

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



December 16, 2020, 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
 - **Variance Application # FRBZA 2403-2020** – Transmittal of application to Planning Commission prior to hearing by Board of Zoning Appeals. (attachments)
 - **Comprehensive Plan Update** – Discussion of Plan update.
- IX. Commission Member Reports
- X. Adjournment