

REGULAR PLANNING COMMISSION MEETING

Wednesday, July 15, 2026 @ 7:00pm

Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

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

IV. APPROVAL OF MINUTES

- June 17, 2026 – Regular Meeting

V. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

VI. CONSENT AGENDA

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

1. **2600380** – An Ordinance Amendment to Town Code §175-147 to redefine the position of the Zoning Administrator and the Deputy Zoning Administrators.

VII. PUBLIC HEARING

1. **2600273** – A Special Use Permit Application, submitted by the Rotary Club of Front Royal for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street, identified by Tax Map 20A8-6-C 3. The property is zoned C-2, Downtown Business District.
2. **2600349** – An Ordinance Amendment to define Outdoor Dining Area in Town Code §175-3, permit outdoor dining as an accessory use in the C-1, Community Business District & C-2, Downtown Business District, and add performance standards under Town Code §175-118.

VIII. COMMISSION MEMBER REPORTS

IX. PLANNING DIRECTOR REPORT

- June Monthly Report

X. ADJOURNMENT

*There will be a Planning Commission work session immediately following the regular Planning Commission meeting in the Warren County Government Center Caucus Room. (Agenda Attached)

JUNE 17, 2026 – REGULAR MEETING MINUTES



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

The Planning Commission meeting of the Town of Front Royal, Virginia, was held on June 17, 2026, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Neel called the June 17, 2026, meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Allen Neel, Chairman
Megan Marrazzo, Vice Chairman
Connie Marshner, Commissioner
Andrew Brooks, Commissioner
Teresa Fedoryka, Commissioner

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator / Town Planner I
Connie L. Potter, Executive Assistant / Planning Commission Clerk

ADDITION/DELETION OF ITEMS FROM THE AGENDA

None.

APPROVAL OF MINUTES

- May 20, 2026 – Regular Meeting

Commissioner Brooks moved, seconded by Vice Chairman Marrazzo approve the regular meeting minutes from May 20, 2026.

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

ROLL CALL

PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

None.



CONSENT AGENDA

1. **2600273** – A Special Use Permit Application, submitted by the Rotary Club of Front Royal for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street, identified by Tax Map 20A8-6-C 3. The property is zoned C-2, Downtown Business District.

Vice Chairman Marrazzo moved, seconded by Commissioner Brooks that the Planning Commission approve the Consent Agenda to publicly advertise for a public hearing in July as presented.

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

ROLL CALL

PUBLIC HEARING

1. **2600139** – A Special Use Permit Application, submitted by Andres A. Montesinos, on behalf of the property owner Eagle Sky Industrial Park, LLC to allow an Automobile Graveyard “Junkyard”, located at 508 Kendrick Lane, identified by Tax Map Number 20A1-3-4. The Property is zoned I-2, Industrial Employment District.

Mr. Ware explained the application request was for a “Junkyard” located at 508 Kendrick Lane. The property is located in the I-2, Industrial Employment District. He then provided the Town Code definition of “Junkyard.” Mr. Ware provided a virtual presentation of the property to include an aerial map, vicinity map, and the floodplain map of the area of 508 Kendrick Lane. He proceeded to explain drainage from the property location and its impact on the Shenandoah River. At the previous Planning Commission work session twelve (12) questions were posed by Commission members that were forwarded to the applicant. As of today, (June 16, 2026) those questions have not been answered by the applicant.

The applicant was not present at the meeting.

Chairman Neel opened the public hearing.

There were no speaks and Chairman Neel closed the public hearing.



Vice Chairman Marrazzo moved, seconded by Commissioner Marshner that the Planning Commission forward a recommendation of denial for Special Use Permit #2600139 for an Automobile Graveyard “Junkyard” located at 508 Kendrick Lane, identified by Tax Map #20A1-3-4 due to drainage concerns, proximity to the river, and lack of details regards to land use and contamination mitigation.

Commissioner Brooks expressed that he was reluctant to deny the application outright because the applicant may have to come back a year later if they want to pursue this. He was anticipating asking the applicant the questions posed by the Planning Commission as discussed at their previous work session and receiving feedback from the applicant at the meeting. Commissioner Brooks said he understood staff’s concerns with regard to the floodplain, and the management of that. He would like to see more interaction with the applicant and the Planning Commission to better gauge the plans for mitigation rather than outright denying the application, however he agrees that approval at this point is not suitable.

Chairman Neel felt that in order to make this possible it would be a herculean effort of mitigation with the slopes and the soils and the karst region and he does not see how it would be possible economically or viable.

VOTE: Yes – Marrazzo, Marshner, Fedoryka, Brooks, Neel

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

None.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the May Planning and Zoning monthly report.

ADJOURNMENT

Commissioner Marshner moved, seconded by Commissioner Brooks to adjourn the meeting.

VOTE: Yes – Fedoryka, Marshner, Neel, Marrazzo, Brooks

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

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

Approved by Planning Commission
Date: _____

PUBLIC HEARING ITEM 1

2600273 – A SPECIAL USE PERMIT APPLICATION, SUBMITTED BY THE ROTARY CLUB OF FRONT ROYAL FOR AN ARTISTIC MURAL, EXCEEDING SIXTY (60) SQUARE FEET IN SIZE, ON THE NORTH SIDE OF THE BUILDING FACING THE INTERSECTION OF N. COMMERCE AVENUE AND MANASSAS STREET, LOCATED AT 37 WATER STREET, IDENTIFIED BY TAX MAP 20A8-6-C 3. THE PROPERTY IS ZONED C-2, DOWNTOWN BUSINESS DISTRICT.

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit Application #2600273

MEETING DATE: July 15, 2026

SUMMARY: The application for review is a request for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street., identified by Tax Map 20A8-6-C3. The property is zoned C-2, Downtown Business District.

STAFF RECOMMENDATION:

The special use permit is required because the symbology contained within an artistic mural constitutes a sign and its proposed size exceeds 60SF. Due to the subjective nature of an artistic mural and since these murals can be removed and altered with minimal effort, staff supports recommendation of approval to Town Council.

DRAFT MOTION:

"In furtherance of the purposes and objectives contained in Town Code §175-1(B), I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit Application #2600273 for an artistic mural, exceeding sixty (60) square feet on the north side of the building located at 37 Water Street, identified by Tax Map 20A8-6-C3."

"I move that the Planning Commission keep the public hearing open to allow staff time to ascertain additional information regarding _____."

"In furtherance of the purposes and objectives contained in Town Code §175-1(B), I move that the Planning Commission forward a recommendation of denial for Special Use Permit #2600273 for an artistic mural, located at 37 Water Street., identified by Tax Map 20A8-6-C3, for the following reasons: _____"

NOTE: These are only draft motions. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Marshner _____ Marrazzo _____ Neel _____ Brooks _____ Fedoryka _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

PLANNING COMMISSION REGULAR MEETING
JULY 15, 2026

APPLICATION #:

Special Use Permit #2600273

APPLICANT:

Rotary Club of Front Royal

SUMMARY OF REQUEST:

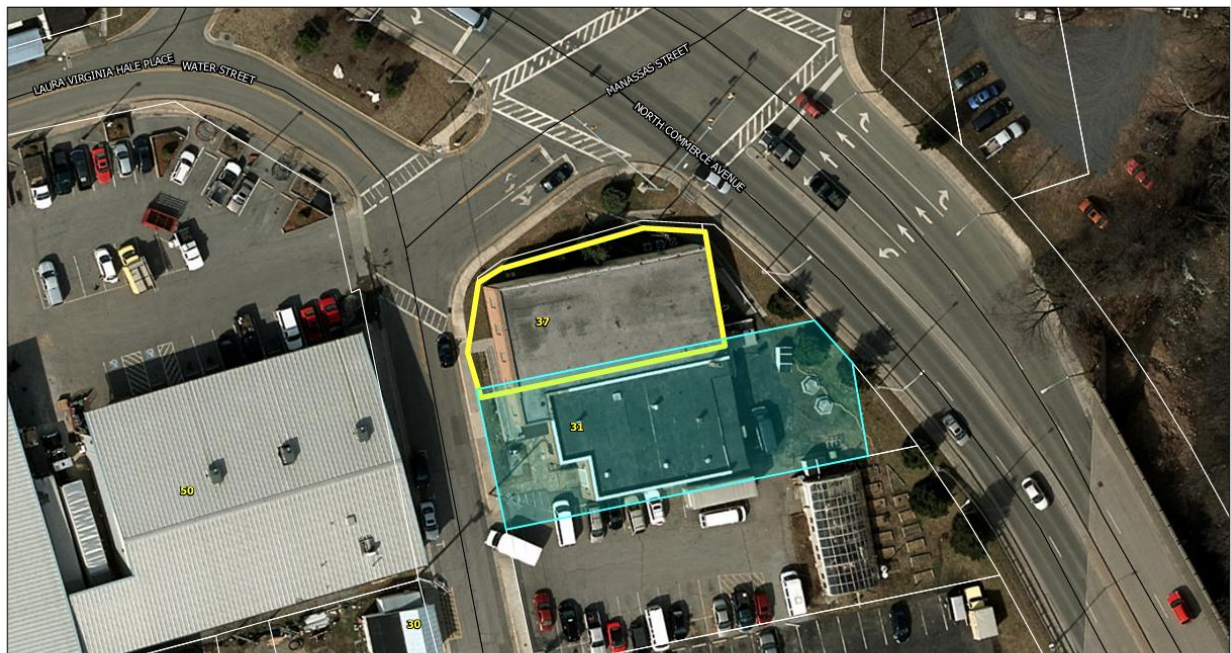
The application for review is a request for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street.

GENERAL INFORMATION:

Site Addresses	37 Water Street
Property Owner(s)	Warren County Workshop Inc
Existing Zoning	C-2, Downtown Business District
Tax Identification	20A8-6-C3
Location	The property is located at the corner of North Commerce Avenue, Manassas Street and Water Street.

AERIAL VICINITY MAP – (FRONT ROYAL GIS)

37 Water Street



7/1/2026, 12:23:34 PM

1:503
0 0 0.01 0.02 mi
0 0.01 0.01 0.03 km



Data courtesy of Warren County, VA GIS Department,
Data courtesy of Front Royal, VA GIS Department,
Commonwealth of Virginia, Microsoft, Vector

PROPOSED LOCATION OF MURAL – 37 WATER STREET (North Side of the Building)



INFORMATION ON THE APPLICATION:

Application Documents Zoning Ordinance	<u>Proposed Mural – 37 Water Street</u>  <u>8 ft x 55 ft Mural Concept</u> (Using shapes and warm accents to add a sense of love) As per Town Code 175-106-A.4 (Definitions) Sign, Any device employing letters, words, symbols, etc., used or intended to attract the attention of the public from streets, sidewalks, or other outside public right-of-ways. For the purpose of this Article, the term “sign” shall include all structural members. As per Town Code 175-106-A.4 (Definitions) Wall Sign, A sign attached to a wall, or painted on or against a flat vertical surface of a structure, which displays only one (1) advertising surface.
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As per Town Code 175-106-B-2.b.3a **Wall or Marquee Sign**, *One (1) square foot per linear foot of building width on which the sign is to be attached, up to a maximum of sixty (60) square feet...Artistic murals containing business or product advertising may be approved for a size exceeding sixty (60) square feet by a special permit, pursuant to Section 175-136, when located outside the Historic Overlay District.*

Findings and Analysis & Staff Recommendation

The special use permit is required due to the proposed size of the mural. As this property is not located in the Historic District, a Certificate of Appropriateness is not required. Murals are subjective in nature and not considered a permanent fixture, therefore staff recommends approval.

There are three trees, two are on private property, one is in the Town's right of way. The applicant will need to coordinate with Public Works to discuss tree removal.

Attachments: A. Application
 B. Rendering

TOWN OF FRONT ROYAL
 DEPARTMENT OF PLANNING AND ZONING
 102 EAST MAIN STREET, PO BOX 1560
 FRONT ROYAL, VA 22630

Main 540-635-4236
 Fax 540-631-2727
 www.frontroyalva.com

SPECIAL USE PERMIT REQUEST**APPLICANT:**Name: Rotary Club of Front RoyalPHONE: 540-660-5732Address: PO Box 85, Front Royal, VA 22630

Email: _____

PROPERTY OWNER:Name: Blue Ridge OpportunitiesPHONE: 540-551-0843Address: 37 Water Street, Front Royal, VA 22630

Email: _____

PROPERTY DESCRIPTION:Property Address: 37 Water Street, Front Royal, VA 22630Tax Map 20A8 Section 6 Block C Lot 3Subdivision Name: _____ Acreage: .25 Zoning District: Happy Creek Town C-2**REQUEST:**Proposed Use of Property: Put up a 55' x 8' mural/sign on the side of the buildingSpecific Special Use Permit Request: to recognize the contributions of Rotary to our community and the world. To enhance the side of our building.The side of the building facing Laura Virginia Hale/Commerce Avenue

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

1. Survey Plat of property showing all **existing** improvements. **(3 Originals and a Digital Copy)**
2. Preliminary Site Development Plan required for new development or a Conceptual Drawing for existing structures.
3. Application Fee of \$1000.00 Form of Payment: CK# 7211 Date Paid: 5/29/26
4. Additional information as required by the Department of Planning and Zoning.

CERTIFICATION:

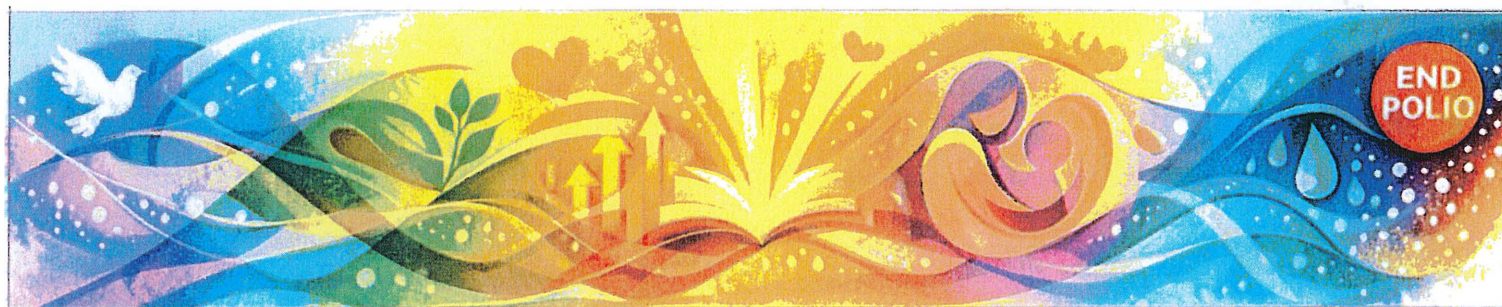
I certify that the information provided with this application is correct to the best of my knowledge and should the Special Use Permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Applicant Signature: [Signature] Date: 05/22/2026Property Owner Signature: [Signature] Date: 05/22/2026

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.

Revised 6-5-2025

RECEIVED
 MAY 29 2026
 TOWN OF FRONT ROYAL
 PLANNING & ZONING DEPARTMENT



Peace & Conflict

Environment

Community & Economic Development

Education & Literacy

Maternal & Child Health

Water & Sanitation

8 ft x 55 ft Mural Concept

(Using shapes and warm accents to add a sense of love)

PUBLIC HEARING ITEM 2

2600349 – AN ORDINANCE AMENDMENT TO DEFINE OUTDOOR DINING AREA IN TOWN CODE §175-3, PERMIT OUTDOOR DINING AS AN ACCESSORY USE IN THE C-1, COMMUNITY BUSINESS DISTRICT & C-2, DOWNTOWN BUSINESS DISTRICT, AND ADD PERFORMANCE STANDARDS UNDER TOWN CODE §175-118.

Town of Front Royal, Virginia

Planning Commission Regular Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Ordinance Amendment #2600349

MEETING DATE: July 15, 2026

SUMMARY: An Ordinance Amendment to define Outdoor Dining Area in Town Code §175-3, permit outdoor dining as an accessory use in the C-1, Community Business District & C-2, Downtown Business District, and add performance standards under Town Code §175-118.

STAFF RECOMMENDATION: Staff recommends approval. This amendment will provide parameters for staff and business owners to provide and regulate outdoor seating.

DRAFT MOTION:

"In order to promote the general welfare of the public and in accordance with Town Code §175-1(B), I move that the Planning Commission forward a recommendation of approval to the Town Council to approve an Ordinance Amendment to define Outdoor Dining Area in Town Code §175-3, permit outdoor dining as an accessory use in the C-1, Community Business District & C-2, Downtown Business District, and add performance standards under Town Code §175-118. "

"I move that the Planning Commission keep the public hearing open to allow staff time to ascertain additional information regarding _____. "

"In order to promote the general welfare of the public and in accordance with Town Code §175-1(B), I move that the Planning Commission forward a recommendation of denial to the Town Council for Text Amendment #2600349 for the following reason(s)_____: "

NOTE: These are only a draft motions. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Marshner _____ Marrazzo _____ Neel _____ Brooks _____ Fedoryka _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

**AN ORDINANCE AMENDMENT TO DEFINE OUTDOOR DINING AREA IN TOWN CODE §175-3,
PERMIT OUTDOOR DINING AS AN ACCESSORY USE IN THE C-1, COMMUNITY BUSINESS
DISTRICT & C-2, DOWNTOWN BUSINESS DISTRICT, AND ADD PERFORMANCE STANDARDS
UNDER TOWN CODE §175-118.**

Amendment to § 175-3 (Definitions)

OUTDOOR DINING AREA — An outdoor space on the same lot as, or contiguous to, a legally established food establishment (such as a restaurant or cafe) used for the consumption of food or beverages. All furniture, umbrellas, and structures must be temporary, unattached, and easily removable at the end of daily business hours.

175-39 - USE REGULATIONS (C-1)

- 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 C-1 District, the following uses of land and buildings are permitted by-right in the C-1 District:

RESIDENTIAL:

Up to three (3) dwelling units of any type, but not on the ground floor.

Caretaker quarters.

COMMERCIAL:

Appliance stores and repair services.

Assembly Halls.

Automobile and truck sales lots and leasing agencies, in accordance with Section 175-44.E.

Automobile service stations, in accordance with Section [175-110](#).

Bakeries, when products are sold as retail on the premises.

Banks, branch banks, and financial institutions.

Barber and beauty shops.

Car washing.

Catering Services.

Contractor's offices, display rooms and storage.

Commuter parking facilities.

Department Stores.

Drugstores.

Florist shops/floral designers.

Funeral homes.

Furniture stores.

Grocery stores.

Hardware stores.

Laundries, Laundromats and dry cleaners.

Lumber and building supply, with storage under cover.

Machinery sales and service.

Motels, hotels, and tourist homes.

Newspaper and other printing establishments.

Personal Services.

Retail Stores, as defined in Section 175-39.C.

Pharmaceutical Center.

Professional and Business Offices.

Radio and television broadcasting stations, studios or offices.

Recreational Facility, Commercial.

Restaurants, including drive-in restaurants.

Special childcare services.

Technology business, as defined in Section [175-3](#), provided that such use does not involve broadcast or communications towers or manufacturing operations.

Theatres, Indoor.

Tobacco, smoke or vape shop in accordance with provisions of Section [175-152](#).

Veterinary hospitals.

Wearing-apparel stores.

INDUSTRIAL:

ORGANIZATIONAL:

Art galleries and museums.

Churches.

Public libraries.

MISCELLANEOUS:

Accessory uses, structures and buildings.

Home occupations.

Open Space.

Public facilities.

Public parks and playgrounds.

Outdoor Dining Area, in accordance with 175-118.

Public utilities.

Signs, as set forth in Section [175-106](#).

Special childcare services.

Such other uses as determined similar to one (1) or more enumerated uses by the Zoning Administrator.

- B. The following uses are permitted within the C-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the C-1 District:

RESIDENTIAL:

Apartments or dwelling units, with four (4) or more units or where located on the ground floor, subject to the provisions of Section 175-113.

COMMERCIAL:

Automobile garages, excluding where repairs work is only an accessory use, subject to the requirements of Section 175-110.3 where motor vehicle painting or body work services are provided.

Automobile Parking Lots, commercial.

Bed and Breakfasts, as set forth in Section 107.3.

Day Care Facilities and schools, subject to the provisions of Section 175-107.1.F, and any necessary improvements or changes to address the considerations of that section.

Farmers' markets, and flea markets, in accordance with Section 175-44.F.

Kennels.

Shopping centers as set forth in Section 175-111.

Tobacco, smoke or vape shop.

INDUSTRIAL:

Distribution facilities, subject to the standards and criteria for industrial uses provided in Section 175-70.

Wholesale establishments with storage and processing, subject to the standards and criteria for industrial uses provided in Section 175-70.

ORGANIZATIONAL:

Schools.

MISCELLANEOUS:

Any use permitted under Section 175-39, or specifically listed above under this subsection, that proposes to occupy a building or structure that exceeds the height requirements of Section 175-41, subject to the requirements of Section 175-136. Additional heights approved by a special use permit shall be required to increase the required setback and yard area requirements by an equivalent distance from each property line.

Conservation areas.

Communication towers, in accordance with Section 175-110.4.

Conversion of a structure originally designed and intended for occupancy as a single-family dwelling into a structure with more than one (1) dwelling.

Boarding Houses, Clubs and Lodging Houses.

Mini-warehouses, subject to the standards of Section 107-44.G.

Nursing homes, as set forth in Section 175-107.

Parking Structures.

Structures with a height between forty-five (45) feet and seventy (70) feet, and any residential structure not in conformance with the height limitation of Section 175-41.

Structures with a gross floor area of fifty thousand (50,000) square feet or more.

Townhouse-style commercial development, where the intent is to divide the property into individual lots.

- C. For the purpose of this section, "retail stores" are defined as buildings for the display and sale of merchandise at retail or for the rendering of personal services, but specifically exclusive of coal, wood and oil and lumberyards, accessory uses, adult bookstores (stores engaged in the sale of magazines and other publications of sexually-oriented nature), massage parlors and stores engaged in the sale of sexual aids, devices and merchandise.

175-47 - USES PERMITTED BY RIGHT (C-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 C-2 District, the following uses of land and buildings are permitted by-right in the C-2 District:

RESIDENTIAL:

Conversion of existing residential and/or commercial structures into buildings with a greater number of dwelling units.

Single-family and two-family dwellings.

COMMERCIAL:

Assembly Halls.

Bakeries, when products are sold as retail on the premises.

Banks, branch banks, and financial institutions.

Barber and beauty shops.

Bed and Breakfasts.

Catering Services.

Department Stores, fifteen thousand (15,000) square feet or less.

Drugstores.

Florist shops/floral designers.

Funeral homes.

Furniture stores.

Grocery stores, fifteen thousand (15,000) square feet or less.

Hardware stores.

Laundries, Laundromats, and dry cleaners.

Motels, hotels, and tourist homes.

Newspaper and other printing establishments.

Personal Services.

Pet Shops, without boarding kennel.

Retail Stores, as defined in Section 175-47.B.

Professional and Business Offices.

Radio and television broadcasting stations, studios or offices.

Recreational Facility, Commercial.

Restaurants, excluding drive-in restaurants.

Technology business, as defined in Section [175-3](#), provided that such use does not involve broadcast or communications towers or manufacturing operations.

Theatres, Indoor.

Wearing-apparel stores.

INDUSTRIAL:

ORGANIZATIONAL:

Art galleries and museums.

Churches, excluding churches with ground level frontage on E. Main Street.

Public libraries.

MISCELLANEOUS:

Accessory uses, structures and buildings.

Clubs.

Home occupations.

Open space.

Outdoor Dining Area, in accordance with 175-118.

Public event, see [Chapter 72](#) for additional permitting requirements for entertainment festivals.

Public facilities.

Public parks and playgrounds.

Public utilities.

Signs, as set forth in Section [175-106](#).

Special childcare services.

Such other uses as determined similar to one (1) or more enumerated uses by the Zoning Administrator.

- B. For the purpose of this section, "retail stores" are defined as buildings for the display and sale of merchandise at retail or for the rendering of personal services, but specifically exclusive of coal, wood and oil and lumberyards, accessory uses, adult bookstores (stores engaged in the sale of magazines and other publications of a sexually-oriented nature), and stores engaged in the sale of sexual aids, devices and merchandise.

§ 175-118 PERFORMANCE STANDARDS FOR OUTDOOR DINING

Outdoor dining areas shall be permitted by-right as an accessory use to any lawful restaurant, cafe, or food establishment in the C-1, C-2, and applicable mixed-use zoning districts, subject to compliance with the following standards:

- A. The outdoor seating footprint cannot exceed 50% of the restaurant's indoor dining floor area.
- B. Seating must not block building exits, emergency escape routes, or fire equipment.
- C. Establishments must follow the Virginia Construction Code requirements. At least one outdoor table must be fully accessible to individuals with disabilities.

- D. Operators must use planters, ropes, or removable railings to cleanly separate the dining area from nearby pedestrian or vehicle traffic.
- E. Outdoor seating may only operate during the establishment's normal indoor business hours.
- F. Amplified music or loudspeakers are prohibited in outdoor spaces unless a separate permit is issued, and all operations must meet Chapter 106 (Noise) limits.
- G. Establishments must keep the area clean, free of litter, and provide adequate trash receptacles.

175-118 119—175-122 - RESERVED

JUNE 2026 MONTHLY REPORT

PLANNING AND ZONING DEPARTMENT – JUNE 2026

	2022	2023	2024	2025	2026 YTD	JUNE
Zoning Permits	280	393	319	291	153	43
New Dwelling Units	37	32	60	21	18	13
New Code Enforcement Cases Open	424	407	177	152	55	4
Code Enforcement Cases in Compliance/Closed	361	378	112	59	18	2
Code Enforcement Inspections/Reinspections	340	423	388	191	59	4
Land Use Applications	56	36	45	44	20	5
Ordinance Amendments	2	4	1	9	5	1
Sign Permits	41	62	42	36	20	3
Business Licenses	155	148	129	127	54	12
Short-Term Rentals	13	5	5	2	1	0
Administrative Variance	--	4	1	1	0	0
COA Administrative Review	--	39	18	33	10	4
COA Board Review	--	11	15	5	3	1
Solicitor/Itinerant Merchant	--	10	27	19	12	3
Urban Agriculture	--	18	11	4	3	1
Vacation of Alleys, Streets, Right-of-Ways & Easements	--	5	2	9	0	0
Right of Way Utilization Permits	--	46	105	32	72	26
BZA Variance	3	2	0	1	1	0
BZA Appeal	0	0	0	0	2	0
Walk-Ins to Planning & Zoning	--	--	2606	2255	1202	246

SPECIAL PROJECTS UPDATES/NEWS

- **Chapter 175 Rewrite:** A rough draft of Chapter 175 was distributed to the Planning Commission August 7, 2024. Review is ongoing.
- **Chapter 148 Rewrite:** Summit provided a presentation of the Draft Subdivision and Land Development Ordinance Chapter 148 to the Planning Commission on April 29, 2026. The Planning Commission held a public hearing on May 20, 2026, and forwarded a recommendation of approval to the Town Council. At their regular meeting on June 22, 2026, Town Council adopted the Subdivision and Land Development Ordinance, repealing and readopting Chapter 148 of the Town Code, as presented, with the exception of Section 148-1100.C.
- The “Strasburg Road Subdivision Development Plan” off Forest Hill Drive and the “Marshall’s Glen Subdivision Development Plan” have been approved and staff is waiting on the submission of the bond agreement. The applicant for the Heritage Hall Development Plan is addressing other review agency comments. Staff and VDOT are currently reviewing the second submission of the Site Development Plans for the Royal Lane Apartments (36 units), and Harwood Place Phase 1 (45 units).

PC – In June the Planning Commission (PC) held one (1) regular meeting, and two (2) work sessions. At their regular meeting the PC took the following actions:

- Approved the consent agenda to advertise for a public hearing in July for a Special Use Permit application to allow an artistic mural, exceeding sixty (60) square feet in size, located at 37 Water Street.
- Public Hearing: Special Use Permit application to allow an Automobile Graveyard “Junkyard”, located at 508 Kendrick Lane - Recommendation of Denial.

At their work sessions the PC continued their review of the Draft Zoning Ordinance and reviewed the Special Use Permit application for 37 Water Street.

BAR – In June the Board of Architectural Review (BAR) held one (1) work session to continue their review of the Historic District Guidelines.

BZA – In June the Board of Zoning Appeals (BZA) held one (1) regular meeting where they moved to deny the following application: Variance Application 2600258 submitted by Donald McCarty for a variance from the required front yard setback within Town Code §175-22 for the parcels located at 344 West Main Street, as identified by Tax Map 20A6, Section 5, Parcels 1, 2, 3, 4, 5, and 6. The property is zoned R-2, Residential District. The requested variance would permit a front yard setback of twenty feet (25') and improve constrained condition of the rear yard. The required front yard setback is thirty feet (30').

PLANNING COMMISSION WORK SESSION AGENDA

PLANNING COMMISSION WORK SESSION
Wednesday, July 15, 2026, Immediately Following the Regular Meeting
Warren County Government Center Caucus Room

AGENDA

CALL TO ORDER

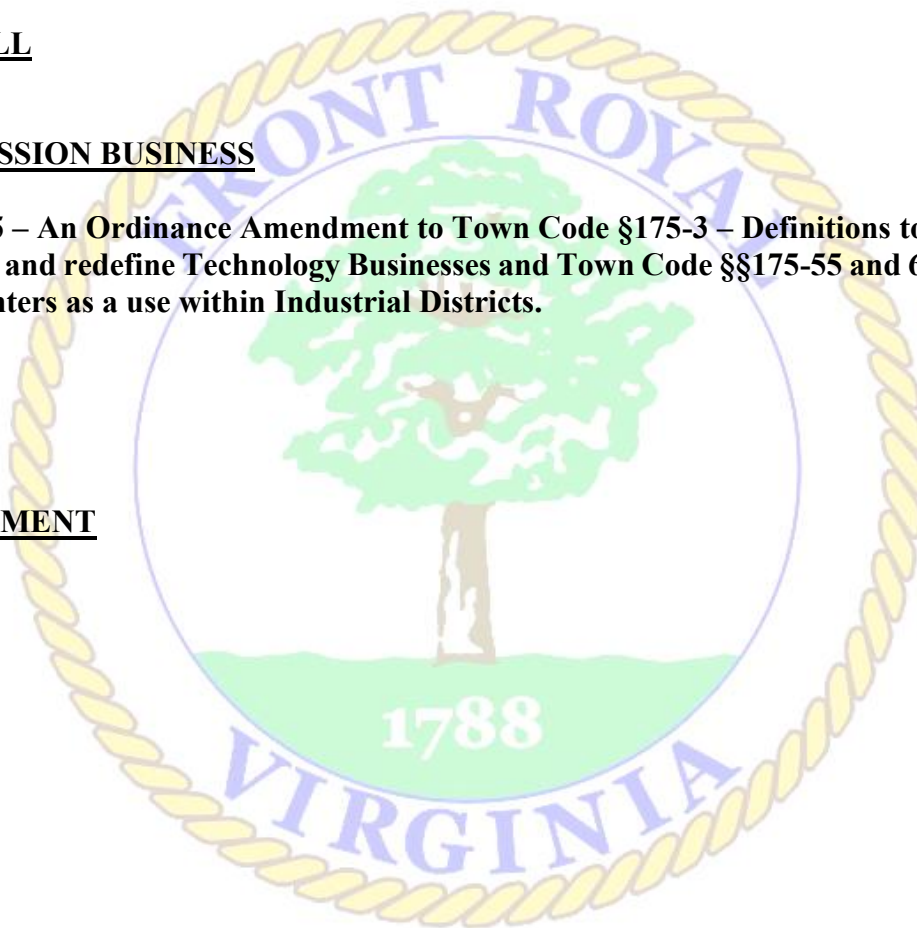
ROLL CALL

WORK SESSION BUSINESS

1. 2500345 – An Ordinance Amendment to Town Code §175-3 – Definitions to define Data Centers and redefine Technology Businesses and Town Code §§175-55 and 65 to prohibit data centers as a use within Industrial Districts.

OTHER

ADJOURNMENT



AMENDMENT TO 175-3 (DEFINITIONS)

The following definition needs to be added to chapter 175-3 of the Town of Front Royal Zoning:

DATA CENTER - An industrial use facility, premises, or dedicated portion thereof utilized primarily for the storage, management, processing, hosting, and transmission of digital data and information. Such facilities typically contain a high density of networked computer servers, data storage devices, telecommunications equipment, specialized cooling systems, electrical substations, and emergency backup infrastructure. This definition encompasses any facility dedicated primarily to commercial data hosting, cloud computing services, artificial intelligence (AI) training or inference, high-performance computing (HPC), cryptocurrency mining, blockchain validation, or digital asset verification infrastructure. The term "Data Center" shall not include standard, incidental server rooms or information technology infrastructure wholly ancillary, subordinate, and incidental to an otherwise permitted primary business, commercial, healthcare, or institutional use.

In no event shall server, computing, or data-processing infrastructure with a critical IT load of 500 kilowatts or greater, or infrastructure served by the specialized mechanical or liquid cooling systems described in threshold (3) below, be deemed ancillary, subordinate, or incidental to any primary use, unless the facility qualifies for the any exclusion set forth below.

Any facility that meets one or more of the thresholds set forth below shall be classified as a Data Center regardless of how its operator characterizes its business, and notwithstanding that the facility or its operator also engages in one or more of the activities enumerated under the definition of Technology Business. Classification as a Data Center shall be determined by the physical use and operational characteristics of the facility, and not by the corporate description, business model, or self-designation of the applicant or operator.

A facility or portion thereof shall be classified as a Data Center if it meets one or more of the following operational or structural thresholds in support of a primary data processing or hosting use:

1. An electrical power demand or allocated capacity (critical IT load) for information technology and computing equipment of 500 kilowatts or greater, as measured by the utility service entrance capacity allocated or contracted for IT and computing loads, the capacity of installed uninterruptible power supply (UPS) or power distribution units serving computing equipment, or as documented in building permit applications, electrical engineering drawings, or utility interconnection agreements. A facility shall be classified as a Data Center if it is designed or permitted to accommodate load, capacity, or floor area at or above any threshold set forth above, notwithstanding that the actual load, capacity, or area is below the threshold at the time of application.
2. Industrial-grade uninterruptible power supply (UPS) systems, backup generators, or other redundant or standby power infrastructure serving, or provisioned to serve, computing or data-processing equipment, where the aggregate rated capacity of such power infrastructure attributable to computing or data-processing equipment whether installed, permitted, designed, or contracted for is 500 kilowatts or greater. This threshold is

satisfied independently of any other threshold and regardless of how the primary use of the facility is characterized. Power infrastructure serving only life-safety systems, general building systems, or a primary non-computing commercial, healthcare, or institutional use shall not be counted toward this threshold. Where a single generator or UPS plant serves both computing equipment and non-computing building systems, the capacity attributable to computing equipment shall be the plant's rated capacity allocated to computing loads as documented in electrical engineering drawings or a load allocation study.

3. Specialized mechanical or liquid cooling systems, including but not limited to dedicated air handlers, cooling towers, chillers, or direct-to-chip or immersion liquid cooling infrastructures, engineered specifically to maintain operating temperatures for high-density computing arrays. For purposes of this threshold, any direct-to-chip, immersion, or other liquid cooling system serving computing or data-processing equipment with a design heat-rejection capacity of 50 kilowatts or greater qualifies; and any mechanical or air-cooling system qualifies where its design heat-rejection capacity dedicated to computing or data-processing equipment is 500 kilowatts or greater; or
4. A contiguous or aggregate floor area of 5,000 square feet or greater dedicated primarily to housing computing, processing, or data storage equipment, provided that this threshold shall not serve as a standalone trigger and shall only apply where the facility also satisfies at least one of thresholds (1), (2), or (3) above. For purposes of this threshold, floor area shall be aggregated across all buildings, tenant spaces, lease areas, and development phases on the subject parcel and on any contiguous or commonly owned or commonly controlled parcel, without regard to how such area is divided among tenants, owners, meters, or affiliated entities. Floor area, load, or capacity attributable to tenants that are not affiliated entities of one another and do not operate under common ownership or control shall not be aggregated under this threshold solely by virtue of occupying the same building or parcel.

For purposes of all thresholds set forth above, critical IT load, power capacity, and floor area shall be measured in the aggregate across the entire facility, the subject parcel, and all development phases. Such aggregate measurement shall not be reduced or avoided by dividing the use among multiple buildings, tenant spaces, electric meters, service entrances, or affiliated entities.

Commercial or industrial facilities utilizing advanced automation, robust power infrastructure, or localized cooling systems for the manufacturing, processing, sale, or distribution of tangible goods shall not be construed to be a Data Center. The presence of computerized machinery or internal IT infrastructure necessary to support primary industrial operations does not constitute a Data Center, including within fabrication facilities, automated fulfillment and distribution centers, and similar manufacturing or logistics uses. The term "Data Center" shall not be construed to include accessory data processing, server closets, or computer operations integrated within and supporting primary commercial or healthcare uses such as corporate offices or hospitals, including such infrastructure operated by any business, financial institution, insurer, retailer, or other commercial or institutional occupant, provided that the computing capacity is

used solely to support that occupant's own internal business operations and no portion of it is made available to unaffiliated third parties for a fee. This definition shall not include a computing facility operated by an accredited educational or research institution, or by a hospital or health system, primarily for its own non-commercial research, instructional, or clinical purposes, provided that no portion of the facility's computing capacity is made available to commercial third parties for a fee. The foregoing exclusions shall not apply to any portion of a facility in which computing infrastructure or capacity is made available to commercial third parties for fee-based hosting, co-location, or data processing services, which portion shall remain subject to this definition. Manufacturing and industrial exclusions shall not be construed to apply to cryptocurrency mining, blockchain transaction validation, or digital asset verification operations, regardless of whether the operator characterizes such activity as a manufacturing, industrial, or production use.

TECHNOLOGY BUSINESS – A non-Data Center business consisting of one or more than one in combination of the following:

1. Electronic Information Operations and Providers – Businesses that assist other businesses to better manage their paper documents by putting them in an electronic database that can easily be viewed by a larger group of people.
2. Internet Service Providers – Businesses that provide Internet service to businesses or residents.
3. Software Design and Development - Businesses that design software or businesses that develop the design of specific software.
4. Computer and Peripheral Sales and Assembly - Businesses that assemble computers or sell the hardware associated with computers.
5. Content Developers - Businesses that design and build computer systems.
6. Internet Based Sales and Services - Businesses whose primary trade is based on the Internet, be it sales or service providers.
7. Hardware Design, Manufacture, Assembly, and Development – Businesses that manufacture, assemble, or develop hardware design for computers.
8. Telecommunications Based Video Service Providers – Businesses that use video-conferencing or cable connections for employees to telecommute.
9. Telecommunications Equipment Manufacturing, Assembly, and Service – Businesses that build, put together or service telecommunications equipment.

HIGH-PERFORMANCE COMPUTING (HPC) - A computing use involving networked or clustered systems performing large-scale, parallel processing of complex computations at levels substantially exceeding typical business or institutional computing, and characterized by high-density equipment, significant power demand, and specialized cooling. This definition excludes routine business IT, office computing, and accessory on-site data processing.

COMPUTER INFERENCE (or COMPUTATIONAL INFERENCE) - A computing process in which a trained model or algorithm applies learned patterns or rules to input data to generate predictions, classifications, recommendations, or other outputs, typically without modifying the underlying model parameters. This includes real-time or batch processing operations commonly associated with artificial intelligence, machine learning deployment, and automated decision-making systems.

AFFILIATED ENTITIES - Entities that are commonly owned or controlled, directly or indirectly, by the same person or group of persons holding a controlling ownership interest. The term also includes entities that operate the facility pursuant to a common operating or management agreement. It does not include unrelated tenants that share a building or parcel absent such ownership, control, or agreement.

CRITICAL IT LOAD - The maximum electrical demand attributable to information technology and computing equipment (including servers, storage, and networking hardware), as measured at the point of utility service entrance, UPS, or power distribution unit dedicated to such equipment, exclusive of building HVAC, lighting, and other non-computing loads.

Add the following to Chapter 175

Update:

1. **(New) 175.55 — Prohibited Uses in Industrial District I-1** (Replace header on current 175.55 with 175.56)
 - A. Data Centers
2. Re-number rest of section
3. **(New) 175.65 — Prohibited Uses in Industrial District I-2** (Replace header on current 175.65 with 175.66)
 - A. Data Centers
4. Re-number rest of section

BREAKDOWN OF HOW THIS PROPOSED ZONING DEFINITION WORKS

Here's a breakdown of how this proposed zoning definition works:

What counts as a "Data Center"

The core definition is deliberately broad and function-based: any facility "utilized primarily for the storage, management, processing, hosting, and transmission of digital data," including cloud hosting, AI training/inference, HPC, and crypto/blockchain infrastructure.

There are four objective, measurable thresholds, and a facility trips into "Data Center" status if it meets any one of the first three (the fourth, floor area, can't trigger alone):

1. Power demand ≥ 500 kW of critical IT load measured multiple ways (utility service entrance, UPS/PDU capacity, permit drawings) so an applicant can't dodge it by picking a favorable metric.
2. Backup/standby power ≥ 500 kW attributable to computing equipment. This closes a loophole where a facility might claim its generators are "just for the building" rather than the server load.
3. Specialized cooling liquid cooling ≥ 50 kW heat rejection, or air cooling ≥ 500 kW capturing dense compute even if power draw is structured to stay under other thresholds.
4. Floor area $\geq 5,000$ sq ft but only as a corroborating factor alongside one of the above, not standalone (so a big warehouse with modest IT equipment isn't swept in).

Anti-avoidance / loophole-closing mechanisms

This is the most engineered part of the draft:

- Self-designation doesn't matter. A facility is classified by physical/operational characteristics "regardless of how its operator characterizes its business" so a company can't reclassify itself as a "Technology Business" or claim its servers are merely "ancillary" to dodge the definition.
- Design/permitted capacity counts, not just current use. A facility built to accommodate 500kW+ is a Data Center even if it's currently running below that closing the "we'll just start small" loophole.
- Anti-fragmentation/aggregation clause - Load, power, and floor area is aggregated across buildings, meters, tenants, and phases on the same or commonly-controlled parcels, so an operator can't split a facility into multiple sub-500kW meters or shell entities to stay under threshold.

- Affiliated Entities is separately defined (common ownership/control or shared operating agreement) to give the aggregation clause teeth but it explicitly excludes unrelated tenants who just happen to share a building, preventing overreach.
- Explicit carve-out reversal for crypto/blockchain: manufacturing/industrial exclusions are expressly stated *not* to apply to crypto mining or blockchain validation, even if an operator tries to frame it as an "industrial" or "production" process.

What's explicitly excluded (to avoid sweeping up other industries)

- Ancillary/incidental IT infrastructure supporting a business's own operations (offices, hospitals, retailers, financial institutions) as long as capacity isn't sold to third parties for a fee.
- Educational/research institutions and hospitals running their own non-commercial computing, contingent on not monetizing capacity to outside commercial users.
- Manufacturing, fulfillment, and logistics facilities using automation, robotics, or internal IT/cooling systems in support of making or moving physical goods even sophisticated automated warehouses or fabrication plants aren't Data Centers just because they have computerized equipment.
- Partial exclusions are surgical, not blanket: if a hospital or business carves out a portion of its facility to sell hosting/colocation services commercially, *that portion* loses the exclusion and falls back under the Data Center definition, while the rest of the facility remains excluded.

The final net effect of the new definition

The structure is essentially: broad conceptual definition + hard numeric thresholds (power/cooling/area) + anti-fragmentation aggregation + explicit "self-designation is irrelevant" language, counterbalanced by narrow, fee-for-service-contingent exclusions for offices, hospitals, schools, and manufacturers. The drafting is clearly responding to two anticipated evasion strategies: (1) companies rebranding a data center as a "technology business" or claiming servers are merely incidental to another use, and (2) splitting a large facility across multiple meters/tenants/phases to stay under the numeric triggers. Both are directly addressed by name.