TOWN COUNCIL REGULAR WORK SESSION
MONDAY, May 12, 2025 @ 7:00PM
Town Hall Conference Room

View meeting online LIVE at https://www.frontroyalva.com/673/Town-Hall-Live

1. Roll Call

2. NEW BUSINESS
   A. Budget Amendment to Accept Donation of Funds from Front Royal Independent Business Alliance (FRIBA) on behalf of the Festival of Leaves Committee – *Lizi Lewis*
   B. Presentation for the Manassas Avenue Disposal, Solar Farm, and Firing Range Site – *Robbie Boyer*
   C. Ordinance Amendments to Town Code §§158-6 and 158-6.1 for the Re-adoption by Reference of the State Vehicular Laws and for Revision of Penalties for Violations of Laws Adopted Pursuant to §158-6– *G Sonnett*
   D. Deed of Easement from RUSHMARK ROCKLAND ROAD, LLC to the Town for Waterline Easement and Rights-of-Way Acquisition for Town Water Facilities Serving Tax Map 12A-116-A3– *George Sonnett*

3. UNFINISHED BUSINESS
   A. Special Use Permit Submitted by Divinum Auxulium Academy for Private School at 16 N. Royal Ave – *L Kopishke*
   B. Request for Water and Sewer in the Rt. 522 Corridor for Industrial Use from Stafford One Investments, LLC (522 Properties LLC) at Winchester Road and Winners Court– *Joe Petty*

4. ADJOURN

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 **Item# 02A**

Agenda Item: Budget Amendment to Accept Donation of Funds from Front Royal Independent Business Alliance (FRIBA) on behalf of the Festival of Leaves Committee

Summary: FRIBA is requesting to donate $2250 towards the purchase of new traffic control devices that can be used to safely secure public event access.

Budget/Funding: The $2250 would be awarded to the Public Works Dept/Streets Team to purchase new water barricades to supplement the current supply and replace broken devices.

Staff Recommendation: Staff recommends Town Council approves this budget amendment to accept the donation of funds.

MEMORANDUM

TO: Mayor Cockrell and Members of Town Council

FROM: Festival of Leaves Event Committee, Front Royal Independent Business Alliance (FRIBA)

DATE: May 6, 2025

SUBJECT: Donation for Public Safety Equipment

The Festival of Leaves event committee, operating under the umbrella of the Front Royal Independent Business Alliance (FRIBA), is deeply committed to the vibrancy and well-being of our community. Our annual Festival of Leaves celebration not only brings joy and economic activity to Front Royal but also underscores the importance of ensuring safe and enjoyable experiences for all residents and visitors.

In the spirit of community support and recognizing the critical role of public safety at all town events, the Festival of Leaves event committee is pleased to offer a donation to the Town of Front Royal in the amount of $2250 for the purchase of traffic safety equipment. We understand the importance of having readily available resources to ensure the safety and security of attendees at various public gatherings throughout the year.

This donation reflects our sincere appreciation for the Town's ongoing efforts in supporting community events and our desire to contribute in a meaningful way. We believe that investing in essential equipment will benefit all public events hosted in Front Royal, fostering a secure environment for everyone to enjoy.

We kindly request that the Town Council formally accept these funds into the Town budget for the specific purpose of acquiring public safety equipment. We are confident that this contribution will serve as a valuable asset to the Town and enhance the safety and success of future community events.

The Festival of Leaves event committee is proud to partner with the Town of Front Royal in making our community a safe and welcoming place for all. We look forward to your positive response and continued collaboration.

Sincerely,

Sue Laurence, Front Royal Independent Business Alliance (FRIBA)
On behalf of the Festival of Leaves Event Committee

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 **Item# 02B**

Agenda Item: Presentation for the Manassas Avenue Disposal, Solar Farm, and Firing Range Site

Summary: Staff will provide a presentation showing the services offered to Town and County residents at the Manassas Avenue disposal facility owned and operated by the town. This presentation will also provide the labor cost to operate the site each year and the revenue earned from selling the scrap metal that is dropped off there or collected by town staff.

Budget/Funding: Solid Waste 4203

Staff Recommendation: Staff will be present to answer any questions or provide more information if needed.

Farm, Firing Range, Recycle Ramp

May 12th Worksession


N
W
E
S
FRONT ROYAL LIMITED PARTNERSHIP
PROPOSED EAST-WEST CONNECTOR ROAD
San. Sewer Treatment Facility
DONALDSON FARM PARCEL
143.296 AC.
ZONED R-E
Solar Farm
INDUSTRIAL DEVELOPMENT AUTHORITY OF TOWN OF FRONT ROYAL & COUNTY OF WARREN
TOWN OF FRONT ROYAL, VIRGINIA
TOWN OWNED PROPERTY
SANITARY SEWER TREATMENT FACILITY
DONALDSON FARM PARCEL









EQUIPMENT: BACKHOE

TRACK LOADER

TUB GRINDER

ROLLOFF TRUCK

PROPERTY: RECYCLE RAMP AND STORAGE YARD

BRUSH PILE

DIRT PILE

FIRING RANGE

STORAGE BUILDINGS



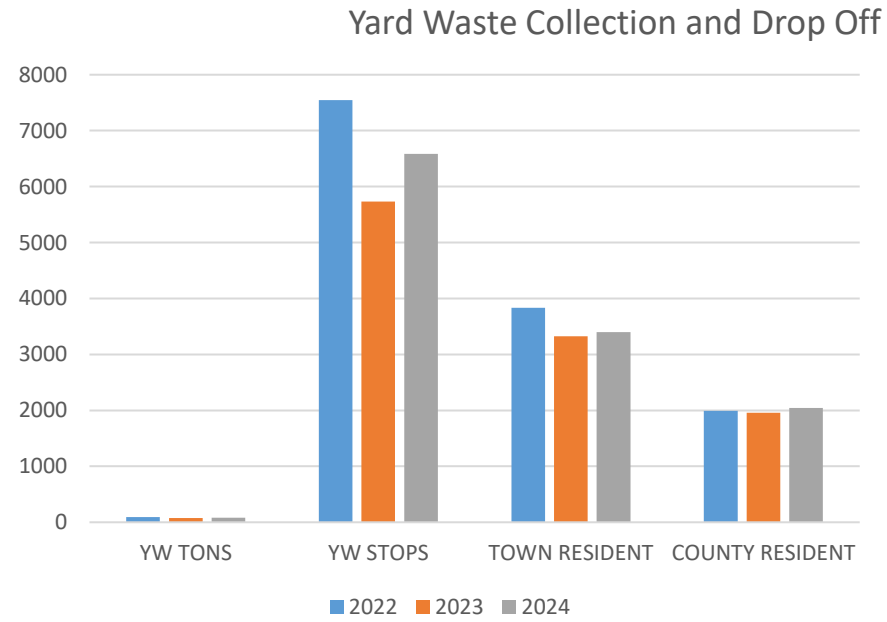


STAFF: 2 - PART TIME RECYCLE ATTENDENTS COST OF $42,105.00 per year- CHECK IN RESIDENTS AND CONTRACTORS, GUIDE THEM TO THE CORRECT LOCATION TO DROP OFF AND TO CHECK THE LOADS TO ENSURE NO UNWANTED MATERIALS ARE DUMPED.

1 FULL TIME SR. EQUIPMENT OPERATOR/TRASH TRUCK DRIVER – INSURES BOTH AREAS ARE KEPT CLEAN AND ORGANIZED. PUSHES DEBRIS WITH TRACK LOADER TO KEEP THE DUMP AREA CLEAR. OPERATES TUB GRINDER FOR MULCHING YARD WASTE. OPERATES ROLLOFF TO DELIVER METAL TO THE SCRAP YARD. COMPLETES WORK ORDERS FOR THE DEPT. MOWS THE FARM PROPERTY.

Town Residents:
2022- 3831
2023- 3323
2024- 3398

County Residents:
2022- 1994
2023- 1960
2024- 2041













FEES: YARD WASTE

RESIDENTIAL (Town and County)	FREE
COMMERCIAL LG. (LG TRUCK)	$50.00
COMMERCIAL SM (PICK UP)	$25.00

FEES: METAL

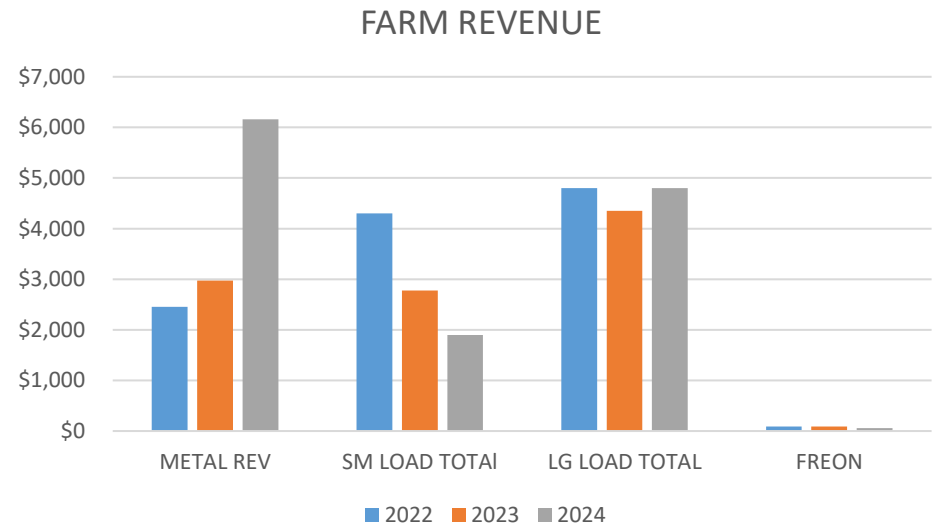
WHITE GOODS:	FREE
ITEM WITH FREON:	$15.00

2022	TOTAL	
Weight		
Metal	21.68	$2,455.00
Yard Waste	94.43	
Stops		
Yard Waste	7548	
Farm		
Town	3831	
County	1994	
$25	172	$4,300.00
$50	96	$4,800.00
$15	6	$90.00
		$11,645.00

2023	TOTAL	
Weight		
Metal	25.45	$2,974.48
Yard Waste	73.595	
Stops		
Yard Waste	5733	
Farm		
Town	3323	
County	1960	
$25	111	$2,775.00
$50	87	$4,350.00
$15	6	$90.00
		$10,189.48

2024	TOTAL	
Weight		
Metal	52.47	$6,157.08
Yard Waste	82.306	
Stops		
Yard Waste	6585	
Farm		
Town	3398	
County	2041	
$25	76	$1,900.00
$50	96	$4,800.00
$15	4	$60.00
		$12,917.08











COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 **Item# 02C**

Agenda Item: Ordinance Amendments to Town Code §§158-6 and 158-6.1 for the Re-adoption by Reference of the State Vehicular Laws and for Revision of Penalties for Violations of Laws Adopted Pursuant to §158-6

Summary: Council is requested to consider an ordinance amendment to Town Code Section 158-6, effective July 1, 2025, pertaining to re-adoption by reference of the state vehicular laws contained in Title 42.6, Code of Virginia, 1950, as amended, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia, 1950, as amended, all pursuant to Virginia Code §46.2-1313, and to Town Code Section 158-6.1 for revision of penalties for violations of §158-6. The Town must re-adopt Section 158-6 of the Town Code thereby allowing the Town to incorporate all the changes to the State vehicular laws that have been recently adopted by the State. By incorporating the State vehicular code into the Town Code, alleged violations can be written citing this Town Code section along with the related Virginia Code section, with any resultant fines being paid to the Town.

Budget/Funding: None

Staff Recommendation: Staff recommends amendment of Town Code §158-6 for the re-adoption of the state vehicular laws, effective July 1, 2025, and amendment of Town Code Section 158-6.1 for revision of penalties for violations of laws adopted pursuant to §158-6.

AN ORDINANCE TO AMEND FRONT ROYAL TOWN CODE SECTIONS 158-6 and 158-6.1 PERTAING TO RE-ADOPTION BY REFERENCE OF THE STATE VEHICULAR LAWS AND FOR REVISION OF PENALTIES FOR VIOLATIONS OF SECTION 158-6

158-6 ADOPTION BY REFERENCE OF STATE VEHICULAR LAWS

Pursuant to the authority of Code of Virginia, 1950, § 46.2-1313, as amended, all of the provisions and requirements of the laws of the State as of July 1, ~~2024~~ **2025** contained in Code of Virginia, 1950, Title 46.2, as amended, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia, 1950, as amended, except those provisions and requirements the violation of which constitutes a felony and except those provisions and requirements which, by their very nature, can have no application to or within the Town, are adopted and incorporated by reference and made applicable within the Town. References to "highways of the state" contained in such provisions and requirements hereby adopted shall be deemed to refer to the highways and other public ways within the Town. Such provisions and requirements are hereby adopted, mutatis mutandis, and made part of this chapter as fully as those set forth at length herein; and it shall be unlawful for any person within the Town to violate or fail, neglect or refuse to comply with any **of the** provisions of Code of Virginia, 1950, Title 46.2, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia, which ~~is~~ **are** adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement **hereby** adopted exceed the penalty imposed for a similar offense under Code of Virginia, 1950, Title 46.2, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia.

158-6.1 PENALTIES FOR VIOLATION OF ORDINANCE INCORPORATING STATE VEHICULAR ~~MOTOR VEHICLE~~ LAWS BY REFERENCE

A. **Town Code Section 1-7(A) notwithstanding** ~~Any~~ penalties for violation of Town Code Section 158-6, whereby the provisions of Article 2 (Code of Virginia § 18.2-266 et seq.) of Chapter 7 of Title 18.2 of the Code of Virginia, as amended, ~~pertaining to driving while intoxicated~~, are incorporated by reference pursuant to the Town's authority under Code of Virginia § 46.2-1313, shall be and are the same as the penalties provided for the same or similar offenses under general state law, including penalties set by the provisions of Code of Virginia § 18.2-11, as amended. ~~anything in the Charter of the Town of Front Royal to the contrary notwithstanding.~~

B. **Town Code Section 1-7(A) notwithstanding** ~~Any~~ penalties for violations of Town Code Section 158-6, whereby the provisions of Code of Virginia Title 46.2, as amended, ~~pertaining to motor vehicles~~, are incorporated by reference pursuant to the Town's authority under Code of Virginia § 46.2-1313, **shall be and are the same as the penalties provided for the same or similar offenses under general state law, including penalties set by the provisions of Code of Virginia § 18.2-11, as amended.** ~~wherein the incorporated section provides no specific fine but states that the offense shall be punished as a misdemeanor (whether it is Class 1, Class 2, Class 3 or Class 4 misdemeanor) shall be the penalties imposed for misdemeanors as set forth in Town Code Section 1-15. Said penalties shall not be the penalties imposed for misdemeanors under Code of Virginia § 18.2-11, as amended.~~

This ordinance shall become effective July 1, 2025.

APPROVED:

_____

Lori A. Cockrell, Mayor

ATTEST:

_____

Tina L. Presley, Clerk of Council

vote on next page

DRAFT

This Ordinance was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2025 upon the following recorded vote:

R. Wayne Sealock	__Yes __No	H. Bruce Rappaport	__Yes __No
Joshua L. Ingram	__Yes __No	Melissa DeDomenico-Payne	__Yes __No
Amber F. Veitenthal	__Yes __No	Glenn E. Wood	__Yes __No

A public hearing on the above was held on _____having been advertised in the Northern Virginia Daily on

Approved as to Form and Legality:

_____

George M. Sonnett, Jr., Town Attorney Dated: _____

DRAFT

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 **Item# 02D**

Agenda Item: Deed of Easement from RUSHMARK ROCKLAND ROAD, LLC to the Town for Waterline Easement and Rights-of-Way Acquisition for Town Water Facilities Serving Tax Map 12A-116-A3

Summary: It is proposed that the Town accept a waterline easement over portions of Tax Map Parcel 12A-116-A3 for access to and maintenance of facilities, to be constructed by RUSHMARK ROCKLAND ROAD, LLC and accepted by the Town for inclusion in the Town's utility system necessary to provide utility service to an industrial property located outside of Town limits in the 522 Corridor. The proposed Deed of Easement with plat and utility plan is provided for review.

Budget/Funding: None

Staff Recommendation: Staff recommends Council approve and accept the Deed of Easement conveying waterline easement and rights-of-way over portions of Tax Map No. 12A-116-A3, owned by RUSHMARK ROCKLAND ROAD, LLC, to the Town.

WALSH COLUCCI
LUBELEY & WALSH PC

Kate Schlinke
Phone: 703.528.4700 x5467
Fax: 703.528.6050
kschlinke@thelandlawyers.com

April 23, 2025

BY OVERNIGHT DELIVERY

George M. Sonnett, Jr.
Town Attorney for Town of Front Royal, Virginia
102 E. Main Street
P.O. Box 1560
Front Royal, Virginia 22630
gsonnett@frontroyalva.com

Re: Town of Front Royal Deed of Easement (20' Waterline)
Warren County Tax Map Number 12A-116-A3

Dear George:

I have enclosed for your signature an original Deed of Easement for the above-referenced matter. After you have signed the deed, please arrange a return delivery to my attention for recording purposes. I thank you for your help.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Kate Schlinke

cc: Antonia Miller
Alma Halse

RECEIVED
APR 25 2025

COPY

THIS DEED PREPARED WITHOUT THE
BENEFIT OF TITLE EXAMINATION BY:

Walsh, Colucci, Lubeley & Walsh P.C.
Attn: Antonia E. Miller Esq. (VSB#82427)
2200 Clarendon Blvd, Ste 1300
Arlington, Virginia 22201

TAX MAP NO. 12A-116-A3

THIS DEED OF EASEMENT is made and entered into this _____ day of _____, 2025, by and between **RUSHMARK ROCKLAND ROAD, LLC**, a Delaware limited liability company, Grantor and **TOWN OF FRONT ROYAL, VIRGINIA**, a Virginia municipal corporation, Grantee, whose address is Post Office Box 1560, Front Royal, Virginia, 22630.

WITNESSETH:

WHEREAS, **RUSHMARK ROCKLAND ROAD, LLC**, is the owner of a certain parcel of real estate known as Lot A3, The Lands of Rushmark Rockland Road, LLC, **Tax Map 12A-116-A3,** located in Warren County, Virginia (the "Property"), as shown on the plat entitled "Plat Showing Subdivision, Vacation, and Right-of-Way and Easement Dedication on a Portion of the Lands of Rushmark Rockland Road, LLC Instr. #220004507 Instr. #230005303 North River Magisterial District Warren County, Virginia" dated June 5, 2024, last revised September 18, 2024, prepared by Robert C. Harr, Jr., Land Surveyor, and recorded in the Clerk's Office of the Circuit Court of the County of Warren, Virginia as Instrument No. 240004352 (the "Plat"), attached hereto and made a part of this instrument as **Exhibit "A"**, having acquired the same by deed recorded in the Clerk's Office of the Circuit Court of the County of Warren, Virginia as Instrument No. 230005303; and

WHEREAS, the Grantor wishes to grant unto the Town of Front Royal, Virginia a variable width permanent waterline easement and rights-of-way for the installation and maintenance of

COPY

sanitary sewer lines and water lines onto, over, and through the aforesaid areas, more particularly described as "20' Waterline Easement Hereby Dedicated to the Town of Front Royal 1,6888 S.F. or 0.039 AC" as shown on the Plat, and as further described as "Pro 12" Class 52 Dip Waterline A" and "Pro Master Vault (W-8 Detail)" as shown on the utility plan entitled "Utility Plan, Sheet C-502, Phase 1 Site Plan for Rushmark Properties, LLC Proposed Development Winchester Road & Rockland Road North River Magisterial District Front Royal, Virginia 22630 Warren County, Virginia" dated December 6, 2023, last revised December 13, 2024, and prepared by John C. Wright, Professional Engineer, Bohler Engineering (the "Utility Plan"), attached hereto and made a part of this instrument as **Exhibit "B"**.

WITNESSETH:

That for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), cash in hand paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor grants and conveys unto the Grantee, its successors and assigns, the following rights in the Property, to-wit:

The privileges, easements, and rights-of-way in perpetuity to construct, lay, maintain, repair, inspect, improve, and operate within the easements and rights-of-way of varying widths herein described and referred to, mains, works, and systems for the operation of utilities over, upon, across, and under the Property referred to as a "20' Waterline Easement Hereby Dedicated to the Town of Front Royal 1,6888 S.F. or 0.039 AC" as shown on Sheet 2 of the Plat.

These easements and rights-of-way shall be for the construction, installation, inspection, repair, and maintenance of mains, works, and systems for the transmission of water and the collection and transmission of sewage and waste water, including, but not limited to, water meters and water meter vaults (herein "Facilities"), over, across, and under the Property, with the location

COPY

and width of said easements and rights-of-way as shown on the Plat and Utility Plan.

There is also hereby conveyed rights-of-way of ingress, egress, and access over, upon, and across the Property to the above-described easements for the purpose of allowing access to the Facilities located thereon by the employees, agents, and contractors of the Grantee.

The further terms and conditions of this grant are as follows:

a. That the Grantee may (but is not required to) trim, cut, remove, and keep clear all trees, limbs, undergrowth, and any other obstructions, within the said easements and rights-of-way, that may in any manner, in Grantee's sole judgment, endanger or interfere with the proper and efficient operation of the Facilities, and the Grantee shall have all such other rights and privileges as are reasonably necessary or convenient for the full enjoyment and use of the easements and rights-of-way herein granted for the aforesaid purpose. Nothing contained herein shall be construed to require Grantee to install, repair or maintain any portion of any water and sewer service laterals providing utilities to any improvements located on the Property.

b. The granting of the easements and rights-of-way hereinafter described neither expressly or impliedly constitutes any payment, nor the waiver of any obligation for the payment, by the Grantor or their successors or assigns, or any cut-in fee or charge, tax, assessment or other charge or obligation whatsoever now due or heretofore due or hereafter to become due and payable to the Grantee or any person, firm or other corporation whatsoever.

c. That Grantee will exercise reasonable care to protect the Property from damage or injury occasioned in the enjoyment of the easements and rights-of-way herein granted, and to promptly repair the said Property or reimburse the Grantor for any property damaged beyond repair.

d. That, if Grantee does cut or fell any brush, undergrowth or trees, or should excavations be carried on pursuant to these easements and any large-sized rocks or boulders are

COPY

unearthed and are not buried in said excavation, such brush, undergrowth, trees, large-sized rocks and boulders shall, at the expense of Grantee, be removed from the Property.

e. Once constructed and installed, the Facilities shall become the property of Grantee and Grantor shall have no right, title, interest, estate or claim whatsoever in Facilities by virtue of the rights conveyed herein.

f. The easements are non-exclusive.

g. Facilities installed pursuant to the easements shall be underground, except for manhole and vault covers which shall be flush with adjacent grade except as is otherwise consistent with best practices or as shown on plans approved by Grantor.

h. Grantor retains the right to use the surface areas of such encumbered Property for any use not inconsistent with the rights granted to Grantee.

i. Grantor reserves the right to require Grantee to relocate its Facilities to another location on the affect Property, subject to the conveyance of a similar easements and rights-of-way, all at the cost and expense of Grantor.

[Signature Pages Follow]

COPY

WITNESS the following signatures and seals:

GRANTOR:

RUSHMARK ROCKLAND ROAD, LLC, a Delaware limited liability company

By: _____ (SEAL)
Name: Dan Doty
Title: Authorized Signatory

STATE/COMMONWEALTH OF Virginia
CITY/COUNTY OF Fairfax, to-wit:

I, the undersigned, a Notary Public in and for the State and City/County aforesaid, do hereby certify that Dan Doty, Authorized Signatory of Rushmark Rockland Road, LLC, a Delaware limited liability company, personally appeared before me this 23 day of April, 2025, and acknowledged that he is the Authorized Signatory of Rushmark Rockland Road, LLC, a Delaware limited liability company, and that by authority duly given, he executed the foregoing instrument on behalf of Rushmark Rockland Road, LLC, a Delaware limited liability company, for the purposes stated in such instrument and he is personally known to me.

Given under my hand this 23 day of April, 2025.

My commission expires: 2.28.2027.

Notary Registration No.: 7660341

IRENE L KOFI
NOTARY PUBLIC
REG. #7660341
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 02/28/2027

_____
NOTARY PUBLIC

COPY

The foregoing Deed of Easement is hereby accepted by the Town of Front Royal, Virginia, as evidenced by the signature of the undersigned, who is authorized to accept this conveyance on behalf of the Town of Front Royal, by Resolution adopted by the Town Council on _____ _____, 2025.

WITNESS the following signatures and seals:

TOWN OF FRONT ROYAL, VIRGINIA

By: _____ (SEAL)
LORI A. COCKRELL, MAYOR

ATTEST:

_____ (SEAL)
Clerk of Council
Town of Front Royal, Virginia

COMMONWEALTH OF VIRGINIA
COUNTY OF WARREN, TO-WIT:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Lori A. Cockrell, Mayor of the Town of Front Royal, Virginia, whose name is signed to the foregoing Deed of Easement, dated the _____ day of _____, 2025, has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this _____ day of _____, 2025.

My Commission Expires: _____.
Notary Registration No.: _____.

_____ (SEAL)
NOTARY PUBLIC

APPROVED AS TO FORM:

_____ (SEAL)
Town Attorney
Town of Front Royal, Virginia

COPY

Exhibit "A"

Plat

See attached.

COPY

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE THE LANDS OF RUSHMARK ROCKLAND ROAD, LLC AS RECORDED IN INSTRUMENT NUMBERS 220004507 AND 230005303, ALL AMONG THE LANDS RECORDS OF WARREN COUNTY, VIRGINIA AND HAVING A TAX MAP NUMBERS OF 12A-116-2B, 12A-1-5-6, 12-32-C1, 12A-116-1-5, & 12A-110-26A PER THE DEPARTMENT OF ASSESSMENTS.
2. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192004384, DATED MAY 24, 2022 AND COMMITMENT NO. 19004421, DATED FEBRUARY 23, 2023 AND REVISED MAY 1, 2023.
4. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, WARREN COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 110 OF 250", MAP NUMBER 51187C0110C, WITH A MAP EFFECTIVE DATE OF JUNE 3, 2008.
5. GRANTEE'S ADDRESS FOR RUSHMARK ROCKLAND ROAD, LLC IS 2900 FAIRVIEW PARK DRIVE, FALLS CHURCH, VA 22042.

OWNERS CONSENT AND DEDICATION

THE PLAT SHOWING SUBDIVISION, VACATION, AND RIGHT-OF-WAY AND EASEMENT DEDICATION ON THE LANDS OF RUSHMARK ROCKLAND ROAD, LLC, AS SHOWN HEREON IS WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY.

SIGNATURE: _____ 10/2/2024 DATE

APPROVED:

_____ 10-9-2024
TOWN OF FRONT ROYAL DATE

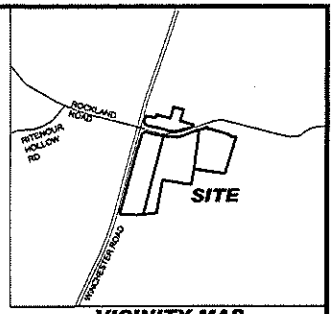
_____ 08Dec2024
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

AREA TABULATION

ORIGINAL AREA	
12 32C1	28.694 ACRES
12A 1 5 6	0.179 ACRES
12A 110 26A	1.436 ACRES
12A 116 2B	46.826 ACRES
12A 116 1	0.943 ACRES
12A 116 2	0.046 ACRES
12A 116 3	0.047 ACRES
12A 116 4	0.048 ACRES
12A 116 5	0.056 ACRES
PORTION OF JACKSON AVE. (ABANDONED)	0.067 ACRES
TOTAL	77.851 ACRES

AFTER CONSOLIDATION AND DEDICATION		
NEW LOT A1	TM#12A-116-A1	23.943 ACRES
- (RESERVED FOR FUTURE DEDICATION) (PORTION OF NEW LOT A1)		(2.681 ACRES)
NEW LOT A2	TM#12A-116-A2	27.880 ACRES
NEW LOT A3	TM#12A-116-A3	18.121 ACRES
NEW LOT B	TM#12A-116-B	7.494 ACRES
(IMPROVEMENTS ALONG WINCHESTER ROAD) DEDICATED FOR PUBLIC STREET		
AREA "A"		0.203 ACRES
AREA "B"		0.010 ACRES
TOTAL:		77.051 ACRES

MATCHLINE - SHEET 2



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- ○ (IP) IRON PIPE FOUND
- ○ (IR) IRON ROD FOUND
- ○ (MON) CONC. MONUMENT W/DISK FOUND
- ● PROP. CORNER TO BE SET

NOTARY CERTIFICATE

IRENE L KOFI
NOTARY PUBLIC
REG. #7802341
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 02/28/2027

CITY/COUNTY OF Fairfax

THE COMMONWEALTH OF VIRGINIA

I, Irene Kofi, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT Rob Kaye WHOSE NAME(S) IS SIGNED TO THE FOREGOING OWNER'S CONSENT APPEARED AND ACKNOWLEDGED THE SAME BEFORE ME THIS 2 DAY OF October 2024.

Irene Kofi
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2.28.2027

REVIEWED AND CERTIFIED AS EXEMPT FROM THE WARREN COUNTY SUBDIVISION ORDINANCE UNDER SECTION 155-3 B (1) (A), ALLOWING BOUNDARY ADJUSTMENTS AND MAY BE COMMITTED TO RECORD.

Matthew T. Hendricks DATE 10/9/24
PLANNING DIRECTOR

5-05-2024 MCSUP-000624-2024

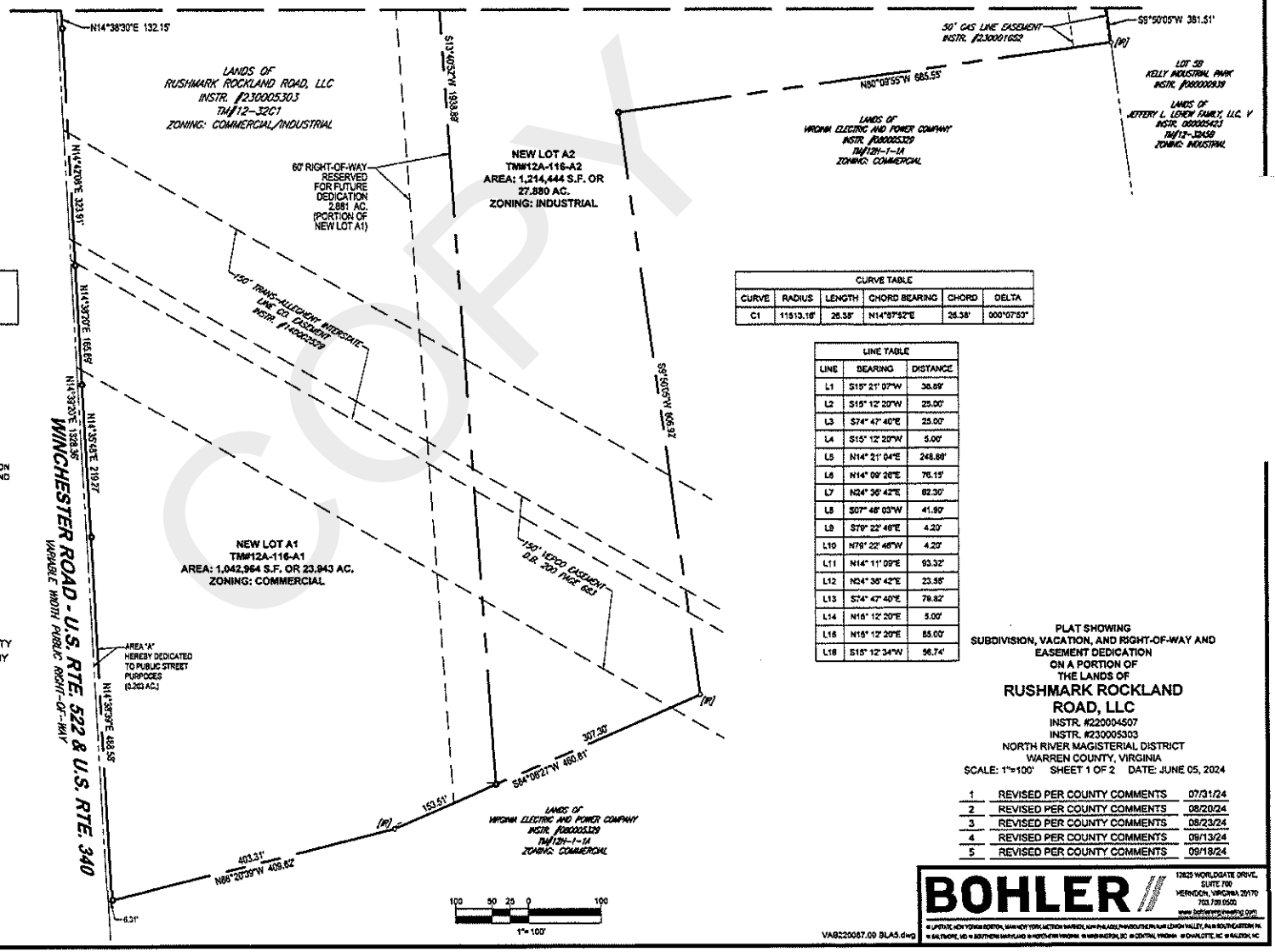
SURVEYOR'S CERTIFICATE

I, ROBERT C. HARR, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PROPERTY SHOWN HEREON IS IN THE NAME OF RUSHMARK ROCKLAND ROAD, LLC BY DEEDS RECORDED IN INSTRUMENT NUMBER 220004507 & 230005303, ALL RECORDED AMONG THE LAND RECORDS OF WARREN COUNTY, VIRGINIA

I FURTHER CERTIFY THAT THE LAND HERON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY BOHLER ON MAY 15, 2023, AND ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 GRID NORTH.

COMMONWEALTH OF VIRGINIA
ROBERT C. HARR, JR.
No. 3111
LAND SURVEYOR

9-27-24



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	11513.16'	26.38'	N14°37'52"E	26.38'	000°07'53"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15° 21' 07"W	36.89'
L2	S15° 12' 20"W	25.00'
L3	S74° 47' 40"E	25.00'
L4	S15° 12' 20"W	5.00'
L5	N14° 21' 04"E	248.80'
L6	N14° 09' 26"E	76.15'
L7	N24° 36' 42"E	62.30'
L8	S07° 48' 03"W	41.90'
L9	S79° 22' 46"E	4.20'
L10	N79° 22' 46"W	4.20'
L11	N14° 11' 09"E	93.32'
L12	N24° 36' 42"E	23.56'
L13	S74° 47' 40"E	79.82'
L14	N16° 12' 20"E	5.00'
L15	N16° 12' 20"E	85.00'
L16	S15° 12' 34"W	96.74'

PLAT SHOWING
SUBDIVISION, VACATION, AND RIGHT-OF-WAY AND EASEMENT DEDICATION
ON A PORTION OF
THE LANDS OF
RUSHMARK ROCKLAND ROAD, LLC
INSTR. #220004507
INSTR. #230005303
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA
SCALE: 1"=100' SHEET 1 OF 2 DATE: JUNE 05, 2024

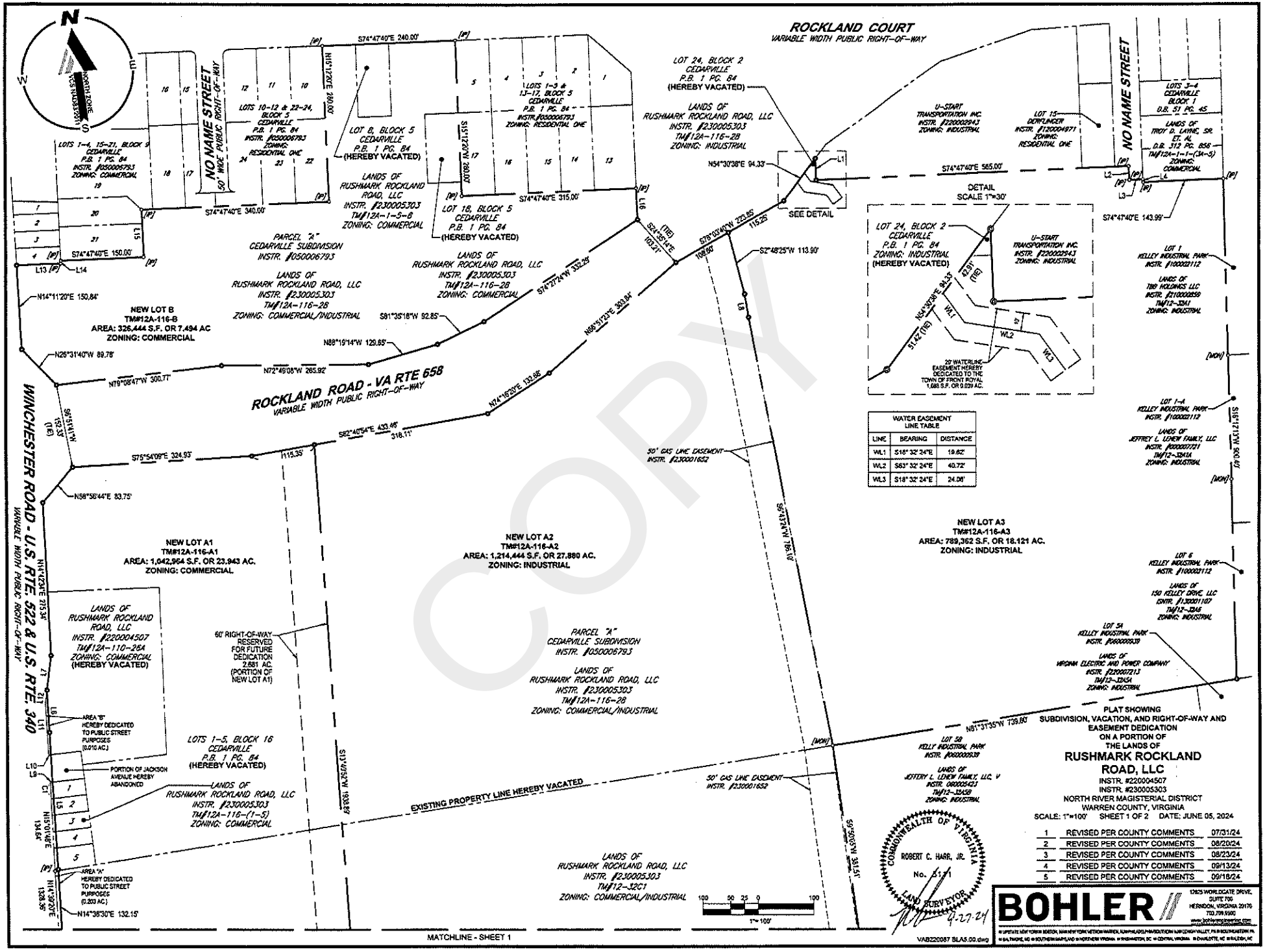
1	REVISED PER COUNTY COMMENTS	07/31/24
2	REVISED PER COUNTY COMMENTS	08/20/24
3	REVISED PER COUNTY COMMENTS	08/23/24
4	REVISED PER COUNTY COMMENTS	09/13/24
5	REVISED PER COUNTY COMMENTS	09/18/24

BOHLER
12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.0500
www.bohlerengineering.com

VA822087.00 SLA5.dwg

EXHIBIT "A"

COPY



PLAT SHOWING
SUBDIVISION, VACATION, AND RIGHT-OF-WAY AND EASEMENT DEDICATION
ON A PORTION OF
THE LANDS OF
RUSHMARK ROCKLAND ROAD, LLC
INSTR. #220004507
INSTR. #230005303
NORTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA
SCALE: 1"=100' SHEET 1 OF 2 DATE: JUNE 05, 2024

1	REVISED PER COUNTY COMMENTS	07/31/24
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4	REVISED PER COUNTY COMMENTS	09/13/24
5	REVISED PER COUNTY COMMENTS	09/18/24

BOHLER
12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500

VAB220087 SLA5.00.dwg

COPY

COPY

INSTRUMENT 240004352
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY CIRCUIT ON
OCTOBER 11, 2024 AT 10:52 AM
ANGELA M. MOORE, CLERK
RECORDED BY: AMA

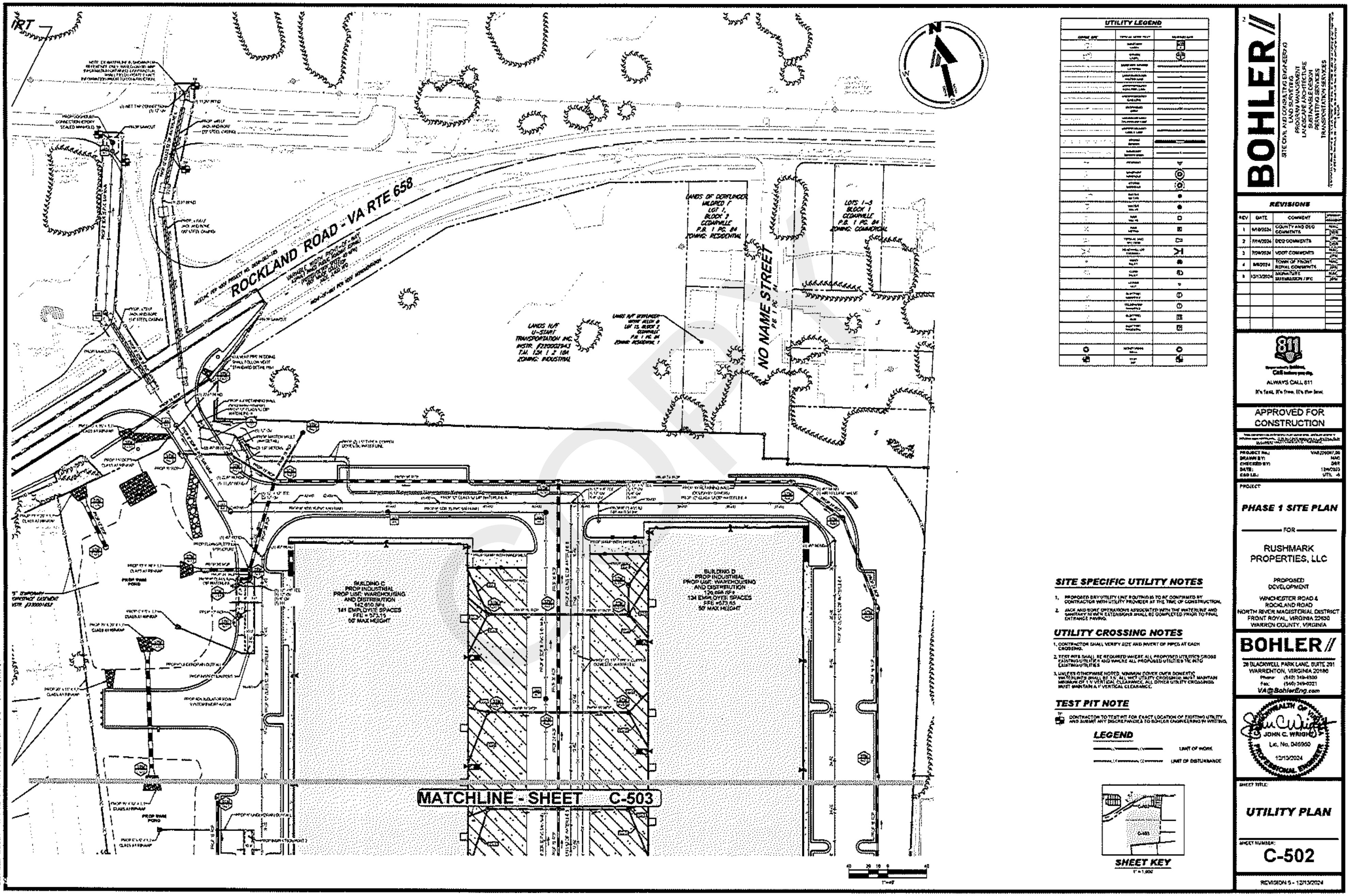
Exhibit "B"

Utility Plan

See attached.

COPY

EXHIBIT B



ROCKLAND ROAD - VA RTE 658
NO NAME STREET
LANDS N/F U-START TRANSPORTATION INC.
ZONING: INDUSTRIAL
LOTS 1-3 BLOCK 1 CEDARVILLE P.B. 1 PG. 84 ZONING: COMMERCIAL
BUILDING C PROP INDUSTRIAL PROP USE: WAREHOUSING AND DISTRIBUTION
141 EMPLOYEE SPACES
50' MAX HEIGHT
BUILDING D PROP INDUSTRIAL PROP USE: WAREHOUSING AND DISTRIBUTION
134 EMPLOYEE SPACES
50' MAX HEIGHT
MATCHLINE - SHEET C-503
UTILITY LEGEND
BOHLER//
REVISIONS
COUNTY AND DEQ COMMENTS
DEQ COMMENTS
VDOT COMMENTS
TOWN OF FRONT ROYAL COMMENTS
SIGNATURE SUBMISSION / IFC
ALWAYS CALL 811
APPROVED FOR CONSTRUCTION
PHASE 1 SITE PLAN
FOR
RUSHMARK PROPERTIES, LLC
PROPOSED DEVELOPMENT
WINCHESTER ROAD & ROCKLAND ROAD
NORTH RIVER MAGISTERIAL DISTRICT
FRONT ROYAL, VIRGINIA 22630
WARREN COUNTY, VIRGINIA
SITE SPECIFIC UTILITY NOTES
UTILITY CROSSING NOTES
TEST PIT NOTE
LEGEND
LIMIT OF WORK
LIMIT OF DISTURBANCE
SHEET KEY
BOHLER//
VA@BohlerEng.com
JOHN C. WRIGHT
12/13/2024
SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-502
REVISION 5 - 12/13/2024

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 Item# 03A

Agenda Item: Special Use Permit – 2500100 A Special Use Permit application submitted by Divinum Auxilium Academy to permit a private school located at 16 N. Royal Avenue. The purpose is to move the upper school consisting of twenty-five (25) male students aged thirteen to eighteen (13-18) and comprising seventh through twelfth grade. (7th through 12th). The property is zoned C-2, Downtown Business District (Entrance Corridor) and within the historic district.

Summary: On April 16, 2025, PC unanimously approved the application with the following condition:
"The provision of off-street parking areas, which shall be oriented to the buildings they are serving and within three hundred (300) feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use and a valid written off-site parking agreement shall remain in effect for the duration of the Special Use Permit." (The language for this condition was pulled directly from code)

PC justified the approval due to the school being perceived as a low intensity use while still maintaining the historic building. The applicant did include an aerial parking and drop off/pick up plan in the application.

On May 5, 2025, Town Council held a work session to discuss the application. Council recommended revisiting the discussion at the next work session on May 12. This would allow additional time to research the parking scenarios further and FRPD will place the speed/traffic counter on Union Street to monitor the road conditions.

Budget/Funding: N/A

Staff Recommendation: Staff recommends approval. The building has very limited off-street parking. They will need to either lease parking from an adjoining property owner within 300 feet or apply for a Special Exception to be relieved of parking standards. The use as a school, lessens potential traffic impacts due to pick up and drop off being twice a day for 9 months of the year. With the C-2 zoning, retail or office use could potentially generate significantly more traffic with potential customers in and out throughout business hours, year-round. PC removed conditions to stagger pick up and drop off times for students, and they also did not consider capping the maximum number students. Staff would strongly suggest permitting no more than 25 students and requiring a staggered pick up and drop off window.

PUBLIC HEARING

2500100 – A request for a Special Use Permit submitted by Divinum Auxilium Academy for a private school located at 16 N. Royal Avenue, identified by Tax Map 20A5, Section 11, Lot 15. The property is zoned C-2, Downtown Business District and is located in the Entrance Corridor.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☑ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – 2500100

MEETING DATE: April 16, 2025

SUMMARY: A Special Use Permit application has been submitted by Divinum Auxilium Academy for a private school located at 16 N. Royal Avenue for an all-boys school featuring twenty-five (25) students aged thirteen to eighteen (13-18) and comprising seventh through twelfth grade. (7th through 12th). The property is zoned C-2, Downtown Business District (Entrance Corridor) and within the historic district.

STAFF RECOMMENDATION: Staff recommends approval with conditions pertaining to parking.

MOTION: "I move that the Planning Commission forward a recommendation of approval to the Town Council for Special Use Permit #2500100 for a private school located at 16 N. Royal Avenue conditioned upon the following:

1. The provision of off-street parking areas, which shall be oriented to the buildings they are serving and within three hundred (300) feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use and a valid written off-site parking agreement shall remain in effect for the duration of the Special Use Permit."

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

PLANNING COMMISSION ACTION:

Moved *Neel* *Seconded* *Fedoryka*

Marshner *Yes* *Neel* *Yes* *Marrazzo* *Yes* *Brooks* *Yes* *Fedoryka* *Yes*

☐ Approved ☑ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

Planning Commission Regular Meeting
April 16, 2025

APPLICATION #:	**APPLICANT:**
2500100	Divinum Auxilium Academy

APPLICATION SUMMARY:

A Special Use Permit application has been submitted for a private school located at 16 N. Royal Avenue for an all-boys school featuring twenty-five (25) students aged thirteen to eighteen (13-18) and comprising seventh through twelfth grade. (7th through 12th).

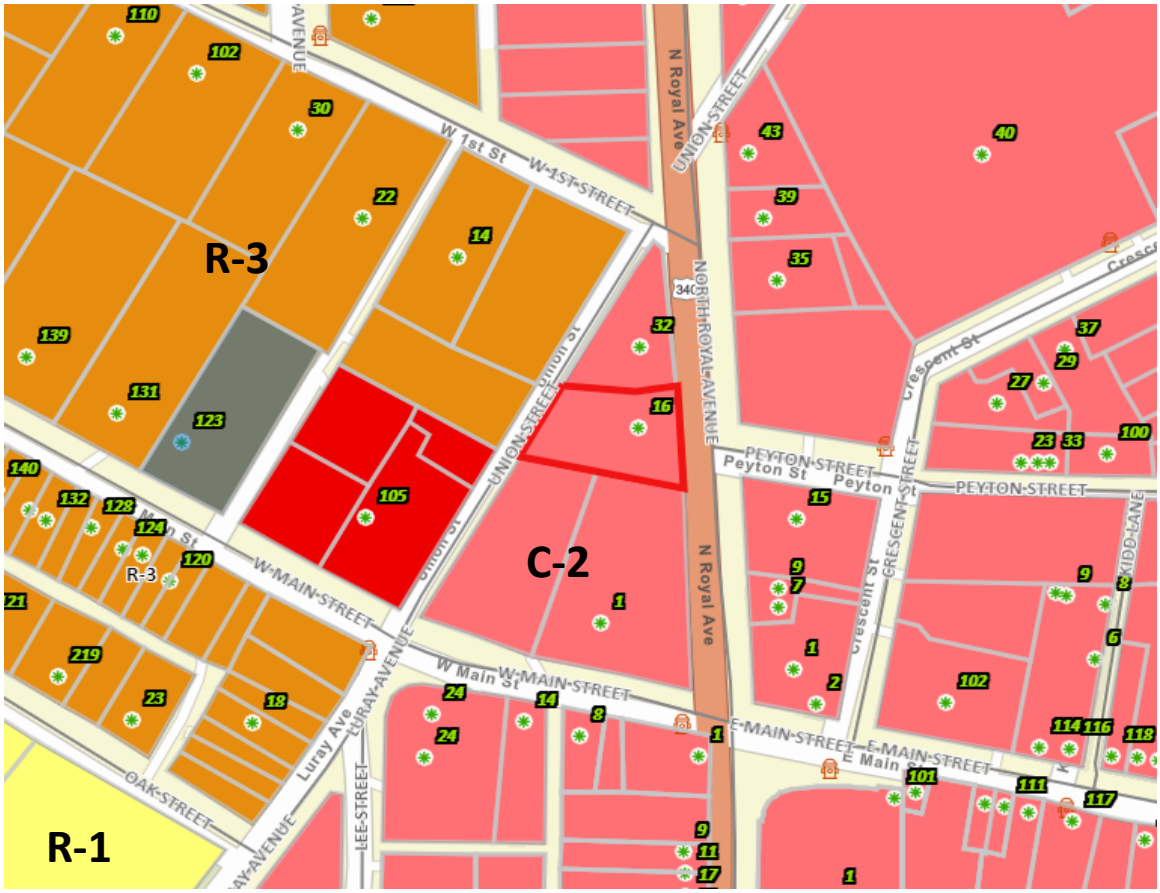
GENERAL INFORMATION:

Site Addresses	16 N. Royal Avenue
Property Owner(s)	FM town Hall LLC
Existing Zoning	C-2, Downtown Business District (Entrance Corridor)
Historic District	Yes
Proposed Use	Private School
Tax Identification	20A5-11-15
Location	The property is located on the east side of N. Royal Avenue, between the United Methodist Church and the First Baptist Church.

Vicinity Map (*Warren County GIS*)



Town Zoning Map (Warren County GIS)



Aerial Map *(Warren County GIS)*



Town Code

175-48 USES PERMITTED BY SPECIAL PERMIT (C-2)

A. The following uses are permitted within the C-2 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-2 District:

RESIDENTIAL:
Apartments located in buildings constructed after January 1, 1999, in accordance with the area requirements in Section 175-49.

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 service stations, in accordance with Section 175-110.
Automobile and truck sales lots and leasing agencies, in accordance with Section 175-52.D.
Bed and Breakfasts, as set forth in Section 175-107.3.
Day Care Facilities, 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, in accordance with Section 175-52.E.

INDUSTRIAL:

ORGANIZATIONAL:
Schools.

MISCELLANEOUS:
Conservation areas.
Lodging houses and boarding houses.
(Ord. of 7-23-12; Ord. of 6-22-15)

148-870 Parking Requirements

Public/private schools	One (1) parking space per employee, plus parking space for school auditoriums as noted above for auditoriums.
Churches/theaters/other assembly buildings/ auditoriums	One (1) parking space per four (4) fixed seats in the main assembly area or one (1) parking space per one hundred (100) net square feet.

Project Summary	The applicant is seeking a Special Use Permit to allow a private school for up to 25 male students aged 13 to 18, grades 7th through 12th. Pick up and drop off will occur at the rear of the building and parking will be leased from St. John the Baptist.
Staff Recommendation	Staff recommends approval conditioned upon the following: 1. The provision of off-street parking areas, which shall be oriented to the buildings they are serving and within three hundred (300) feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use.

ATTACHMENTS: 1) Application and associated documents from the applicant.

Docusign Envelope ID: 671DC357-8530-4657-8F2A-A4145A33F4D1

TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET — **Main: 540.635.4236**
P.O. BOX 1560 — **Fax: 540.631.2727**
FRONT ROYAL, VA 2263 — **www.frontroyalva.com**

SPECIAL USE PERMIT REQUEST — Application # 2500100

APPLICANT:
NAME Divinum Auxilium Academy PHONE 540.683.2217
ADDRESS 6294 Browntown Rd., Front Royal, VA 22630
E-MAIL dschmiedicke@divineassistanceacademy.org

PROPERTY OWNER: FM TOWNHALL LLC
NAME ~~Dian Schmiedicke (DAA)~~ PHONE ~~540.683.2217~~
ADDRESS ~~311 Luray Ave. Front Royal, VA 22630~~
E-MAIL 8201 Euclid Court, Suite 301
Manassas Park, VA 20111

PROPERTY DESCRIPTION
PROPERTY ADDRESS 16 N. Royal Ave., Front Royal
TAX MAP 20A5 SECTION ~~5~~ 11 BLOCK ~~1~~ LOT 15
SUBDIVISION NAME N/A ACREAGE _____
ZONING DISTRICT C-2

REQUEST
PROPOSED USE OF PROPERTY Private School
SPECIFIC SPECIAL USE PERMIT REQUEST Private School in ~~CT~~ C-2 District. (See Statement of Justification)

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MAR 10 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

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

1. Survey/Plat of property showing all **existing** improvements.
   (10 copies if larger than 11" X 17" and provide a digital copy)
2. Site Plan Application Check #2426
3. Application Fee of $400.00 **Receipt #** 194373 **Date Paid** 3/10/25
4. Additional information as required by the Dept. of Planning & Community Development.

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 _____ Date 3/6/2025

Property Owner Signature DocuSigned by: Francisco Barros E17C84A04B994A8... Date 3/10/2025

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.

#2500100

DIVINUM AUXILIUM ACADEMY
ST. EDITH STEIN SCHOOL FOR GIRLS
ST. JOSEPH THE JUST SCHOOL FOR BOYS

6294 BROWNTOWN RD. FRONT ROYAL, VIRGINIA 22630
PHONE:

540.683.2217 (CELL)

March 10th, 2025

Town of Front Royal
Planning & Zoning, Planning Commission, Town Council
102 E Main St
Front Royal, VA 22630

Statement of Justification; Application for Special Use Permit – 16 N Royal Ave

Dear Ms. Kopishke,

This letter supplements an application for a Special Use Permit for a school at 16 N Royal Ave in the Historic District of Front Royal. The Divinum Auxilium Family of Schools (dba Divinum Auxilium Academy, St. Edith Stein School for Girls, and St. Joseph the Just School for Boys) has been blessed with the opportunity to purchase this building and make it part of the ongoing revitalization that is occurring within the heart of Front Royal.

The landmark property has been vacant for some time and we are looking forward to restoring it and reinstating its place as a living part of our community. We have already come to love this building for many reasons, including its history. It was built during the Roosevelt Works Progress Administration, along with the WC Courthouse and WC High School (now Skyline Middle School) in an effort to build civic resilience following the Great Depression. It has been a community anchor and iconic focal point of Front Royal's character both in terms of architecture and its role as Town Hall. Our plan for a school here aligns well with efforts for historic preservation, which is also consistent with the Town's comprehensive vision.* Historic preservation and education are equally important features of any healthy community and this building provides a special opportunity to promote both of these objectives.

To ensure the protection of the site and building, we plan to explore grants and partnerships with organizations dedicated to historic preservation. We are committed to maintaining the building's architectural integrity and researching opportunities for inclusion in historic registries to support its long-term conservation.

Source: Town of Front Royal Comprehensive Plan, 2023

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MAR 10 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

As we all know, schools are an integral component of any municipality. The architects and planners who built Front Royal were mindful of this fact, being sure to plant schools as a central feature of this corridor, including E. Wilson Morrison Elementary and Skyline Middle. In researching the appropriateness of a school on Royal Avenue itself, we were fascinated to learn that the street has showcased many schools throughout the town's long history on both North Royal and South Royal. Throughout the evolution of Front Royal as we know it today, Royal Avenue has been home to other private academies; it contained the first site dedicated to public education in Warren County in the 1870s; was home to Warren County High School in 1920; and even housed a college at the turn of the 20th century.**

Now, like then, we are mindful of how important this building is as a centerpiece of the town's character on its main thoroughfare. And just like then, we believe that a school at this location will contribute to the overall aesthetic, health, and vitality of a downtown that is already beautifully constructed with churches, municipal offices, and other existing schools at the core of our town. The building's central location and design were meant to facilitate the coming and going of townspeople and to be a bridge between Main St and the well-established neighborhood along Luray Avenue. We hope to see it fulfill this role again and be revived to foster and promote the spirit of this blooming sector of town.

Historic preservation and the importance of place have become an organic part of our own history since locating St. Edith Stein School for Girls at its current home on Luray Ave, directly across from Skyline Middle School. It has become the perfect place for our students and teachers to participate in church, town parks, and the Main Street community that surrounds them. As a historic building, Bon Air has given our staff and students a place of story, beauty, and a deep sense of pride in and ownership of our town. Since that time we have made every effort to be good neighbors by being attentive to the concerns of those who live and work nearby. We remain committed to prioritizing input from neighbors in the stewardship of the old Town Hall.

***Eastern College, located at the 500 block of N. Royal Ave c. 1909; WC High School on S. Royal c.1920; Simpson Academy on S. Royal Ave, former site of the first public school in Warren County. Sources: Virginia Historic Landmarks Commission (Architectural Survey of Warren County Virginia, Including the Town of Front Royal, 1974); Warren Heritage Society Archives*

DIVINUM AUXILIUM ACADEMY
ST. EDITH STEIN SCHOOL FOR GIRLS
ST. JOSEPH THE JUST SCHOOL FOR BOYS

Like any growing town or city, we recognize that urban centers naturally experience both pedestrian and vehicular traffic. The intersection of Royal Ave and Main St has long been established as having well-lit existing crosswalks to regulate foot traffic and vehicles. Our school proposed for the old Town Hall will be an all-boys school featuring 25 students aged 13-18 and comprising 7th through 12th grade. All groups coming and going to Main Street will be supervised by a teacher or administrator. Although any use of this building will potentially add to the congestion of this area, in all likelihood some more typical commercial enterprise would add a larger traffic burden for the town. We intend to cause as little impact as possible and have an established track record for being receptive to various ways to do so. At St. Edith's for example, we worked with neighbors and the police to structure parking and traffic flow patterns that created the least amount of impact on town streets and neighbors. So too with the old Town Hall, we remain open and flexible to working with the town and with our neighbors to ensure habits of daily operation that will consider every aspect of the safety and well-being of all.

We look forward to working with the town on this exciting project and reinvigorating this historic building.

Sincerely,

Dian R. Schmiedicke
Board President
The Divinum Auxilium Family of Schools

SUP 2500100

DIVINUM AUXILIUM ACADEMY
ST. EDITH STEIN SCHOOL FOR GIRLS
ST. JOSEPH THE JUST SCHOOL FOR BOYS

6294 BROWNTOWN RD. FRONT ROYAL, VIRGINIA 22630
PHONE: 540.683.2217 (CELL)

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APR 07 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Addendum to Statement of Justification for Town of Front Royal
2500100 - Request for Special Use Permit
16 N. Royal Ave., Front Royal, VA

Attention: Connie Marshner, Chairman Front Royal Planning Commission

Dear Mrs. Marshner,

Thank you for the opportunity to listen to the concerns of the Commission regarding our request for a Special Use Permit at 16 N. Royal Ave. We would like to offer a few possibilities for the Town to consider with regard to concerns over drop-off and pick-up at the beginning and end of the normal school day.

Scenario #1 (Preferred): Families would enter one-way onto Maddox Ln. from W. Main St. and enter the leased parking area of St. John the Baptist Church. Students can safely be dropped in the parking lot and walk to the school entry at the back of 16 N. Royal Ave. (facing Union St.) through the municipal parking lot between Maddox Funeral Home and First Baptist Church and crossing Union St. using the designated crosswalk. We will agree to staff the crosswalk during drop-off and pick-up times to ensure students can walk safely into the school when they are dropped off and back to the parking lot for pick-up. Cars will continue through the parking lot in a circular fashion and back out onto W. Main St. using the one-way driveway that exits in that parking lot. Current Drop-off Window: M-Th 8:10-8:20 a.m. Pick-up Time: 3:10 p.m., Pick-up Fri. 1:10 p.m. {Marked #1}

Scenario #2: As the large majority of our families have students across all three schools, boys attending school at 16 N. Royal Ave. could be dropped off and picked up at the neighboring girls' school located at 124 Luray Ave. The boys could then walk to school along Luray Ave. and crossing over W. Main St. to school and back again in the reverse. The current drop-off and pick-up times would need to be adjusted slightly to accommodate the slightly longer walking distance: M-TH 8:05-8:15 a.m. and 3:05 p.m. and 1:05 p.m. on Fri. respectively.

Scenario #3: Families would enter one-way Union St. according to a staggered schedule of no more than 3 cars at a time. Cars would pull into the back parking area of 16 N. Royal Ave. in a U or arced fashion and drop students off to receiving staff. During these brief drop-off and pick-up windows only, the 2 handicapped and 3 regular parking spaces would not be available. Afterward, they would be available again for parking. If at any time families approaching this parking/drop-off/pick-up area discover a backlog that would cause traffic stoppage on Union St. they would be instructed to circle the block until space has been freed to completely pull in off of Union St. In this scenario the staggered schedule would need to begin earlier and continue later in order to accommodate the slower traffic flow of 3 cars per scheduled allotment. We believe 3

cars every 5 minutes would ensure minimal backup and allow for the efficient reception and dismissal of our small student body. {Marked #3}

As to one commissioner's concern about student traffic to Main St., we truly do not believe this will be an issue. Most of our students have either after-school sports or lessons that they need to get to. Some do walk to music and dance classes on or around Main St. and would continue to do so. The few who occasionally walk after school to Main St. cafes to study or visit with friends we would hope would comport themselves with the high standards expected of them at school, but we would be most happy to communicate with Main St. business owners, as well as our parents and students, in order to make sure that standards of etiquette and common courtesy are being maintained after school hours.

Please know that we remain receptive to anything the Town might suggest concerning these or any other issues that might arise and we look forward to also addressing any questions or concerns raised by the public on April 16th. If you have any questions or items that require further clarification, please do not hesitate to reach out to me in the meantime.

Best Regards,

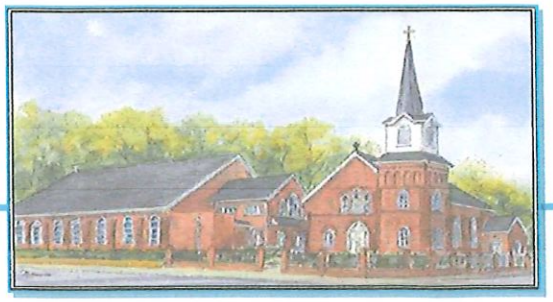
Dian Schmiedicke
Board President

CC Lauren Kopishke, Planning and Zoning Director

SUP 2500100


Layers
W 1ST STREET
W 1st STREET
N Royal Ave
Union St
UNION STREET
#1
#3
W Main St
W MAIN STREET

SUP #2500100



St. John the Baptist
Roman Catholic Church

120 West Main Street Front Royal, Virginia 22630

March 10, 2025

Attention Town of Front Royal Planning and Zoning Office

This letter is to certify that I, Reverend Daniel Gee, Pastor of St. John the Baptist Roman Catholic Church agree to lease the requisite parking spaces required by the Town of Front Royal to Divinum Auxilium Academy pursuant to its acquisition of The Old Town Hall (16 N. Royal Ave.) for its use as a private school.

Respectfully yours,,

Rev. Daniel Gee
Pastor

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MAR 10 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

SURVEY OF THE FM TOWN HALL, LLC
PROPERTY PER INSTRUMENT # 140006310
FORK MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
PROPERTY SITUATED OUTSIDE THE LIMITS
OF THE FEMA FLOOD ZONE.

TOTAL EXISTING ONSITE PARKING = 6.
3 (HC1) HANDICAP PARKING SPACES.
3 (P1) REGULAR PARKING SPACES.

0 30 60

SCALE 1" = 30'

LINE	BEARING	DISTANCE
L1	N 37°30'39" E	93.02'

T.M. 20A5-11 PARCEL 19 ZONED R-3
CORR FAMILY REAL ESTATE LLC
PER INST. # 030003697

TO. 1ST. STREET

ONE WAY

ALLEY
VARIABLE WIDTH

T.M. 20A5-11 PARCEL 10 ZONED R-3
TOWN OF FRONT ROYAL PARKING LOT PER D.B. 159/213

T.M. 20A5-11 PARCEL 8 ZONED R-3
CATHOLIC DIOCESE OF ARLINGTON
PER D.B. 86/359

ENTRANCE TO PAVED PARKING LOT

TO. W. MAIN ST.

DISTANCE TO PROPOSED OFFSITE PARKING LOT = 232.17'

T.M. 20A5-11 PARCELS 9 & 12 ZONED C-1
MADDOX FAMILY INVESTMENTS, L.C.
PER INSTRUMENT # 010005049

VARIABLE WIDTH

UNION ST.

ONE WAY

T.M. 20A5-11 PARCEL 16
M/F TRUSTEES OF FIRST BAPTIST CHURCH
PER D.B. 89/195
ZONED C-2

PER D.B. 218/80

CROSSWALK

CONC.

N. ROYAL AVE
VARIABLE WIDTH

CONC. WALK

S 73°32'36" E
119.89'

S 00°37'09" W
93.00'

CONCRETE

3.7'

27.4'

17.4'

8.7'

EP

HC1

HC2

PAVED PARKING LOT

72.6'
METAL STEPS
TO 2ND FLOOR

T.M. 20A5-11
PARCEL 15
13,164 SQ. FT.
ZONED C-2

CONC. STEPS TO BASEMENT
2 STORY STONE
BUILDING # 16

CONC. PAD

13.6'
1 STY.
16.1'

HC3

14.9'
8.7'

P1

45.3'

CONC. STEPS

18.2'

WALK

56.6'

CONC. WALK

178.71'

EX. PIPE

203.53' TO EX. PIN

CONC. RAMP

43.7'

P3

P2

SCREENED TRASH
STORAGE AREA
2 STORY STONE
BUILDING

21.2'

2.4'

36.0'

2.4'

CONC.

2.8'

2.5'

CONC. WALK

2 STY. BROCK & STONE BLDG.

N 72°41'21" W

PAVED

T.M. 20A5-11 PARCEL 14
N/F FRONT ROYAL UNITED METHODIST CHURCH
PER D.B. 92/119
ZONED C-2

EX. PIN

W. MAIN ST.

T.M. 20A5-11 PARCEL 13
N/F FRONT ROYAL UNITED METHODIST CHURCH
PER D.B. 153/74
ZONED C-2

EP	DENOTES EDGE OF PAVEMENT.
☼	DENOTES LIGHT OR LIGHT & UTILITY POLE.
⚑	DENOTES FLAG POLE.
●	DENOTES PIN SET.
○	DENOTES EXISTING PIN OR PIPE AS NOTED.
Ⓦ	DENOTES WATER METER.
—···—	DENOTES OVERHEAD WIRES.
—x—x—x—	DENOTES FENCE.

RECEIVED
MAR 10 2025
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
MARCH 7, 2025

COMMONWEALTH OF VIRGINIA
JOSEPH G. BROGAN, JR.
Lic No. 3209
3/7/25
LAND SURVEYOR

SUP # 2500100

Connie Potter

From:	David Beahm <Dbeahm@warrencountyva.gov>
Sent:	Monday, March 17, 2025 10:10 AM
To:	Connie Potter
Cc:	Inspections; Kevin Perry; Matthew Byers; Gerry Maiatico; Gordon Foster
Subject:	RE: SUP Application 2500100 for Comments – Divinum Auxilium Academy – Private School in C-2 District
Attachments:	2500100_Application_16 N Royal Ave_Divinum Auxilium Academy.pdf; 2500100_Ltr Lease of Parking Spaces_16 N Royal Ave_Divinum Auxilium Academy.pdf; 2500100 _Statement of Justification_16 N Royal Ave_Divinum Auxilium Academy.pdf; 2500100 _Survey Plat_16 N Royal Ave_Divinum Auxilium Academy.pdf

Comments – 16 N. Royal Avenue, Divinum Auxilium Academy – Private School in C-2 District – 2500100:

- Erosion and Sediment Control (ESC) Items:
  - There does not appear to be any land disturbance at this time and therefore nothing would be required. If this is not the case, the normal submission process would be required.

- Site Plan Review:
  - If or when any building construction related activity were to take place, a Site Plan Review may need to be completed for any external (increased footprint) changes. Any modifications to the existing building would be reviewed through the building code review process and a site review may not be needed.

- Building Inspections Items:
  - This would be a Change of Use and Occupancy and would require a permit that included plans showing existing conditions be submitted and any proposed changes to be made to meet the new Use and Occupancy group. If any type of work-related activity (structure, electrical, plumbing, mechanical, fire suppression, energy, retaining wall, etc.) were to be required, it would be subject to the normal requirements of application, review and approval prior to work beginning.

- Fire Marshal's Office Comments (standard):
  - We would defer all comments for the site development/new construction/retrofit/change of use to the Building Official. Upon approval and issuance of the CO, the facility shall be maintained in accordance with the Virginia Statewide Fire Prevention Code.

If anything should change in the scope, additional requirements may be required.

All submissions for these items can be made to the Building Inspections Department in person, through the postal service or at the email address: inspections@warrencountyva.gov

Respectfully,

David C. Beahm, CBO
Building Official
County of Warren

540-636-9973
Fax 540-636-4698
dbeahm@warrencountyva.gov
www.warrencountyva.gov

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Connie Potter <cpotter@frontroyalva.com>
Sent: Monday, March 10, 2025 12:20 PM
To: David Beahm <Dbeahm@warrencountyva.gov>; Gerry Maiatico <gmaiatico@warrencountyfire.com>
Subject: SUP Application 2500100 for Comments

CAUTION: This email originated from outside of the Warren County email system. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Attached is a Special Use Permit Application #2500100 to operate a private school in the C-2, Downtown Business District at 16 N. Royal Avenue.

Please respond with comments by April 10, 2025.

Thank you,
Connie

Connie L. Potter
Executive Assistant
Town of Front Royal
Dept. of Planning and Zoning
102 E Main St | PO Box 1560
Front Royal, VA 22630
T./540-635-4236

This message was sent from a verified Warren County account.

COUNCIL REGULAR WORK SESSION
AGENDA STATEMENT

Meeting Date: May 12, 2025 Item# 03B

Agenda Item: Request for Water and Sewer in the Rt. 522 Corridor for Industrial Use from Stafford One Investments, LLC (522 Properties LLC) at Winchester Road and Winners Court

Summary: The Town has received a joint request from Warren County and Stafford One Investments LLC (522 Properties LLC) for water and sewer service within the Route 522/340 North Corridor. The property consists of approximately 28.3 acres identified as Tax Map 12-6F, 4-44B, 4-43A, 4-45Bp and located on the west side of Winchester Road at its intersection with Winners Court. The intention is to construct a 220,000 square foot industrial warehouse building for a warehouse and distribution center.

According to the application for an out-of-town utility connection, the applicant estimates the facility will require 4,500 gallons of water per day.

On May 5, 2025, Town Council held a work session regarding the request and Council suggested that the Applicant attend the next work session to provide additional details regarding the proposed rezoning and development of the property.

Budget/Funding: N/A

Staff Recommendation: Council is to consider an out-of-town utility connection for industrial use.

WALSH COLUCCI
LUBELEY & WALSH PC

Nicholas V. Cumings
(703) 528-4700 Ext. 5447
ncumings@thelandlawyers.com

Revised
April 17, 2025

Via E-Mail & First-Class Mail

Matthew Wendling
Planning Director / Floodplain Manager
County of Warren County Planning and Zoning Department
220 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630

Re: Out-of-Town Utility Connection Request
Tax Map Parcels 12-6F, 4-44B, 4-43A, 4-45B pt. (together, the "Subject Property")

Dear Mr. Wendling:

On February 6, 2025, I submitted a request for an out-of-town utility connection for the Subject Property. Enclosed is a resubmission addressing your comments. The Subject Property includes the above-referenced parcels of record that, in aggregate, consist of approximately 28.3 acres located in the Nineveh area of the North River Election District. The Subject Property is owned by 522 Properties, LLC (the "Applicant"). The Subject Property is located on the west side of Winchester Road (US Route 340/522) at its intersection with Winners Court, east of Crooked Run, and contains two existing residential dwelling units with the balance of the land area remaining vacant. Parcels 4-43A and 4-45B pt. are zoned to the Commercial Zoning ("C") District and Highway Corridor ("HC") Overlay District, in accordance with § 180-27 and § 180.29.1, respectively, of the Warren County Zoning Ordinance (the "Zoning Ordinance"). Parcel 4-44B is zoned to the Agricultural Zoning ("A") District and HC Overlay District; and Parcel 12-6F is zoned to the A District and partially to the HC Overlay District.

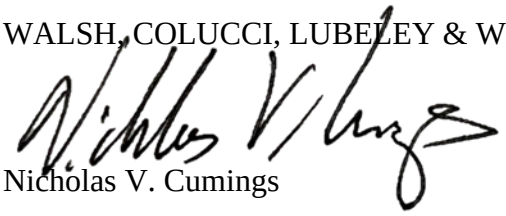
The Applicant filed a rezoning application for the Subject Property seeking the Board of Supervisors' approval to rezone to the Industrial District and HC Overlay District to permit the construction of an approximately 220,000 square foot industrial warehouse building. The Applicant is concurrently seeking approval of a conditional use permit to permit a structure that is greater than 50,000 square feet within the HC Overlay District. In accordance with § 180-64.A(1) of the Zoning Ordinance, this Out-of-Town utility connection request letter and attached

application form are provided to you at this time with the intent of initiating the review process in advance of the anticipated rezoning and conditional use permit application submissions.

Thank you for your attention to this matter. Please do not hesitate to contact me if you need additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nicholas V. Cumings

Attachment

CC: Deja M. Burt
Bernard S. Suchicital

V:\clients\013589\000003\APP\A1294973.DOCX

APPLICATION FOR OUT-OF-TOWN UTILITY CONNECTION

Town of Front Royal
Public Works
800 Crosby Rd – PO Box 1560
Front Royal VA 22630
(540) 635-7819 (O) • (540) 635-8973 (F)
www.frontroyalva.com

Application Date: 3/24/2025; Rev. - 4/17/2025

Owner(s) / Applicant(s) Full Name: Stafford One Investments, LLC

Mailing Address: 13580 Groupe Drive, Suite 200

City/State/Zip: Woodbridge, VA 22192

Daytime Phone: 703-737-3633; 703-528-4700 Email: eswisshelm@thelandlawyers.com; ncumings@thelandlawyers.com

Property Address/Lot #: 986 John Marshall Highway

IF RESIDENTIAL:

Type of Unit: ☐ Single Family ☐ Townhouse ☐ Duplex/Multi Family

IF COMMERCIAL or INDUSTRIAL:

Type of Business: Industrial

Number of Employees: unknown Hours of Operation: unknown

Estimated Usage: 4,500 gallons per day

ALL APPLICANTS:

Number of Toilets: N/A Urinals: N/A Sinks: N/A Tubs/Showers: N/A

Size of Meter (Must match water service size): 2"

Fire Suppression Required: (Yes) / No Meter size 10"

THIS SECTION TO BE COMPLETED BY WARREN COUNTY PLANNING DEPARTMENT

Application Approved by Board of Supervisors: _____ Date: _____

Application Approved by Building Department: _____ Date: _____

Application Approved by Planning Staff: _____ Date: _____

Director of Planning Signature: _____ Date: _____

TOWN APPROVAL PROCESS

- ✓ **Approval of Connection by Town Council if applicable (Four Weeks)**
- ✓ **Review of Site Plans if applicable (Three Weeks per submittal)**
- ✓ **If Commercial–Completion of PILOT Agreement, if applicable-through Town Attorney's Office (Two Weeks)**
- ✓ **Payment of Applicable Fees through Finance Department (One Week)**
- ✓ **Developer provides and installs all equipment (pipes, valves, meters, etc.)**

COPY

THIS SECTION TO BE COMPLETED BY PUBLIC WORKS

Water & Sewer Availability: _____

Utility Extension Required: _____

Utility Plans Reviewed & Approved: _____

PILOT Agreement Completed: _____

Confirmation from Director of Finance that Taxes have been paid in full: ___ Date: _____

Signature: _____

FEES:

Water Connection Fee _____

Water Additional Fee _____

Fire Suppression Fee _____

Sub Total (Water) _____

Sewer Connection Fee _____

Sewer Additional Fee _____

Sub Total (Sewer) _____

TOTAL _____

Public Works Director Signature: _____ Date: _____

COPY

134-71.1 PURCHASE OF WATER AND SEWER TAPS

- A water and sewer connection can be purchased from the Town of Front Royal only for a specific, designated building site or lot.
- Once an application to purchase a water and sewer connection has been received, the connection shall not be transferrable to another site.
- If the water and sewer connection is not installed within twelve (12) months from the date of purchase because the purchaser is not ready for actual installation, the purchase shall be voided and the purchase price alone shall be refunded without interest.
- Water and sewer connection fees shall be paid upon application. However, when a single developer in a single application requests the purchase of six (6) or more water and sewer taps for six (6) or more building units, the connection fee for each tap may be paid upon actual installation of each respective tap. **(Ord. No. 2-86 Added Entire Section 2-10-86-Effective Upon Passage)**

GENERAL INFORMATION

1. A site plan or plat depicting the utility connection locations to the Town water and sewer mains must be included with this application. Warren County may release building permit upon Town approval of site plans.
2. All owner information must be completed and Warren County approvals received prior to processing by the Town.
3. The tax map number can be found on your Zoning or Building permit. If you do not know this number, it can be obtained from the County Planning Department (540-636-3354).
4. Connection fee information can be obtained from the Town website www.frontroyalva.com or by contacting Public Works (540) 635-7819.
5. For tenant occupied structures, separate water meters must be provided for each unit.
6. Information about the Town's PILOT program and Out-of-Town Water & Sewage Service Agreement can be obtained from the Town website www.frontroyalva.com or by contacting the Town Attorney at (540) 635-8007. Warren County may release Occupancy Permit upon completion of PILOT Agreement.
7. Out-of-Town residential & industrial fees & rates are 200% in-Town rates.

COPY

COUNTY OF WARREN

County Administrator's Office
Warren County Government Center
220 North Commerce Avenue, Suite 100
Front Royal, Virginia 22630
Phone: (540) 636-4600
Email: edaley@warrencountyva.gov

Dr. Edwin C. Daley
County Administrator

MEMORANDUM

TO: Matt Wendling, Planning Director

FROM: Zach Henderson, Deputy Clerk of the Board

SUBJECT: Stafford One Investments, LLC a request for public sewer and water from the Town of Front Royal for an Industrial land-use in the Rt. 340-522 Corridor.

DATE: 02/19/2025

The Board of Supervisors, at its meeting on February 18th, 2025, requested that the Town of Front Royal provide public water and sewer service to the properties identified on Tax Maps 12---Parcel 6F, 4---Parcel 44B, 4---Parcel 43A and a portion of Tax Map 4---Parcel 45B.

CHAIR, Jerome K. Butler
Happy Creek District

VICE CHAIR, John W. Stanmeyer
Shenandoah District

Vicky L. Cook
Fork District

Cheryl L. Cullers
South River District

Dr. Richard A. Jamieson
North River District

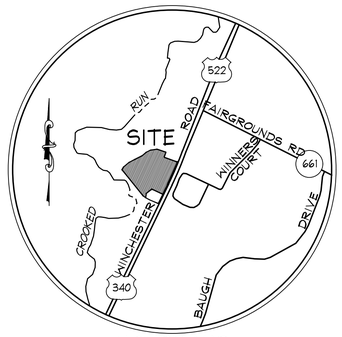
Dr. Edwin C. Daley
County Administrator

REZONING / CONDITIONAL USE PERMIT PLAN

FOR

CROOKED RUN ASSEMBLAGE

NORTH RIVER ELECTION DISTRICT
WARREN COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX:

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
CONCEPT PLAN	3
LANDSCAPE PLAN	4

OWNER:

522 PROPERTIES L.L.C.
P.O. BOX 41
FRONT ROYAL, VA 22630
540.550.6705

APPLICANT:

STAFFORD ONE
INVESTMENTS LLC
13580 GROUPE DRIVE
SUITE 200
WOODBRIDGE, VA 22192
703.737.3633

LAND USE ATTORNEY

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.
1 E MARKET STREET, SUITE 300
LEESBURG, VA 20176
703.737.3633

ENGINEER:

GROUPE
13580 GROUPE DRIVE
SUITE 200
WOODBRIDGE, VA 22192
703.670.0985

ENVIRONMENT:

ECS MID-ATLANTIC, LLC
166 WINDY HILL LANE
WINCHESTER, VA 22602
540.667.3750

TRANSPORATION ENGINEER:

GOROVE SLADE
4114 LEGATO ROAD
SUITE 650
FAIRFAX, VA 22033
703.787.9595

Central Office
13580 Groupe Drive, Suite 200
Woodbridge, VA 22192

South Office
10333 Southpoint Landing Blvd. Suite 210
Fredericksburg, VA 22407

West Office
9 Loudoun Street, SE
Leesburg, VA 20175

GROUPE
PLAN · SURVEY · ENGINEER · MANAGE
GROUPE.COM | 703-670-0985
The Engineering Groupe, Inc.

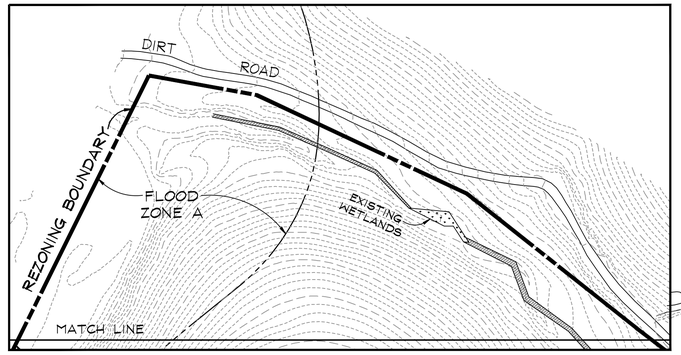
NO.	DATE	COUNTY REVISIONS

COVER SHEET
CROOKED RUN ASSEMBLAGE
REZONING / CUP
NORTH RIVER ELECTION DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMIE MOORE
Lic. No. 67600
2/3/2025
PROFESSIONAL ENGINEER

ENGINEERING GROUPE PROJECT STATUS	
DATE	ACTION

DATE: JAN. 31, 2025
SCALE: 1"=60'
DESIGNER: JL
DRAFTSMAN: DMB
FILE NO. M-3414
SHEET 1 OF 4



NOTES:

1.) EXISTING SITE CONDITIONS, INCLUDING PARCEL BOUNDARIES, EXISTING EASEMENTS AND ENCUMBRANCES, ARE SHOWN HEREON IN ACCORDANCE WITH AN ALTA/NSPS SURVEY PREPARED BY GROUPE INC., DATED JUNE 1, 2024.

2.) EXISTING TOPOGRAPHY IS SHOWN HEREON IN ACCORDANCE WITH AN AERIAL SURVEY PREPARED BY MCKENZIE SNYDER, NAVD 88, DATED APRIL 16, 2024.

3.) PRELIMINARY WETLANDS AND STREAMS ARE SHOWN HEREON IN ACCORDANCE WITH A DRAFT DELINEATION MAP, PREPARED BY ECS DATED MAY 15, 2024.

4.) A PORTION OF THE SUBJECT PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AND OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PURSUANT TO FEMA FIRM MAP NUMBER 51187C0050C, EFFECTIVE JUNE 3, 2008.

MATCH LINE
(SEE INSERT HEREON)

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

EXISTING STREAM

REZONING BOUNDARY

CROOKED RUN

FEMA FIRM MAP NO. 51187C0050C
EFFECTIVE DATE 6/2/2008

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

522 PROPERTIES, LLC
INST. 060008273
TM: 12 6F
AREA: 871,798 S.F.
OR 20.01374 ACRES
EX. ZONE: AGRICULTURAL
EX. USE: VACANT LAND

CROOKED RUN

FLOOD ZONE A

PROPOSED REZONING BOUNDARY

522 PROPERTIES, LLC
INST. 050004882
TM: 4 43A
AREA: 43,811
OR 1.00575 ACRES
EX. ZONE: COMMERCIAL
EX. USE: FAIR MARKET - RESIDENTIAL

522 PROPERTIES, L.L.C.
INST. 140005030
TM: 4 44B
AREA: 247,548 S.F.
OR 5.68292 ACRES
EX. ZONE: AGRILCULTURAL
EX. USE: DWELLING

522 PROPERTIES, LLC
INST. 050004882
TM: 4 45B
AREA: 181,379 S.F.
OR 4.16389 ACRES
EX. ZONE: COMMERCIAL
EX. USE: VACANT LAND

REZONING BOUNDARY

N/F
ROBERT SWANE VIANDS AND GARY LANE VIANDS
INST. WF19000107
TM: 4 44
EX. ZONE: AGRICULTURAL

EXISTING DWELLING #6490

CONC. SLAB/BUILDING REMAINS

FRAME SHED(x2)

CONC. PAD W/CANOPY

FRAME GARAGE

FRAME SHED

FRAME CHICKEN COOP

EXISTING DWELLING #6560

EXISTING DWELLING #6644

N/F
LONE PINE HOLDINGS, LLC
INST. 210005283
TM: 4 45B1
EX. ZONE: COMMERCIAL

BUILDING REMAINS

CONC. SLAB

CONC. STEPS

BILLBOARD

CONC. PATIO

APPROX. ℄ LOC. NORTHERN VIRGINIA POWER CO. EASEMENT D.B. 91 PG. 363

APPROX. ℄ LOC. VA. TELEPHONE & TELEGRAPH CO. EASEMENT D.B. 91 PG. 363

SIGN

DRIVEWAY (TO BE REMOVED)

CONC. DITCH

CONC. DITCH

CONC. DITCH

EX. EP

OHW

WINCHESTER ROAD
STATE ROUTE 340 & 522
(160' WIDE)
D.B. 90 PG. 379
VDOT MINOR ARTERIAL
POSTED SPEED LIMIT: 55 MPH

NAD 83 NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ENGINEERING GROUPE PROJECT STATUS

DATE	ACTION

Central Office
13580 Groupe Drive, Suite 200
Woodbridge, VA 22192

South Office
10333 Southpoint Landing Blvd, Suite 121
Fredericksburg, VA 22407

West Office
9 Loudoun Street, SE
Leesburg, VA 20175

GROUPE
PLAN · SURVEY · ENGINEER · MANAGE
GROUPE.COM | 703-670-0985

The Engineering Groupe, Inc.

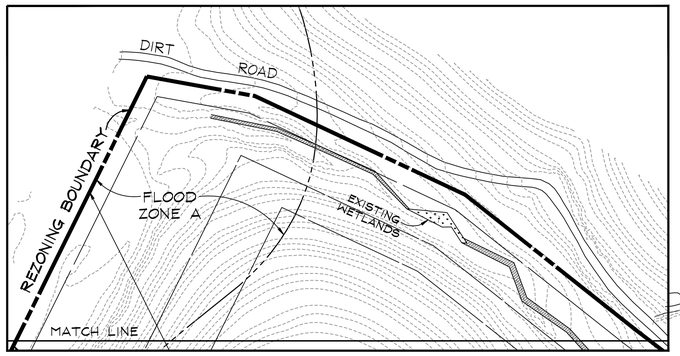
NO.	DATE	COUNTY REVISIONS

EXISTING CONDITIONS
CROOKED RUN ASSEMBLAGE REZONING / CUP
NORTH RIVER ELECTION DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMIE MOORE
Lic. No. 67600
2/3/2025
PROFESSIONAL ENGINEER

DATE:	JAN. 31, 2025
SCALE:	1"=60'
DESIGNER:	JL
DRAFTSMAN:	DMB
FILE NO.	M-3414
SHEET	2 OF 4

G:\PROJECT\Crooked Run Assemblage\PLANNING\DWG\Rezoning\Rezoning Plan.dwg, 2/3/2025 4:34:04 PM, 1:1



DEVELOPMENT SUMMARY:

TAX MAP NUMBERS.....12 6F, 4 44B, 4 43A, 4 45B (A PORTION)
TOTAL SITE AREA.....±28.23 AC

EXISTING ZONES.....AGRICULTURAL/COMMERCIAL
PROPOSED ZONE.....INDUSTRIAL

COMP PLAN FUTURE LAND USE.....INDUSTRIAL

PROPOSED USE.....INDUSTRIAL WAREHOUSE (SEE NOTE 2)
APPROX. FLOOR AREA.....220,000 SQ. FT.

MIN. LOT AREA.....1 ACRE
MIN. LOT WIDTH.....150'
MAX. LENGTH/WIDTH RATIO.....4:1

MINIMUM YARDS:
FRONT: 100' (STRUCTURES) / 50' (PARKING)
REAR: 15'
SIDE: 15'

PARKING REQUIRED.....AS DETERMINED BY THE ZONING ADMINISTRATOR

NOTES:

1) THE LAYOUT, INCLUDING THE LOCATIONS OF BUILDING TYPES, BUILDING FLOOR AREA, ROADS, SIDEWALKS, PARKING, AND STORMWATER MANAGEMENT, AS SHOWN HEREON, IS ILLUSTRATIVE, SUBJECT TO MODIFICATIONS WITH THE FINAL SITE PLAN.

2) THE PROPOSED USE WILL BE DETERMINED WITH THE FINAL SITE PLAN, IN ACCORDANCE WITH SECTION 180-28 B. OF THE WARREN COUNTY ZONING ORDINANCE.

3) THE PROPOSED USE WILL BE SERVED BY PUBLIC WATER AND SEWER, AS COORDINATED WITH WARREN COUNTY AND THE TOWN OF FRONT ROYAL AT FINAL SITE PLAN.

4) THE APPROXIMATE LIMITS OF DISTURBANCE, AS SHOWN HEREON, ARE PRELIMINARY, SUBJECT TO MODIFICATIONS AT FINAL SITE PLAN.

5) POTENTIAL SIGN LOCATIONS, AS SHOWN HEREON, ARE APPROXIMATE, SUBJECT TO MODIFICATIONS WITH THE FINAL SITE PLAN.

6) PROPOSED LOADING AREAS, SERVICE ENTRANCES, SERVICE BAYS AND DUMPSTER AREAS WILL BE SCREENED FROM THE CORRIDOR HIGHWAY IN ACCORDANCE WITH SECTION 180-29.1 OF THE ZONING ORDINANCE.

NAD 83 NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

MATCH LINE (SEE INSERT HEREON)

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

REZONING BOUNDARY
15' REAR YARD
EXISTING STREAM
50' INACTIVE DISTANCE BUFFER
25' ACTIVE DISTANCE BUFFER
POTENTIAL SWM/BMP AREA
POTENTIAL SWM/BMP AREA
APPROXIMATE LIMITS OF DISTURBANCE
POTENTIAL CONSERVATION AREA
CROOKED RUN
FEMA FIRM MAP NO. 5116TC0050C EFFECTIVE DATE 6/2/2008
FLOOD ZONE A
100' INACTIVE DISTANCE BUFFER
50' ACTIVE DISTANCE BUFFER
15' SIDE YARD
25' ACTIVE DISTANCE BUFFER
25' INACTIVE DISTANCE BUFFER
PROPOSED REZONING BOUNDARY
POTENTIAL TRUCK PARKING AREA
PROPOSED DUMPSTER & LOADING AREA
PROPOSED INDUSTRIAL BLDG ±220,000 SQ. FT.
POTENTIAL EMPLOYEE PARKING AREA
A PORTION OF TAX MAP 4 45B TO REMAIN COMMERCIAL
OUTSIDE THE LIMITS OF THE REZONING
VARIABLE WIDTH LANDSCAPE AREA
±45'
±35'
15' SIDE YARD
PROP. ACCESS ROAD
N/F
LONE PINE HOLDINGS, LLC
INST. 210005283
TM: 4 45B1
EX. ZONE: COMMERCIAL
POTENTIAL SIGN LOCATION
25' LANDSCAPE STRIP
EX. DRIVEWAY (TO BE REMOVED)
EX. EP
±500' TO AUTO CARE CLINIC RI/RO
PROP. MEDIAN BREAK
±644'
VDOT MIN. 555' s
EX. MEDIAN BREAK
±2000' TO FAIRGROUND ROAD
100' SETBACK FOR STRUCTURES
50' SETBACK FOR PARKING
POTENTIAL SIGN LOCATION
50' ACTIVE DISTANCE BUFFER
100' INACTIVE DISTANCE BUFFER
15' SIDE YARD
25' ACTIVE DISTANCE BUFFER
50' INACTIVE DISTANCE BUFFER
REZONING BOUNDARY
N/F
ROBERT SWANE VIANDS AND GARY LANE VIANDS
INST. WF19000107
TM: 4 44
EX. ZONE: AGRICULTURAL

WINCHESTER ROAD
STATE ROUTE 340 & 522
(160' WIDE)
D.B. 90 PG. 379
VDOT MINOR ARTERIAL
POSTED SPEED LIMIT: 55 MPH

Central Office
15580 Groupe Drive, Suite 300
Woodbridge, VA 22192

South Office
10333 Southpoint Landing Blvd, Suite 121
Fredericksburg, VA 22407

West Office
9 Loudoun Street, SE
Leesburg, VA 20175

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The Engineering Groupe, Inc.

NO.	DATE	COUNTY REVISIONS

CONCEPT PLAN
CROOKED RUN ASSEMBLAGE REZONING / CUP
NORTH RIVER ELECTION DISTRICT
WARREN COUNTY, VIRGINIA

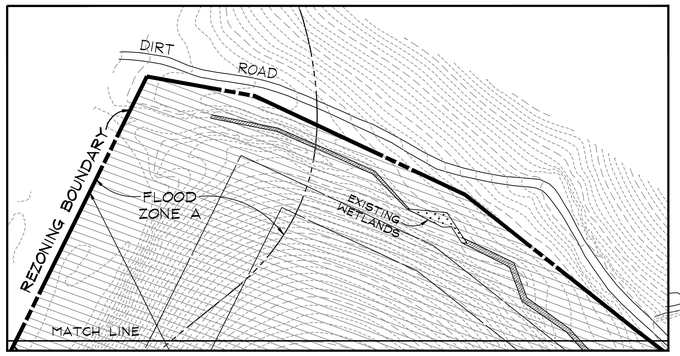
COMMONWEALTH OF VIRGINIA
JAMIE MOORE
Lic. No. 67600
2/3/2025
PROFESSIONAL ENGINEER

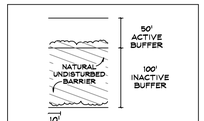
ENGINEERING GROUPE PROJECT STATUS

DATE	ACTION

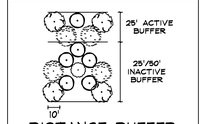
DATE: JAN. 31, 2025
SCALE: 1"=60'
DESIGNER: JL
DRAFTSMAN: DMB
FILE NO. M-3414
SHEET 3 OF 4

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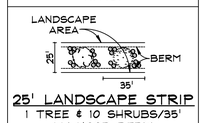




DISTANCE BUFFER
(LANDSCAPE SCREEN)
3 PLANTS/10'
N.T.S.



DISTANCE BUFFER
(FULL SCREEN)
3 PLANTS/10' & BERM
N.T.S.



25' LANDSCAPE STRIP
1 TREE & 10 SHRUBS/35'
W/ HCOD BERM
N.T.S.

LANDSCAPE LEGEND

- DECIDUOUS
- EVERGREEN
- SHRUB
- POTENTIAL CONSERVATION AREA
- PROPOSED SIDEWALK

NOTES:

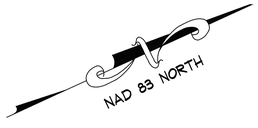
1) PROPOSED LANDSCAPING, AS SHOWN HEREON, IS PRELIMINARY, SUBJECT TO CHANGES IN ACCORDANCE WITH FINAL ENGINEERING. PLANT UNIT TYPES, SPECIES AND LOCATIONS WILL BE DETERMINED WITH THE FINAL SITE PLAN, DESIGNED IN ACCORDANCE WITH WARREN COUNTY ZONING AND DESIGN STANDARDS.

2) THE APPROXIMATE LIMITS OF DISTURBANCE, AS SHOWN HEREON, IS PRELIMINARY, SUBJECT TO MODIFICATIONS AT FINAL SITE PLAN.

3) CONSERVATION AREAS, AS SHOWN HEREON, ARE PRELIMINARY, SUBJECT TO MINOR MODIFICATIONS AT FINAL SITE PLAN. ADDITIONAL AREAS OF CONSERVATION MAY BE PROVIDED WITH THE FINAL SITE PLAN.

4) BUFFER AREAS OUTSIDE THE LIMITS OF DISTURBANCE MAY USE NATURAL BARRIERS IN LIEU OF PROPOSED SCREENING, AS PERMITTED IN ACCORDANCE WITH SECTION 180-18 OF THE WARREN COUNTY ZONING ORDINANCE.

5) A VARIABLE WIDTH LANDSCAPE AREA IS PROVIDED ALONG THE WESTERN BOUNDARY WITH THE RESIDUAL PORTION OF TAX MAP 4 45B. SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE 25' LANDSCAPE STRIP DETAIL SHOWN HEREON.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

MATCH LINE (SEE INSERT HEREON)

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

N/F
SLATE RUN FARM, LLC
INST. 210003053
TM: 12 6
EX. ZONE: AGRICULTURAL

FEMA FIRM MAP NO 51187C0050C
EFFECTIVE DATE 6/2/2008

CROOKED RUN

POTENTIAL CONSERVATION AREA

APPROXIMATE LIMITS OF DISTURBANCE

POTENTIAL SWM/BMP AREA

POTENTIAL SWM/BMP AREA

EXISTING STRUCTURE

50' INACTIVE DISTANCE BUFFER
25' ACTIVE DISTANCE BUFFER

REZONING BOUNDARY

100' INACTIVE DISTANCE BUFFER

50' ACTIVE DISTANCE BUFFER

FLOOD ZONE A

25' ACTIVE DISTANCE BUFFER
25' INACTIVE DISTANCE BUFFER

PROPOSED REZONING BOUNDARY

±45'

VARIABLE WIDTH LANDSCAPE AREA

±35'

N/F
LONE PINE HOLDINGS, LLC
INST. 210005283
TM: 4 45B1
EX. ZONE: COMMERCIAL

POTENTIAL SIGN LOCATION

25' LANDSCAPE STRIP

POTENTIAL SIGN LOCATION

50' ACTIVE DISTANCE BUFFER

100' INACTIVE DISTANCE BUFFER

25' ACTIVE DISTANCE BUFFER
50' INACTIVE DISTANCE BUFFER

REZONING BOUNDARY

N/F
ROBERT SWANE VIANDS AND GARY LANE VIANDS
INST. WF19000107
TM: 4 44
EX. ZONE: AGRICULTURAL

WINCHESTER ROAD
STATE ROUTE 340 & 522
(160' WIDE)
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VDOT MINOR ARTERIAL
POSTED SPEED LIMIT: 55 MPH

ENGINEERING GROUPE PROJECT STATUS

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The Engineering Groupe, Inc.

NO.	DATE	COUNTY REVISIONS

LANDSCAPE PLAN

CROOKED RUN ASSEMBLAGE REZONING / CUP

NORTH RIVER ELECTION DISTRICT
WARREN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMIE MOORE
Lic. No. 67600
2/3/2025
PROFESSIONAL ENGINEER

DATE:	JAN. 31, 2025
SCALE:	1"=60'
DESIGNER:	JL
DRAFTSMAN:	DMB
FILE NO.	M-3414
SHEET	4 OF 4

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PROFFER STATEMENT
RE: Crooked Run Assemblage Rezoning
February 4, 2025
File Number: _____

Rezoning:	**Crooked Run Assemblage Rezoning**
Record Owner:	**522 Properties, L.L.C.**
Applicant:	**Stafford One Investments, LLC**
Property:	12 6F; 4 44B; 4 43A; 4 45B (a portion thereof); comprising approximately 28.23 acres as shown on the Rezoning Plan (hereinafter the "Property")
Zoning:	Agricultural to Industrial
Project Name:	Crooked Run Assemblage Rezoning
Original Proffer Date:	February 4, 2025

COPY

Preliminary Matters:

Pursuant to Va. Code Ann. § 15.2-2296, et seq., and § 180-63 of the Warren County Zoning Ordinance, the undersigned hereby proffers that the development and use of the Property shall be in substantial conformance with the following conditions. In the event this rezoning is granted as applied for by the Applicant, then these proffers shall supersede and replace in their entirety all other proffers made prior hereto with respect to the Property. In the event this rezoning is not granted as applied for by the Applicant, then these proffers shall be deemed withdrawn and shall be null and void, and any existing proffers will remain in full force and effect.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include the current and all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "Rezoning Plan" shall be that plan, consisting of four (4) sheets, prepared by The Engineering Groupe, Inc., entitled, "Rezoning Plan/Conditional Use Permit Plan for Crooked Run Assemblage and dated January 31, 2025 (the "RP").

1. DEVELOPMENT AND USE OF THE PROPERTY

1.1. The subject Property shall be developed in substantial conformance with the RP and as is specifically set forth in these Proffers. Upon submission of final site or subdivision plans, minor changes and adjustments may be made to the road alignments, entrances, parking, dimensions and location of the SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the RP, to accommodate final engineering, provided they meet the intent of these Proffers and are approved by the Director of Planning.

1.2. The following uses shall be prohibited on the Property:

1.2.1. Automobile graveyard or junkyard

1.2.2. Bottled gas storage and service

1.2.3. Extraction of natural resources and borrow pits, except what is associated with the initial clearing and grading of the Property

1.2.4. Manufacture of cinder blocks, concrete, concrete products, brick and similar products

1.2.5. Batch mix asphalt plant

1.2.6. Kennel, commercial

1.3. The Applicant may construct not more than 220.000 gross sq. ft. of Warehousing and Distribution Facilities, as defined in the Warren County Zoning Ordinance.

1.4. The Property may be developed with any permitted use within the Industrial District (§ 180-28) and HC Overly District. The Property may be also be developed with any uses permitted in these zoning districts also requiring approval of a Conditional Use Permit, provided that such uses may only be permitted following the approval of an application for such Use Permit, and that total development on the Property does not exceed approximately 220,000 square feet.

2. COMMUNITY DESIGN

2.1. Landscaping. Perimeter landscaping shall be provided in substantial conformance with Sheets 3 through 4 of the RP. All new landscaping/plantings shall be indigenous species, native to Virginia, and drought resistant.

2.2. Height. The maximum building height on the Property shall be 50 feet.

3. TRANSPORTATION

COPY

3.1. For purposes of traffic analysis, the Applicant may use ITE Use Group 130, Industrial Park, to analyze its anticipated traffic impacts for the Property.

4. SIGNAGE

4.1. The Applicant shall be limited to a single monument sign located at the entrance to the Property that is shown on the RP. All signage shall conform to the applicable provisions of § 180-14 of the Zoning Ordinance. Nothing in this proffer shall preclude each owner or tenant of a building from installing building mounted signs, internal to the site, so long as they conform to the provisions of § 180-14 of the Zoning Ordinance.

5. LIGHTING

5.1. All lighting shall conform to the provisions of § 180-49.2 of the Zoning Ordinance. The Applicant shall prepare and submit a photometric plan as a part of the final site plan process demonstrating the minimization of off-site lighting impacts on lower intensity uses.

6. FIRE AND RESCUE

6.1. The Applicant shall contribute to Warren County the sum of $150.00 per 1,000 gross square feet of constructed building as depicted on each final site plan, to be used for fire and rescue purposes. The contribution shall be made at the time of issuance of the certificate of occupancy for each structure built on the Property.

7. ECONOMY

7.1. The Applicant shall provide outreach to qualified persons residing in Warren County who may be interested in employment for the proposed use, through a variety of media such as local job fairs, links that can be made available on the County's website, and job postings on the Laurel Ridge Community College's career opportunities webpage.

8. ENVIRONMENT

8.1. The Applicant shall avoid disturbance within the area identified as "POTENTIAL CONSERVATION AREA" on sheets 3 and 4 of the RP.

9. WATER AND SEWER

9.1. The Property shall be served with public water and public sewer. At its expense, the Applicant shall design and construct all on-site and off-site improvements necessary to provide service for the demand generated by development in

COPY

accordance with applicable Front Royal Public Works Department, Warren County, and Virginia laws, ordinances, and regulations.

10. ESCALATOR

In the event the monetary contributions set forth in this Proffer Statement are paid to Warren County within twenty-four (24) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are to be paid to the County after that time shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U), published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date twenty-four (24) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, or six per cent (6%) per year, whichever is less.

[Signatures on following pages]

COPY

SIGNATURE PAGE

OWNER

522 Properties, L.L.C.

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF _____: to-wit:

The foregoing instrument was acknowledged before me, this _____ day of _____, 2025, by _____.

_____
Notary Public

My Commission Expires: _____

My Notary Registration Number: _____

COPY

STATEMENT OF JUSTIFICATION

Crooked Run Assemblage

Tax Map Parcels 12-6F, 4-44B, 4-43A, 4-45B (a 1.53acre portion)

February 4, 2025

Introduction

Stafford One Investments, LLC (the "Applicant") is the contract purchaser of the 28.23 acre Property described above, and is serving as Applicant for a Rezoning and a Conditional Use permit for the Property. As detailed below, the Applicant proposes to rezone the Property from the Commercial District (§ 180-27), Agricultural District (§ 180-21), and the Highway Corridor ("HC") Overlay District (§ 180.29.1) to the Industrial District (§ 180-28) and HC Overly District to construct a 220,000-square-foot industrial warehouse building with associated parking and loading spaces on approximately 28.23 acres. The Applicant is also seeking approval of a Conditional Use Permit ("CUP") from the Warren County Board of Supervisors (the "Board") for the proposed use. As per § 180.29.1.E of the Warren County Zoning Ordinance (the "Zoning Ordinance"), a CUP is required for any proposed structure which is located within the HC Overlay District that is greater than 50,000 square feet. Finally, there is an existing flood zone in the southwest corner of the property, and a potential conservation area is proposed to mitigate impacts to the flood zone. The current owner of the Property is a party to the application, and has provided its consent via its signature on the rezoning application form.

Property Background

The Property consists of four parcels of record containing approximately 28.23 acres located in the Nineveh area of the North River Election District. It is located on the west side of Winchester Road (US Route 340/522) at its intersection with Winners Court, east of Crooked Run, and contains two existing residential dwelling units on Parcels 4-43B and 4-44B, with the balance of the land area remaining vacant. The Property is currently zoned to the Commercial District (§ 180-27), Agricultural District (§ 180-21), and the Highway Corridor Overlay District (§ 180.29.1) as defined by the Zoning Ordinance. Additional parcel information is provided in the table below:

Tax Map No.	Land Area	Zoning District/Overlay District
A portion of 4-45B	66,647	Commercial Zoning District, HC Overlay District
4-43B	43,811	Commercial Zoning District, HC Overlay District
4-44B	247,548	Agricultural Zoning District, HC Overlay District
12-6F	871,798	Agricultural Zoning District, partially in the HC Overlay District

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East of Winchester Road from the Property is the RSW Regional Jail facility and an industrial warehouse building, which are both zoned to the Commercial District. The remaining balance of Parcel 4-45B is zoned to the Commercial District, and parcels west and north of the Property are zoned to the Agricultural District. All surrounding parcels are located within the HC Overlay District. The Property is composed of a mixture of soil types primarily including Endcav silt loam, Chilhowie silty clay loam, and Newark silt loam, with slopes ranging from zero to 25 percent across the Property, as per the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey.

The Warren County Comprehensive Plan's Future Land Use Map (the "Future Land Use Map") designates the land north of Front Royal along the Route 522/Route 340 corridor as almost exclusively commercial and industrial, and especially so on the eastern side of that highway. The commercially designated properties in the Comprehensive Plan tend to be centralized closer to Interstate 66, and the industrially designated lands are concentrated to the north. According to the Future Land Use Map, the Property is planned for industrial uses, and a majority of the Property is located within the Route 522 Overlay District. See Figure 1 below.

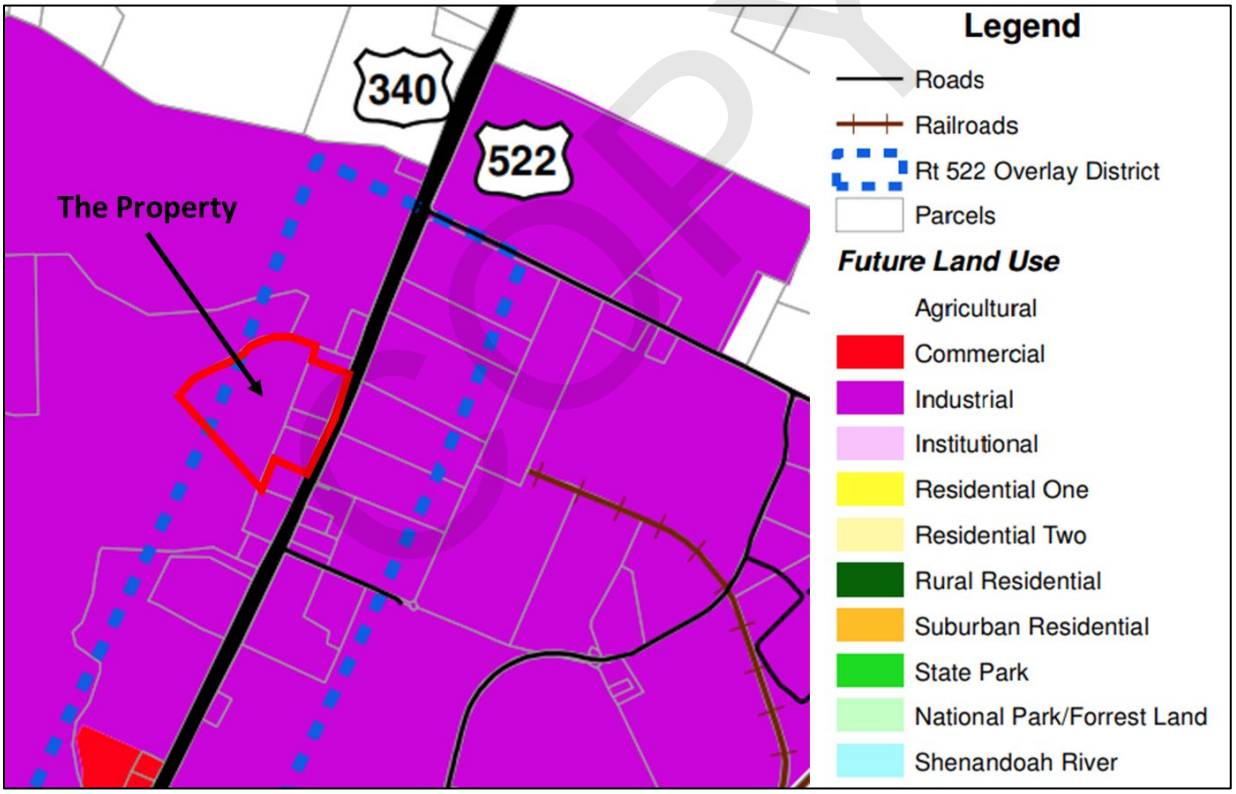


Figure 1: Future Land Use Map with approximate boundaries of the Property outlined in red.

Site-specific characteristics suggest that the Property is suitable for industrial uses. The existing Warren County Fairgrounds, regional jail facility, and large industrial warehouse presence associated with the Virginia Inland Port east of Winchester Road already establishes and encourages future industrial development in this area. Further industrial development along Winchester Road would allow for a seamless and logical transition of land uses consistent with the Comprehensive Plan's goal of accommodating industrial growth in an orderly fashion.

Proposal

The Applicant proposes to develop the Property with an approximately 220,000 square foot industrial building supported by an amount of surface parking spaces to be determined by the Zoning Administrator, including parking for potential trucks serving the site as well as future employees. The proposed structure will front Winchester Road (US Route 340 & 522), with two access points supported by an existing median break and one proposed new median break. Each access point is proposed to be full-service and allow vehicles to enter and exit the site.

Within the flood zone, located at the southwest corner of the Property, the Applicant proposes a conservation area to mitigate any potential impacts, with the limits of disturbance for the proposed structure located outside of the zone. Landscaping will be provided through a 25-foot landscape strip along Winchester Road, further screening the proposed structure from the street, and through trees planted in and around parking areas throughout the site, as well as a variable width landscape area on the southern side of the structure. Required distance buffers and setbacks will be maintained across the entire site. Stormwater management facilities are proposed on the north and northwest portions of the site, and the Applicant will comply with all stormwater management requirements at time of site plan.

As shown on the included plan set, the Applicant further proposes a modification or waiver of the zoning district buffering between the proposed Industrial district and the Commercial district to the southwest. While the portion of the property to remain commercial is not included in the application boundary, the Applicant is the contract purchaser of that land, as well. The Applicant anticipates that the commercial portion of the Property will be developed with a filling station or other commercial use that will support and be complimentary to the industrial building on the Property, so that the parcels will all operate as a cohesive campus. Section 180.18 permits the waiver of buffering requirements when the uses proposed are permitted in each zoning district, and warehousing is permitted in both the Commercial and Industrial zoning districts.

Finally, the Applicant also requests the flexibility to, at the time of site plan, develop the Property with any other permitted use in the Industrial District (§ 180-28) and HC Overly District in addition to the proposed warehousing and distribution uses envisioned in this application. Furthermore, the Applicant requests the flexibility to develop the Property with any uses permitted in either district that require a Conditional Use Permit, provided that such uses would only be permitted following the approval of an application for such Use Permit, and that total development on the Property would not exceed the approximately 220,000 square feet proposed in this application.

Conditional Use Permit

All of the parcels associated with the proposed development at least partially fall within the HC Overlay District which requires a conditional use permit for buildings that are greater than 50,000 square feet. As the proposed development includes the construction of buildings greater than 50,000 square feet in the HC Overlay District, the Applicant also seeks a conditional use permit as a part of this application.

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The proposed development is consistent with the overall purpose of the HC Overlay District. The HC Overlay District was established to protect the public from traffic congestion and visual clutter that could create dangerous situations on public and private streets. With a substantial setback and landscaped buffer facing Winchester Street, these potential impacts will be mitigated. The Applicant will work with the County to ensure consistency with any requirements imposed pursuant to the HC Overlay District as well.

The proposed development complies with the general standards and conditions identified in § 180-63.D of the Zoning Ordinance for conditional use permits as follows:

(1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The Comprehensive Plan recommends industrial uses on the Property.

(2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The proposed use complies with Zoning Ordinance regulations as per § 180-28 and § 180-29.1.

(3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The proposed use will not impact the ability of adjacent parcels to develop in accordance with the Zoning Ordinance and Comprehensive Plan.

(4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.

The proposed use will not conflict with existing and anticipated traffic or create a traffic hazard.

(5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

Adequate utility connections, stormwater facilities, parking spaces, and other infrastructure are included in the proposal.

Transportation Impact

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Access to the Property will be provided via two full-service access points along Winchester Road (US Route 340 & 522). These access points align with an existing median break and a proposed new median break on Winchester Road. The proposed development further provides for site circulation via an internal network of drive aisles, and corresponding pedestrian circulation via a series of sidewalks as detailed on the plan set included with the application materials.

The Applicant held a scoping meeting with the Virginia Department of Transportation ("VDOT") on June 25, 2024, and has engaged Gorove Slade to perform a full traffic impact analysis ("TIA") based upon that discussion. The Applicant will update the application documents and tender a copy of the completed TIA to County Staff upon its completion.

Economic Impact

The proposed use is consistent with the County's objective of diversifying and increasing its non-residential tax base. The proposal is a significant investment in the County, transforming vacant land that has thus far failed to attract commercial development, into tax producing property. It will also create jobs in the County, providing more opportunities for people who live in the County to work near home as well. More opportunities for work and high paying jobs in Warren County will have secondary economic benefits as well, through increased local demand for goods and services, and additional sales tax revenue through discretionary spending.

Impact on Community Facilities

The proposed development will connect to public water and sewer. Stormwater management to accommodate an increase in impervious surfaces will be provided on site and will be subject to review by the Department of Environmental Quality. It will have no impact on schools, library capacity, or parks and recreation, and very little on public safety.

Environment

The Property is largely forested and vegetated. Because it is surrounded by existing industrial development to the east, disturbed land, and a high-volume roadway, it is already segregated from wildlife areas and has little value as a wildlife corridor. According to the Virginia Department of Conservation and Recreation (DCR) Natural Heritage Data Explorer, the existing forested areas are labeled as having only average, or moderate conservation value.

Because the Applicant does not yet have tenants for the buildings that it proposes, it is impossible to provide a listing of all chemicals to be used, housed or generated on the premises or to provide a statement as to the standards of compliance relative to the emission and/or release of noise, dust, smoke, glare, light, heat, vibration, toxic gases, atomic particles, electromagnetic waves, hazardous substances, solid waste, liquid effluent and any other activity that may cause a disturbance to the environment. Any proposed use would be required to meet all applicable state and federal laws and regulations with respect to the environment, including but not limited to the Clean Air Act, the Clean Water Act and the Endangered Species Act.

COPY

Fire, Rescue, and Police Services

The Property will be serviced by the North Warren Volunteer Fire & Rescue Company 10. The station is located off of Rockland Court, immediately north of the Property. The Company employs a combination of career and volunteer fire and rescue personnel and it responds to approximately 1,700 calls a year. The Applicant will coordinate with Company 10, the Warren County Fire Marshal, and the Warren County Sheriff's Office to address site specific concerns. The Applicant will also proffer a monetary contribution to support fire and rescue services and offset its impacts based on the square footage of the development. This will be discussed with the staff during consideration of the application.

Lighting

The Applicant will prepare a detailed lighting plan in conformance with § 180-49.2 of the Zoning Ordinance and will install lighting in accordance with the plan. The lighting plan will be reviewed during final site plan review. The Applicant will, however, ensure that all lighting uses cutoff style fixtures, is limited in height above the ground, and is so designed as to prevent light spillage onto adjacent properties.

Noise

The proposed development is unlikely to have significant impacts on the surrounding area. Significant setbacks are provided to adjacent properties, and as a result, any potential noise that might emanate from the Property would be substantially mitigated. Further, the Property is bordered by US Rt. 340/522, a major thoroughfare and the principal source of noise in the area. Regardless, the Applicant, like any land user, must avoid creating nuisance conditions.

Conclusion

The proposed development is consistent with the County's comprehensive planning for the Property, and will provide economic benefit to the County while mitigating impacts from the proposed development. The Applicant has provided commitments to avoid development in environmentally sensitive areas of the property, and has provided buffering and screening to reduce impacts to neighboring properties and uses.

For all of the foregoing reasons, the Applicant respectfully requests positive consideration of the Application from County Staff, the Planning Commission, and the Board of Supervisors.

COPY

County of Warren 2

Rezoning & CUP

P:\Arcdata\ArcMap\Maps\Location Maps StaffordOneInvestments_522Properties_ReZoneCUP.pdf

Tax Map #
Multiple Parcels

Address
0 Winchester Road

Applicant
Stafford One Investments, LLC.

Zoning
Agricultural & Commercial





County Zoning

- Agricultural
- Commercial
- Industrial
- Residential One
- Residential Two
- Suburban Residential
- Village Residential
- Rural Residential
- Right of Way
- Front Royal
- Federal Land
- State Land
- Water
- VOF Conservation Easement
- WC Conservation Easements

Produced by
Warren County GIS
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