

**PLANNING COMMISSION  
TOWN OF FRONT ROYAL, VIRGINIA  
REGULAR MEETING**



January 20, 2021, 7:00 PM  
Warren County Government Center – Board Meeting Room  
220 N. Commerce Avenue, Front Royal, Virginia

**AGENDA**

- I. Call to Order
- II. Roll Call – Determination of Quorum
- III. Approval of Minutes
  - November 18, 2020 Commission regular meeting minutes. (attachment)
- IV. Citizen Comments
- V. Public Hearings
  - **Rezoning Application #FRREZON 2372-2020** submitted by Aaron Hike and Douglas Ichiuji, doing business as Rockledge Development Company, LLC, requesting amendment of the Zoning Map of the Town of Front Royal Zoning Ordinance to reclassify a 2.1-acre parcel, Warren County Tax Map #20A1 3 3A, from Residential District R-1 to Residential District R-3. (attachments)
- VI. Other Applications
  - **Major Site Plan Application #FRSITE 2357-2020** submitted by RealtyLink for the proposed development of a retail auto parts store on a 0.49-acre site zoned C-1 District, located at 440 South Street, Tax Map Parcel #20A18-5. (attachments)
- VII. Old Business
- VIII. New Business
  - **Comprehensive Plan Update** – Discussion of Plan update.
  - **Town Council Action** – Amendment to Town Code Chapter 28, Planning Commission
- IX. Commission Member Reports
- X. Adjournment