

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

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**PUBLIC HEARINGS**

The Town of Front Royal Planning Commission will hold the following public hearings on Wednesday, November 19, 2014 at 7:00 p.m. in the Warren County Government Center, Board Room, 220 N. Commerce Avenue, at which time and location, interested persons may appear and express their opinions and views. The Planning Commission will consider all public input prior to making a recommendation to Town Council. As noted below, Town Council will be holding a Special Meeting following the Planning Commission Meeting.

**RZ14-10-71**, a rezoning application, as submitted by Jennifer McDonald, on behalf of the Industrial Development Authority (IDA), more commonly referred to as the Economic Development Authority (EDA), for the rezoning of approximately 147 acres from the I-2 (Industrial Employment) District to the MCD (Mixed-Use Campus Development) District. The subject property is located at the Avtex Property, also commonly referred to as the Royal Phoenix Property, and identified by Tax Map #20A1-3-7, and is adjoining to and generally in the rear of a separate lot owned by the IDA at 400 Kendrick Lane, and abutting the property of Randolph Macon Academy to the east and Norfolk Southern Railroad to the west, and extending to the south until the property abuts the property of Warren County, as used for the Skyline Soccer Plex. A concept plan has been submitted with a general plan for redevelopment of approximately 30 acres of the 147-acre property, including a mixture of uses, including offices, retail, and generally commercial and light industrial uses. Consideration is being given for the possible conditional rezoning of the property, including a proffer that would limit development to the 30-acre area until otherwise authorized by the Town after consideration of additional information on the overall development.

**ORD14-10-222**, a draft ordinance amendment of Section 175-106.A.9.e., of the Town Code, as recommended by the Planning Commission after referral by Town Council, and referred to under the title "*Sandwich Board Signs*." The draft would allow for the Zoning Administrator to allow one (1) additional sandwich board sign for businesses under certain specifications.

At approximately 7:30 p.m. on November 19, 2014, in the Warren County Government Center, Board Room, 220 N. Commerce Avenue, and following the Planning Commission Meeting referenced above, Town Council will hold a Special Meeting to consider the Planning Commission's recommendations on the above-referenced rezoning application, at which time and location, a separate public hearing will be held (1<sup>st</sup> Reading), and interested persons may appear and express their opinions and views to Town Council for consideration.

Copies of the above-referenced rezoning application, draft amendment, and supporting information may be examined during normal business hours in the Planning & Zoning Office, within the Town Administration Building, located at 102 East Main Street, Front Royal, VA. Interested individuals may also contact Town Staff for additional information. Town Staff can be contacted at (540) 635-4236, or via email at [jcamp@frontroyalva.com](mailto:jcamp@frontroyalva.com). Application documents can also be obtained from the Town's website, at the following webpage link: <http://www.frontroyalva.com/planning-zoning-pdf-forms.html>. Paper copies are available upon request.

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