacts while avoiding unnecessary procedural hurdles. Allowing ADUs by right aligns with current best practices in Virginia and supports the broader state goal of increasing housing options through efficient, predictable approval processes.

Background and Details;

Making ADUs by special use permit is contrary to existing Virginia legislature stated intent to reduce administrative review of housing projects. The two relevant changes from the legislature are provided below;

SB974

Subdivision ordinance; plan review by designated agent, definition of "designated agent."

Subdivision ordinance; plan review by designated agent. Removes planning commission and governing body approval authority for the administrative review process for plats and plans and assigns such authority solely to a designated agent, defined in the bill. However, the bill provides that the local planning commission may serve as the designated agent of any locality with a population of 5,000 or less. The bill also expedites the review process by shortening the timeframe for forwarding plats and plans to state agencies for review.

VAHB2293

Bill Summary

Subdivision ordinance; plan review by designated agent. Removes planning commission and governing body approval authority for the administrative review process for plats and plans and assigns such authority solely to a designated agent, defined in the bill. The bill also expedites the review process by shortening the timeframe for forwarding plats and plans to state agencies for review.

Summary of Bills

This bill modifies Virginia's subdivision ordinance regulations by introducing a new concept of a "designated agent" who will exclusively handle the administrative review process for plats and plans, effectively removing the planning commission and governing body's approval authority. The bill defines a "designated agent" as an individual employed or authorized by a locality and specifically designated by the governing body to review and act on subdivision plats, site plans, and development plans. The designated agent is explicitly prohibited from being a member of the local planning commission. Key changes include expediting the review process by shortening the timeframe for forwarding plats and plans to state agencies (from 10 to 5 business days), establishing more streamlined review procedures, and setting specific timelines for plan approvals and resubmissions. The bill aims to simplify and accelerate the subdivision and site plan review process by centralizing review authority with a single designated agent, reducing bureaucratic steps, and creating more predictable review timelines for developers and property owners.

Making an ADU (Accessory Dwelling Unit) require a “Special Use Permit (SUP)” cuts against both the intent and structure of the recent Virginia subdivision/plan-review reforms unless there is a very strong, clearly articulated local justification.

1. What the new law signals (even beyond subdivisions)

While the statute refers to administrative review of plats and plans, its policy direction is broader:

The General Assembly is:

- Reducing discretionary review
- Eliminating unnecessary public hearings
- Moving routine residential development to by-right / administrative approval
- Constraining local bottlenecks that increase housing cost and delay

This aligns with:

- ADU reforms (SB 932, HB 2533, related housing bills) that are currently under review and expected to be readdressed in 2026.
- By-right housing approvals
- Curtailing subjective denial authority

Requiring a SUP for ADUs moves in the opposite direction. **If no review is needed beyond the Planning and Zoning department designated agent review for a major subdivision, then how is an SUP with full review appropriate for an ADU?**

2. ADUs are not “exceptional uses” under modern Virginia law

A Special Use Permit is legally justified only when:

- A use is unusual, potentially incompatible, or location-dependent
- Case-by-case conditions are necessary to mitigate impacts

3. Making ADUs “allowed only by SUP” could be viewed as:

- A conditional prohibition, a way to retain discretionary control over a use the locality is not prepared to truly allow

ADUs:

- Are residential
- Are subordinate to a primary dwelling
- Are now affirmatively encouraged by many localities in Virginia and throughout the nation.
- Treating ADUs as “special” is hard to defend.

4. A mandatory SUP:

- Adds cost
- Adds delay
- Adds discretionary denial risk
- Reintroduces Planning Commission and Council hearings the legislature is trying to limit

This creates exposure to claims that the ordinance:

- Is arbitrary or exclusionary
- Conflicts with state housing policy
- Is inconsistent with the comprehensive plan for affordable housing

5. Practical vulnerability of an ADU SUP requirement;

A. Local authority must be:

- Expressly granted, or necessarily implied
- Using SUPs as a default approval mechanism for a favored affordable housing type is shaky.

B. Substantive due process

- Denial criteria become subjective and not standards driven

C. Fair housing & exclusionary zoning arguments

SUPs can be shown to:

- Disproportionately suppress smaller, more affordable units
- Function as a de facto prohibition

6. What *does* make sense instead, aligns with the current best-practice approach in Virginia now:

- ADUs by right
- Administrative approval
- Objective standards only

7. Common, defensible standards include:

- Max size (e.g., % of principal dwelling)
- Height limits
- Setbacks
- One ADU per lot
- Owner-occupancy (with care)
- Parking (if justified)
- Utility connections
- Building code compliance

8. Enforcement of ADU standards when not using an SUP

A. Owner-occupancy affidavit (at permit issuance)

Require, as part of the zoning permit:

- A sworn affidavit signed by the property owner
- Statement that:
 - The owner occupies either the principal dwelling or the ADU as their primary residence
 - The requirement is continuous
 - Violation constitutes a zoning violation

This affidavit can be:

- Notarized
- Recorded with the land records (optional but strong)
- Kept on file with the zoning permit

Why this works legally

- Sworn statements are enforceable
- False statements can carry civil or criminal consequences
- Courts accept affidavits as prima facie proof of compliance

Virginia towns can enforce ADU standards the same way it enforces every by-right zoning requirement through administrative permits, inspections, certificates of occupancy, and enforcement authority, with appeals to the Board of Zoning Appeals (BZA).

SUPs are not an enforcement tool; they are a discretionary approval tool.

For post occupancy enforcement (if needed)

1. Complaint received
2. Investigation initiated
3. Inspection by consent or warrant
4. Enforcement action if violation exists

9. Summary

Accessory dwelling units are small-scale residential uses with predictable impacts that can be fully addressed through objective development standards. Requiring discretionary approvals would add cost, delay, and inconsistency without advancing public health, safety, or welfare. Accordingly, ADUs should be permitted by right subject to clear and enforceable standards.”

Given the General Assembly’s clear direction to streamline residential approvals and remove discretionary review, especially for routine housing, requiring a special use permit for an ADU would be inconsistent with both the spirit and trajectory of Virginia land-use law.