



TOWN COUNCIL REGULAR WORK SESSION
Monday, June 5, 2023 @ 7:00pm in the Town Hall Conference Room
View meeting online LIVE at <https://www.frontroyalva.com/673/Town-Hall-Live>

1. Roll Call

- 7:00pm 2. Items Slated for Public Hearings
- A. Special Use Permit for Short Term Rental – 211 S. Royal Avenue – Vesta Property – *Lauren Kopishke*
 - B. Special Use Permit for Short Term Rental – 1121 John Marshall Highway – Cook Realty - *Lauren Kopishke*
 - C. Special Use Permit for Short Term Rental – 1125 John Marshall Highway – Cook Realty - *Lauren Kopishke*
 - D. Special Use Permit for Short Term Rental – 1135 John Marshall Highway – Cook Realty - *Lauren Kopishke*
 - E. Special Exception from Parking Requirements – 15 Chester Street – P. Lemmon/S Lloyd - *Lauren Kopishke*
 - F. Ordinance Amendment to Town Code Chapter 158-6 to Adopt Reference of Vehicular Laws – *G Sonnett*
- 7:30pm 3. Items Slated for Consent Agenda on June 26th
- A. FY23 Budget Amendment for Auction Proceeds from Selling of Transformers – *BJ Wilson*
 - B. Reappointment of Non-Elected Representative to the NSVRC – *Joe Waltz*
- 7:40pm 4. Discussion Items
- A. Pertaining to Prospect Bridge Rehabilitation Funding – *BJ Wilson*
 - B. Discussion Pertaining to Personal Property and Real Estate Tax Due Dates – *BJ Wilson*
- 8:00pm 5. Action Item
- A. Legal Fees for WCEDA Litigation – *BJ Wilson/George Sonnett*
- 8:15pm 6. CLOSED MEETING
7. ADJOURN



Regular Work Session Agenda Statement

Item # 02A

Meeting Date: June 5, 2023

Agenda Item: Special Use Permit for Short Term Rental – 211 S Royal Ave – Vesta Property Management

Summary: Vesta Property Management – A request for a Special Use Permit to allow a Short-Term Rental located at 211 S. Royal Avenue, identified by Tax Map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

On May 17, 2023 Planning Commission held a public hearing and recommended approval with no conditions.

Budget/Funding: N/A

Staff Recommendation: Staff recommends approval with no conditions and to advertise for a public hearing.



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

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2200402

APPLICANT:

Vesta Property Management

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 211 S. Royal Avenue. The applicant intends to rent the whole house.

GENERAL INFORMATION:

Site Addresses	211 S. Royal Avenue
Owner(s)	Fidman Investments LLC
Zoning District	C-1, Community Business District
Historic District	Yes
Tax Identification	Tax Map #20A7-4-105
Request/ Recommendation	The Applicant is requesting to rent the whole house with three (3) bedrooms and no more than six (6) occupants at a time. Staff have determined there is sufficient off-street parking for this use. Staff recommends approval and does not have any recommended conditions.

View of Front Elevation – 211 S. Royal Avenue



Aerial Zoning Map (Warren County GIS)



Attachment: Application



Regular Work Session Agenda Statement

Item # 02B

Meeting Date: June 5, 2023

Agenda Item: Special Use Permit for Short Term Rental – 1121 John Marshall – Cook Realty LLC

Summary: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1121 John Marshall Highway, identified by Tax Map 20A103-8. The property is zoned R-1, Residential District.

The Planning Commission met on May 17, 2023 and recommended approval with conditions listed below.

Budget/Funding: N/A

Staff Recommendation: Staff recommends approval with the following conditions and to advertise for a public hearing:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.



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

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300214 - Special Use Permit –
Short-Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1121 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1121 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-8
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with three (3) bedrooms and no more than six (6) occupants at a time. Parking is limited to three (3) cars in the driveway. An inspection of the structure has not occurred because the structures are not complete. The parking area is also not complete.

SUMMARY:

The applicant is seeking approval for a short-term rental to be located at 1121 John Marshall Hwy. This property consists of 3 parcels with a primary and accessory structure located on two lots. This parcel contains a single structure with 3 bedrooms. The applicant intends to rent this structure as a single unit to no more than 6 people.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply, the application fee will be waived.

Aerial Zoning Map (Warren County GIS)



1121 John Marshall Highway



Attachment: Application



THE TRELLIS

LUXURY ACCOMMODATION & SMALL EVENT
SPACE WITH SMALL TOWN CHARM

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07	The Trellis and "Tourism & Economic Stability"
08	The Trellis and its Community Support

Responsive & Accountable Governance

Objective/Strategy	Implementation Date	Responsible Party
The Town shall take a fiscally conservative stance to ensure its long-term fiscal strategies and plans support identified capital projects and needs.	Ongoing	TC, PC, all Town staff
The Town's staff will be accessible and responsive to the public.	Ongoing	All Town staff
The Town's decision-making process will be open and transparent.	Ongoing	TC, PC, all Town staff
High levels of public participation are encouraged in public board and commission meetings	Ongoing	TC, PC, all Town staff
The Town will strive to cooperate with local and regional government partners.	Ongoing	TC, PC, all Town staff
The Comprehensive Plan will be consulted along with other guiding documents as the primary basis for decision-making regarding land use and transportation.	Ongoing	TC, PC, P&Z staff
The Comprehensive Plan will be updated or reviewed every five years, per the Code of Virginia.	Ongoing	TC, PC, P&Z staff
Consistent engagement with the community shall be maintained via town halls or surveys on resident satisfaction.	Ongoing	TC, PC, all Town staff
Allow citizens to test "pilot projects" for ideas on how to improve the Town	Ongoing	TC, PC, all Town staff, in collaboration with and support of citizens
Ensure that all voices are heard in the community when surveyed.	Ongoing	TC, PC, all Town staff
Ensure that revenues adequately support current and future service and infrastructure needs.	Ongoing	TC, PC, and all Town staff
Support funding for increasing the number of staff available for code enforcement.	Ongoing	TC, PC, and P&Z staff
Upgrade the Town's fleet when feasible to electric vehicles, allow for electric vehicle charging stations throughout the Town.	As opportunity/funding is available	TC, all Town staff

Zoning Districts

- A-1 Agricultural and Open Space
- C-1 Community Business
- C-2 Downtown Business
- C-3 Highway Corridor Business
- I-1 Limited Industrial
- I-2 Industrial Employment
- MCD Mixed-Use Campus Development
- PND Planned Neighborhood Development
- R-1 Residential Low Density
- R-1A Residential Low to Medium Density
- R-2 Residential Medium Density
- R-3 Residential Medium to High Density
- R-E Estate Residential
- R-S Suburban Residential

340

SUBJECT
PROPERTY

522

0 0.25 0.5 0.75 1 Miles

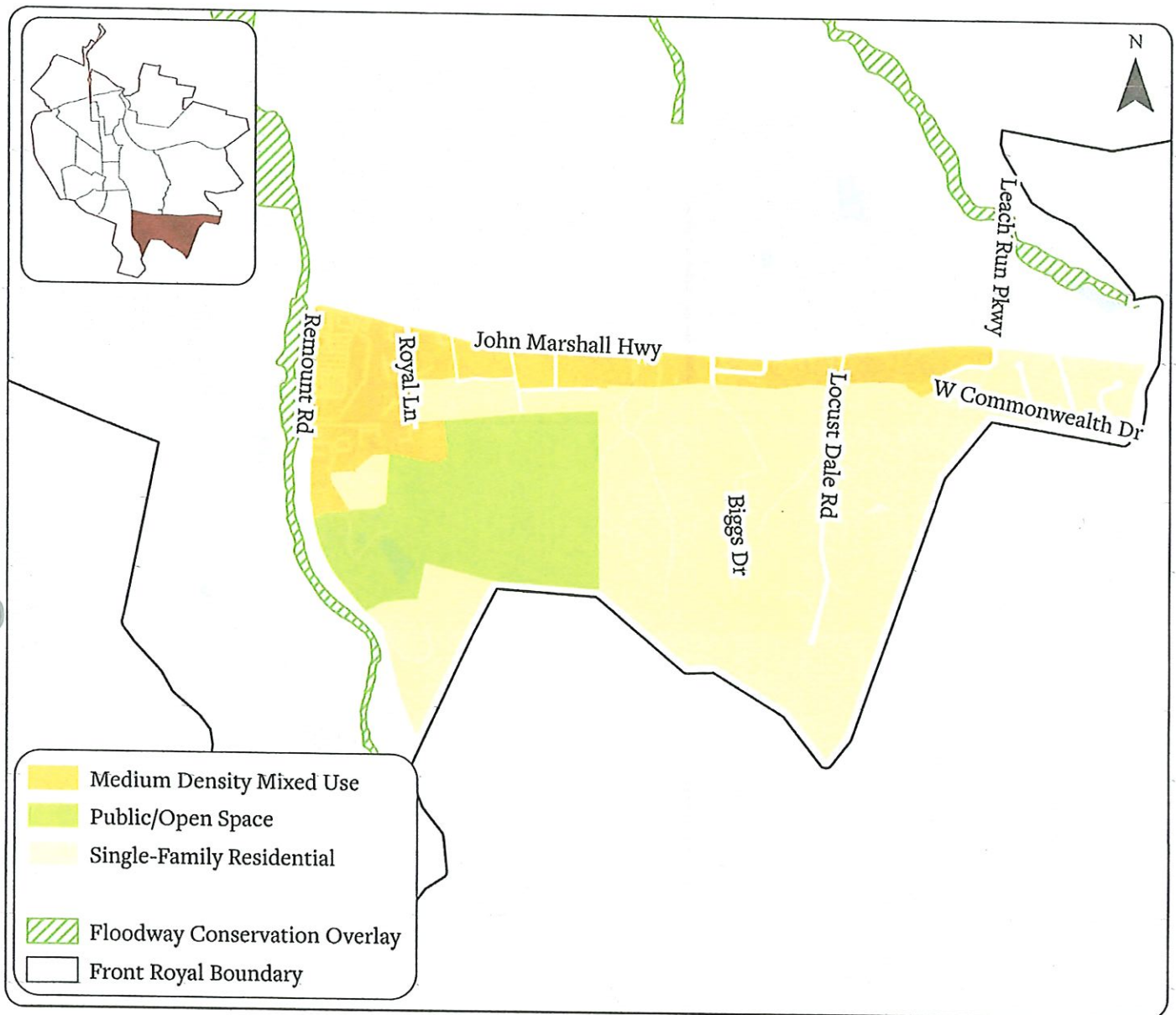
SEPTEMBER 2020
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
CARTOGRAPHER: ALFREDO GUTIERREZ VELASQUEZ

REVISIONS:
06/04/2018: PR RESON-0661-2018 W.M. Hospital (Leach Run Parkway)
06/26/2018: RS 14-10-71: CDA Royal Phoenix
06/28/2018: RS 14-10-69, RS 14-10-70 New Middle School
11/01/2011: Vazquez's Annexation: Happy Creek BLA
07/26/2011: Mastad, Royal Phoenix
12/21/2011: 15th St. School Property

DISCLAIMER:

THIS MAP IS BASED ON DATA WHICH MAY OR MAY NOT BE ACCURATE AND OR COMPLETE. THEREFORE, WHILE THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE, ACCURACY IS NOT GUARANTEED. ANY ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE TOWN OF FRONT ROYAL DEPARTMENT OF PLANNING & ZONING.

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11. HAPPY CREEK

Area Description

The Happy Creek Planning Area consists of 679.8 acres. The planning area is generally located between Happy Creek and an unnamed stream that connects with Leach Run. The eastern boundary consists of Commerce Avenue, a railroad used by Norfolk Southern Railroad, and Happy Creek. The northern boundary is the railroad. At the planning area's eastern edge is an unnamed stream channel connecting with Leach Run; and to the south is John Marshall Highway.

Opportunities

- Established single-family residential areas with relatively low traffic volumes on most local streets.
- Commercial properties located along John Marshall Highway and Commerce Avenue. Businesses along the two routes provide many services to the community and contribute to the Town's overall economic vitality.
- Happy Creek.
- Several undeveloped tracts of land.

Challenges

- Approximately 15.5% of area in flood plain areas (2008 Comp. Plan Amendment).
- Approximately 17.5% of area in steep slopes. (2008 Comp. Plan Amendment – slopes >25%).
- Few sidewalks and other pedestrian facilities.
- Large number of dead-end streets (cul-de-sacs).

Action Strategies

- Expand the Town's trail network to include a trail that connects Happy Creek Road with John Marshall Highway. Such a trail could follow Sycamore Lane and the unnamed stream channel to Leslie Fox Keyser Elementary School and extend to connect with sidewalks along Westminster Drive.
- Provide improved east/west mobility, particularly for pedestrians and bicyclists.
- Support, encourage and/or promote projects that offer any of the following while also adequately addressing infrastructure needs: affordable housing, neotraditional design practices, low-impact best management practices.
- Support, encourage and/or promote projects that offer redevelopment of existing properties that are underdeveloped or in disrepair.
- Implement traffic calming measures in existing residential areas to enhance pedestrian and bicycle safety as well as increasing access to more predominantly commercial corridors.
- Coordinate with representatives of Warren Memorial Hospital to address concerns regarding vehicle speeds and safety overall.
- Ensure that development along Happy Creek addresses conservation areas.



14. SOUTH EAST

Area Description

The South East Planning Area consists of 543.8 acres. The planning area boundary begins in the east at the Town/county boundary near Heritage Subdivision and the intersection with Leach Run Parkway. The southern boundary follows the Town/County boundary line until reaching Remount Road (Route 522) at the western extent of the planning area. The northern boundary is John Marshall Highway.

Opportunities

- Major arterial streets.
- Views of woodland hillsides.
- Contains a concentrated commercial development focused around the intersection of John Marshall Highway and Remount Road.

Challenges

- Steep slopes and hills that will cause significant erosion and other development challenges if developed.
- Vacant land is not generally suitable for development.
- Several major private streets have limited Town services.

Action Strategies

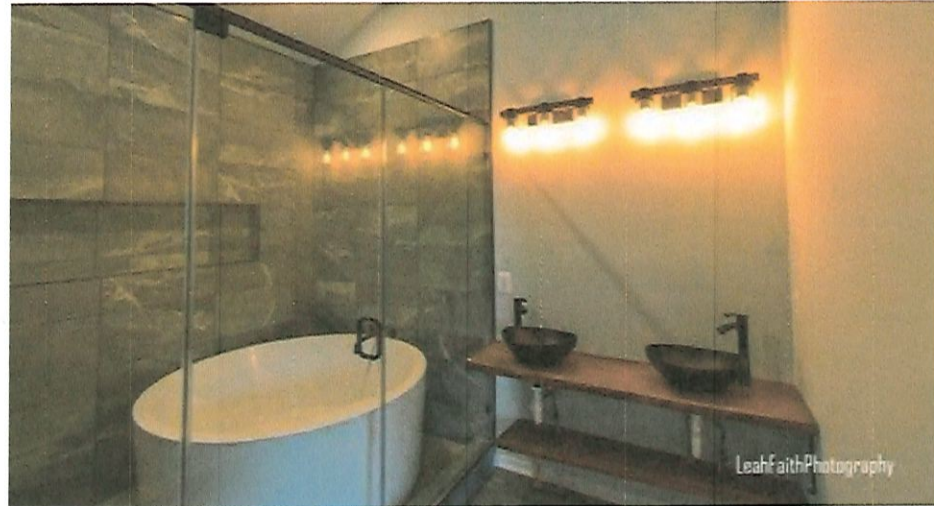
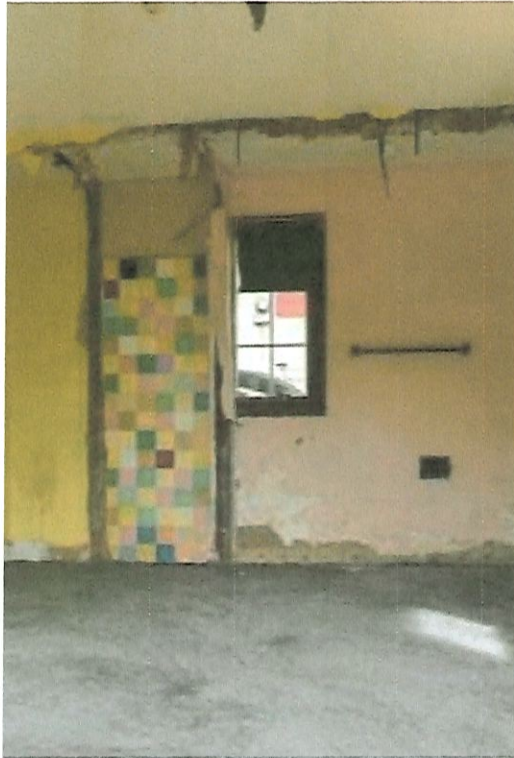
- Increase new commercial development along Remount Road, south of Gateway Plaza.
- Limit new development in areas of steep slopes to single family dwellings on existing lots.
- Where possible, seek to connect existing local streets.
- Support redevelopment and new development of multi-family development.
- Consider the feasibility of extending public water and sewer services to lots currently located on private streets.
- Enhance wayfinding and directional signage.
- Landscaping enhancement and preservation of wooded areas is recommended for new development activities and redevelopment of existing sites.
- Allow mixed-use development in commercial areas, such as residential units on the upper level of buildings. Encourage redevelopment of commercial areas.
- Evaluate how to work with property owners and add landscaping and/or stormwater retention facilities within large parking lots, such as, but not limited to, the parking lots of Gateway Plaza.
- Add a crosswalk/pedestrian infrastructure at the intersection of East Criser Road and Remount Drive.
- Pursue bicycle and pedestrian infrastructure, as well as additional transit service, to ease car congestion on John Marshall Highway. Collaborate with VDOT on roadway modifications for the corridor, as appropriate.

Goal Statement

“Preserve the sociable and attractive charm of our Town’s character by encouraging community participation, promoting local events, and preserving its stock of historic buildings.”

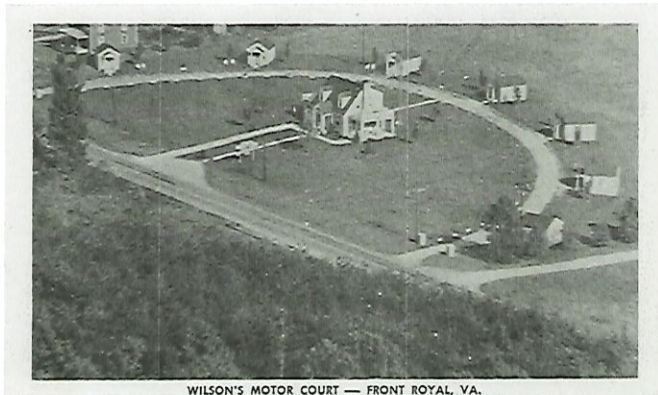
One of the most repeated things people enjoyed about Front Royal, during the community engagement process, was “small town charm.” With deeper conversation around what this means, people tend to state their appreciation for small businesses. Local spots where they are familiar with the staff, or stores where they see other community members. There’s also expressed appreciation of the quick access to nature, through community parks or views of the surrounding mountains, lack of major traffic congestion, historic architecture, and more. It’s clear that the phrase attempts to capture many aspects of quality of life under one name. The objectives and strategies in this section seek to enhance that feeling of character and charm by promoting cleanliness and aesthetics, historic preservation, local revitalization, and arts and culture. With these strategies, preserving “small town charm” can be forward-looking towards the future rather than being only concerned that new developments will erode the character of the Town.

REVITALIZATION



Taking the property from utter disrepair to a luxurious and unique showpiece. The Trellis could easily partner with FR Special Events staff to offer property tours of its lush landscaping and stunning rehabilitation. The space, now enclosed in a privacy fence, offers the opportunity for townspeople & visitors to host family events, corporate or religious retreats, and luxury weekends.

HISTORY RENEWED



Originally, The Trellis was built as Wilson's Motor Court and had two additional cottages.

Cook Realty preserved as much of the original structure as possible and honored the architecture where possible,



Small Town Character

Objective/Strategy	Implementation Date	Responsible Party
Historic Preservation: Front Royal has a wealth of historic buildings but many are in a state of disrepair. When restored, these buildings can be a beautiful entrance to the town and downtown.		
Continue to maintain standards for, and encourage, historic preservation of buildings throughout the Town. Review and amend Historic District Guidelines for consistency and clarity.	Year one, ongoing	BAR, P&Z staff
Restore and encourage the development of attractive buildings in town and entering town.	Ongoing	BAR, P&Z staff, PC, and TC
Expand the historic district to include Riverton Historic area.	Year one	BAR, P&Z staff, PC, and TC
The Town will pursue working with the State to become a Certified Local Government, this would allow the Town to receive funding for historic preservation efforts.	Year one	BAR, P&Z staff, PC, and TC
Downtown Revitalization: A vibrant downtown is active day and night. Front Royal can increase evening activity through more music events and venues, educational and cultural events, attractive and diverse restaurants, safe and well-lit streets, and more festivals.		
Pursue the development of a community building downtown for dances or gatherings following the Gazebo Gatherings.	Ongoing, as opportunities arise	FREDA, TC, or other entity
Explore making Main Street a pedestrian mall or shared street and enhancing downtown parking.	Ongoing, as opportunities arise	P&Z staff, PC, TC
Expand the Main Street parking exemption to include portions of Chester St.	Year one	P&Z staff, PC, TC
Encourage new housing development in the downtown area with an emphasis on more owner-occupied units.	Ongoing	P&Z staff, PC, TC
Establish a Buy Local campaign that encourages residents to shop at locally owned restaurants and stores.	Year one	FREDA, local business owners

Small Town Character (Continued)

Objective/Strategy	Implementation Date	Responsible Party
Arts, Culture, & Entertainment		
Develop more events for children and families, such as parades and festivals.	Ongoing	FR Special Events staff
Organize holiday walking tours of historic homes.	Ongoing	FR Special Events staff
Coordinate with local festival and event planners and encourage the creation of new events to ensure that the entire year has something to celebrate in Front Royal. Continue to update and maintain a calendar that promotes local events.	Ongoing	FR Special Events staff
Identify and encourage new types of service-based or entertainment-based events that Front Royal may not have hosted before. These could take place in areas away from the downtown to help "activate" them.	Ongoing	FR Special Events staff
Promote and maintain a seasonal farmers' market.	Ongoing	FR Special Events, P&Z staff
Promote local artists in the community's work through implementing public art, creating a public art market, or other arts related events.	Ongoing	FR Special Events, P&Z staff
Continue to seek funding opportunities for muralists to showcase their work on facades throughout Front Royal, including other areas of Town outside the downtown.	Ongoing	FR Special Events, P&Z staff
Promote local musicians in the community by studying the available events and practice spaces. Include local musicians from a variety of styles in event planning.	Ongoing	FR Special Events

Goal Statement

“Create guidelines that ensure development results in a high quality built environment for the enjoyment and prosperity of the community.”

People expressed a desire for new shops and restaurants during the community engagement process, however, there was also a strong desire to maintain “small town charm.” These objectives and strategies work to ensure that when development is proposed in the Town, there is better guidance on how it can enhance the Town architecturally or as part of the streetscape. Particular emphasis is given to protecting entrance corridors that shape initial impressions of the Town, promoting Traditional Neighborhood Design to enhance walkability and mixed uses, and placemaking to encourage additional amenities for the community.

HIGH-QUALITY DEVELOPMENT

Beautiful Entrance to Downtown

The Trellis now welcomes all to Front Royal on the Main corridor of John Marshall Hwy. It exudes the pride we take in our town and shows visitors we care about our community.

Landscaping

Much time and resources were spent choosing the greenery and trees for the Trellis grounds. This not only improves the corridor but also aids the environment and invites ecotourism

Future Walkability

Situated about a mile away from the Front Royal Gazebo, the Trellis is perfectly suited for the Town's future plans for a bike and walking extension along John Marshall Hwy,



High Quality Development

Objective/Strategy	Implementation Date	Responsible Party
Improvement of Gateways: Attractive and beautiful entrance corridors send a message to visitors that Front Royal cares about community and takes good care of its assets. This is an important message for tourists, prospective employers, and employees. It also contributes to community pride among existing residents. Possible supporting actions or ideas include:		
Encourage the retrofitting/redevelopment of older motels along the northern entrance to Town.	Ongoing	P&Z staff, PC, TC
Prioritize improvement to the gateways from North Front Royal and the National Park (Route 340 and Route 522 and John Marshall Highway.	Ongoing	P&Z staff, PC, TC
Extend the Entrance Corridor Overlay District to include John Marshall Hwy and South Street.	Year one	P&Z staff, PC, TC
Increase the number of street trees in the entrance corridors.	Ongoing	P&Z staff, PC, TC, Public Works
Enforce prohibitions on the use of flashing signs and flags, work with property owners to consolidate their signage to conform to Town regulations.	Year one, ongoing	P&Z staff, PC, and TC (ordinance change), P&Z staff, ongoing enforcement
Traditional Neighborhood Development: Front Royal desires new growth that is consistent with the characteristics of traditional neighborhoods, which include well connected streets, sidewalks, and the potential for mixed use. Possible supporting actions or ideas include:		
Focus on where to place new housing and local/unique retail.	Year one	P&Z staff, PC, and TC (ordinance change)
Continue to concentrate big box retail in existing locations. Big Box retailers and national chains can have a place in the Town, but the focus should be on locally owned businesses. The Town will not encourage the expansion of national retailers/big box entities.	Year one, ongoing	P&Z staff, PC, and TC (ordinance change), P&Z staff, ongoing enforcement
Increase density in areas that are an easy walk or bike to downtown, creating a population that will demand services downtown. The Town and County can help implement this action through zoning ordinances.	Year one, ongoing	P&Z staff, PC, and TC (ordinance change), P&Z staff, ongoing enforcement



High Quality Development (Continued)

Objective/Strategy	Implementation Date	Responsible Party
Traditional Neighborhood Development (Continued)		
Redevelop the Town in a manner that accommodates the population's changing needs. For example, the desire for older residents to "age in place" is an emerging concern.	Year one, ongoing	P&Z staff, PC, and TC (ordinance change), P&Z staff, ongoing enforcement
Create design guidelines for creating shade, wind protection, and shelter from rain through the dimensions and design of buildings.	Year one, ongoing	P&Z staff, PC, TC, property owners and developers
Amend applicable codes and Design Standards to ensure that new mixed-use development, including residential units associated with it, have at least a 12-foot-tall ground floor to allow for flexible use and adaptation over time.	Year one, ongoing	
Widen and maintain sidewalks where possible, particularly in the downtown area.	Ongoing	P&Z, Public Works staff
Design guidelines for storefronts should require transparency and accommodate large windows for visual interest.	Year one	P&Z staff, PC, TC
Amend Design Standards for new mixed use and commercial development to provide more narrow storefronts along a street frontage to improve the vertical rhythm of the streetscape and increase density and diversity for new uses.	Year one	P&Z staff, PC, TC
Amend the Zoning Ordinance and Design Standards to require high quality design that contributes to the Town's built environment.	Year one	P&Z staff, PC, TC
Allow for the development of Accessory Commercial Units where possible.	Year one	P&Z staff, PC, TC
Maintain high standards of landscaping across the Town with particular emphasis on the Entrance Corridor Overlay District.	Year one, ongoing	P&Z staff, PC, TC
Encourage new development to utilize innovative measures to handle stormwater.	Year one, ongoing	P&Z staff, PC, TC

High Quality Development (Continued)

Objective/Strategy	Implementation Date	Responsible Party
Traditional Neighborhood Development (Continued)		
Ensure that required landscaping is maintained from planting to maturity, replacing dead vegetation when necessary.	Year one, ongoing	P&Z staff, PC, TC
Set design standards that encourage walkable development. The Town and County can accomplish this action in the near term through zoning and development codes.	Year one, ongoing	P&Z staff, PC, TC
Placemaking: Placemaking refers to the practice of implementing new uses, such as activities or seating areas in a previously inactive space to increase the "sense of place." This increases community connections to its specific geographic location, rather than being "placeless" or indistinguishable from other places. New development can consider ways to add to placemaking by considering how their development interacts with the streetscape and public realm.		
Utilize placemaking strategies to build many different activities and reasons to be within places throughout the Town, placemaking can include design interventions or event programming to "transform" a space into a different temporary use.	Ongoing	P&Z staff, PC, TC, FR Special Events staff
Encourage or require new development to implement public or semi-public amenities that enhance the public realm.	Year one, ongoing	P&Z staff, PC, TC
Implement unified wayfinding signage across the entire Town at the pedestrian scale, including areas outside of the downtown.	Ongoing	P&Z staff, PC, TC

TOURISM & ATTRACTING LOCAL SPENDING

"When people tell their friends about Front Royal, they will speak about what an enjoyable time they had"

Accommodations

Without downtown accommodations with a luxurious vibe, we leave an opportunity on the table to continue to become a travel destination for not only the Washingtonian Community but nationwide.

Just the start...

By offering upscale stays and events, the Trellis helps continue to put Front Royal on the map. It attracts tourism, which helps our economy grow, which helps our local business thrive, which provides opportunity, which allows our own young adults to stay and flourish instead of leaving in search of a more vibrant community and jobs.



Goal Statement

“Develop Tourism and attractions to further elevate the Town’s image as an engaging destination for residents and visitors alike.”

Front Royal is already a hub for tourism. With great views of the mountains, changing seasonal foliage, and a vibrant main street, many people come to the Town to spend time. These objectives and strategies aim to link land use and transportation decisions with elevating the Town’s image and desirability for travel. Developing consistent branding, unique events, and investing in the necessary facilities such as community spaces or public restrooms will improve the image and material quality of life in Town. One particular area of growth for Tourism in Town is “eco-tourism.” Environmentally based tourism that captures mountain bikers or Appalachian Trail hikers is already growing in Town, but with promoting a new shelter or ensuring the bus connects hikers with the main street careful planning can lead to more memorable experiences. When people tell their friends about Front Royal, they will speak about what an enjoyable time they had.

Tourism

Objective/Strategy	Implementation Date	Responsible Party
Tourism: Tourism is another important element of Front Royal's economy. Increasing awareness, lodging and visitor's services will help sustain and grow the Town's tourism industry.		
Develop a Tourism Master Plan.	As needed	P&Z staff in collaboration with Front Royal and Warren County tourism
Utilize social media to raise awareness about events in Front Royal.	Ongoing	FR Special Events staff
Develop a consistent message and brand for Front Royal. For example, "Base Camp for Shenandoah" or "Canoe Capital of Virginia". The Town and County may take the lead with support from local businesses that stand to benefit.	Ongoing	FR Special Events staff in collaboration with local businesses
Market the Town's Civil War history. The Warren Historic Society are knowledgeable and can assist in this effort.	Ongoing	Special Events staff in collaboration with Front Royal and Warren County tourism
Identify a revenue source for marketing and tourism promotion efforts.	Ongoing	FR Special Events staff
Provide clean, usable restrooms for visitors in the Town's public spaces.	As opportunity/funding is available	P&Z staff, PC, TC
Market a Skyline Drive/Shenandoah Valley Scenic Byway. Partner in the branding with National Park Service.	Ongoing	Special Events staff in collaboration with Front Royal and Warren County tourism
Develop a unique festival closely linked to the community's brand. This can help the town "get on the map."	Ongoing	Special Events staff in collaboration with Front Royal and Warren County tourism
Launch a year-round market downtown for farm products and crafts in a permanent space.	As opportunity/funding is available	P&Z staff in collaboration with Front Royal and Warren County tourism
Encourage development of a hotel or other accommodation space in the downtown area.	As opportunity is available	

Economic Sustainability

Objective/Strategy	Implementation Date	Responsible Party
Economic Sustainability: Adding professional jobs in Front Royal will support a strong economy by retaining young adults that leave in search of jobs, providing local employment options for people currently commuting to the Washington metropolitan area on Interstate 66, and increasing local spending.		
Encourage and incentivize the redevelopment of the Avtex site into a productive use with jobs in clean energy, research and development, commercial uses or light industry.	As opportunity/funding is available	P&Z staff, PC, TC, in collaboration with developers
Identify target sectors in an economic development plan, identify infrastructure needs that will support these sectors, and market Front Royal to them.	Year one	FREDA, P&Z staff, PC, and TC
Create a vibrant arts and music scene and build new outdoor amenities to make Town attractive to new businesses and their employees.	Ongoing	FREDA, Special Events staff in collaboration with Front Royal and Warren County tourism
Start a dialogue and conduct interviews with existing businesses about how to grow the local economy.	Ongoing	FREDA
Explore slowing speed limits around the downtown area to allow for comfort and safety, as well as increasing the likelihood patrons will stop and shop.	Year one	P&Z, Public Works, Police Department staff
Attract businesses that support uses that are limited in Town, such as clothing stores or other shops that are not presently found in the market.	Ongoing	FREDA, P&Z staff
Review and update local zoning regulations to ensure areas such as the downtown are able to foster a vibrant nightlife.	Year one	P&Z staff, PC, TC
Study the feasibility of a Town-sponsored "business incubator" space.	As opportunity/funding is available	FREDA, P&Z staff
Encourage local businesses to facilitate apprenticeships to build community ties and share business acumen.	Ongoing	FREDA

How important are these items for Future Development?

There are numerous factors that will influence the way a Town will look 20, 30 or 40 years into the future. The listed items will inform the Comprehensive Plan's policies and strategies for future growth.

	Very Important, 57%	Important 35%	Not Important 8%
a. Job Creation	Very Important, 57%	Important 35%	Not Important 8%
b. Transportation Network - Roads, Buses	Very Important, 41%	Important 44%	Not Important 15%
c. Parking Availability	Very Important, 23%	Important 54%	Not Important 23%
d. Walkability	Very Important, 41%	Important 45%	Not Important 14%
e. Homes, Neighborhood	Very Important, 60%	Important 32%	Not Important 8%
f. Parks/Access to Green Spaces	Very Important, 56%	Important 37%	Not Important 7%
g. Types of Businesses	Very Important, 57%	Important 40%	Not Important 3%
h. Affordability of Housing	Very Important, 61%	Important 31%	Not Important 8%
i. Availability of Cultural Activities	Very Important, 32%	Important 50%	Not Important 18%
j. Environmental Sustainability and Energy Efficiency	Very Important, 48%	Important 33%	Not Important 18%
k. Historical Preservation	Very Important, 46%	Important 43%	Not Important 10%
l. Broadband Access	Very Important, 69%	Important 23%	Not Important 7%
m. Preservation of Opens Space and Farmland	Very Important, 61%	Important 33%	Not Important 6%
n. Green Infrastructure, Solar Facilities	Very Important, 36%	Important 32%	Not Important 32%
o. Diversity of Businesses	Very Important, 49%	Important 39%	Not Important 12%

Figure 8: Factors important to the future development of Front Royal





Regular Work Session Agenda Statement

Item # 02C

Meeting Date: June 5, 2023

Agenda Item: Special Use Permit for Short Term Rental – 1125 John Marshall – Cook Realty LLC

Summary: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1125 John Marshall Highway, identified by Tax Map 20A103-8A. The property is zoned R-1, Residential District.

The Planning Commission met on May 17, 2023 and recommended approval with conditions listed below.

Budget/Funding: N/A

Staff Recommendation:

Staff recommends approval with the following conditions and advertise for a public hearing:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.
3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.



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

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300213 - Special Use Permit –
Short Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1125 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1125 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-8A
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with one (1) bedroom and no more than two (2) occupants at a time. Parking is limited to two (2) cars in the driveway per cabin. An inspection has not occurred because the structures are not complete. There are three (3) buildings on the rear of the property on Lot 8A. Town Code requires a primary structure exists in order to have an accessory structure. The building must be connected via a wall or roof. At the time of this report the buildings are not connected.

Aerial Zoning Map (Warren County GIS)



1125 John Marshall Highway



SUMMARY:

Parcel 8A currently has 3 structures with one bedroom per structure. The applicant intends to connect two of the structures via a roof to create a primary structure with one accessory structure.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The applicant must connect the two accessory structures to create a primary and accessory structure on the lot in compliance with the Town's Zoning and Subdivision ordinances.
3. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

Attachment: Application and supporting documents.



Regular Work Session Agenda Statement

Item # 02D

Meeting Date: June 5, 2023

Agenda Item: Special Use Permit for Short Term Rental – 1135 John Marshall – Cook Realty LLC

Summary: Cook Realty LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 1135 John Marshall Highway, identified by Tax Map 20A103-9. The property is zoned R-1, Residential District

On May 17, 2023 the Planning Commission held a public hearing and recommended approval with conditions listed below.

Budget/Funding: N/A

Staff Recommendation: Staff recommends approval with the following conditions and advertise for a public hearing:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.



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

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300215 - Special Use Permit –
Short Term Rental

APPLICANT:

Cook Realty LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 1135 John Marshall Highway. The applicant intends to rent the whole house.

GENERAL INFORMATION:

<i>Site Addresses</i>	1135 John Marshall Highway
<i>Owner(s)</i>	Cook Realty LLC
<i>Zoning District</i>	R-1, Residential District
<i>Historic District</i>	No
<i>Tax Identification</i>	Tax Map #20A103-9
<i>Request/ Recommendation</i>	The Applicant is requesting to rent the whole house with one (1) bedroom and no more than two (2) occupants at a time. Parking is limited to two (2) cars in the driveway per cabin. An inspection is pending once the structures are complete. The parking area is not constructed at the time of the staff report; therefore, an inspection has not been done. There appears to be sufficient area to accommodate parking. Staff recommends approval with conditions-potentially a time limit to determine the appropriateness at this location.

SUMMARY:

The applicant is seeking approval for a short-term rental to be located at 1135 John Marshall Highway. This property consists of 3 parcels with a primary and accessory structure located on each lot. The ordinance permits accessory structures to be used as short-term rentals. Both the primary and accessory structure can accommodate 2 renters per unit for a total of 4 renters on this parcel.

Staff recommends approval with the following conditions:

1. The special use permit is contingent upon the units passing staff inspection before commencement of the use.
2. The special use permit is valid for one year, at which time the applicant must reapply. The application fee will be waived.

Aerial Zoning Map (Warren County GIS)



Left Elevation - 1135 John Marshall Highway



Right-Front Elevation – 1135 John Marshall Highway



Attachment: Application and supporting documents.



Regular Work Session Agenda Statement

Item #02E

Meeting Date: June 5, 2023

Agenda Item: Special Exception Application from Parking Requirements – 15 Chester Street – Peter Lemmon and Scott Lloyd

Summary: A Special Exception request from Peter Lemmon and Scott Lloyd from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 and 148-211.A.1 for property located at 15 Chester Street. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District. The use is appropriate and permitted by right for this location. Due to the historic nature and character of the Downtown area, clearing green space to create parking spaces when there is ample public parking available is counterproductive to keeping the charm of the district.

The Planning Commission met on May 17, 2023 and recommended approval with the following condition:

1. The maximum number of required parking spaces for this property shall be 4.

Budget/Funding: N/A

Staff Recommendation: Staff recommends approval of this Special Exception with the following condition and advertise for a public hearing.

1. The maximum number of required parking spaces for this property shall be 4.



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

**Planning Commission Regular Meeting
May 17, 2023**

APPLICATION #:

2300184 - Special Exception

APPLICANT:

Peter Lemmon and Scott Lloyd

SUMMARY OF REQUEST:

A Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 and 148-211.A.1 for property located at 15 Chester Street. Per 148-211.A.1. Town Council may grant the special exception to the parking requirements of 148-870.

GENERAL INFORMATION:

Site Addresses	15 Chester Street
Property Owner(s)	Steve G. Doss / Betty J. Ward
Existing Zoning	C-2 (Downtown Business District)
Tax Identification	T.M. #20A8-5-3
Location	The subject property is located on Chester St in the Town's historic main street district.
Surrounding use and Zoning	Historic Downtown
Comprehensive Plan review	The property is situated in the Historic Downtown Business District and is currently being used as a professional office. This use is in line with the Comprehensive Plan for this portion of Town to be used for business or commercial uses.

Vicinity Map



Front Elevation



Left-Rear Elevation



Background, Analysis, and Staff Findings

The current use of the building is a professional office. Professional offices are permitted by right in the C-2 District. The parking requirements are one (1) space for every 300 square feet of building space. With this requirement, the applicant would need nine (9) parking spaces. They currently have four (4). The applicant was unable to lease spaces from an adjoining property due to that property not having additional parking available.

Staff Recommendation

Staff recommends approval of the special exemption. The continued use of this property in a commercial zone is difficult due to the parking requirements. The structure itself is 2600 square feet (approximately) which, when having to calculate parking based on square footage would make it unable to meet off-street parking requirements with the current lot size in a commercial zone. The structure would need to be used for residential purposes only, which does not fit the intention of the historic commercial district.

Staff recommends approval with the following condition:

1. That the maximum number of parking spaces permitted on this property is four (4) spaces.

Attachment: Application



Regular Work Session Agenda Statement

Item # 02F

Meeting Date: June 5, 2023

Agenda Item: An Ordinance Amendment to Town Code Chapter 158-6 for Adoption by Reference of the State Vehicular Laws

Summary: Pursuant to VA Code §46.2-1300(A), the governing body of a town may adopt ordinances governing the operation of vehicles in such town. This means that annually, the Town must readopt Section 158-6 of the Town Code, which allows the Town to incorporate all the changes to the State vehicular laws that have been recently adopted by the State. By incorporating the State vehicle code into the Town Code, alleged violations can be written using Town summons and warrants, with any resultant fines paid to the Town. Council is requested to approve an ordinance amendment to Town Code Chapter 158-6 pertaining to adoption by reference of the state vehicular laws, as presented.

Budget/Funding: None

Staff Recommendation: Staff recommends that Council approve advertisement for a public hearing at the June 26th regular meeting.

**AN ORDINANCE TO AMEND FRONT ROYAL TOWN CODE CHAPTER 158-6
ADOPTION BY REFERENCE OF STATE VEHICULAR LAWS**

STATE STANDARDS

158-6 ADOPTION BY REFERENCE OF STATE VEHICULAR LAWS

Pursuant to the authority of Section 46.2-1313, Code of Virginia, 1950, as amended, all of the provisions and requirements of the laws of the State as of July 1, ~~2022~~ 2023, contained in Title 46.2, Code of Virginia, 1950, 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 provision of Title 46.2, Code of Virginia, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia, which is adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement adopted exceed the penalty imposed for a similar offense under Title 46.2, Code of Virginia, and Article 2 of Chapter 7 of Title 18.2, Code of Virginia.

This ordinance shall become effective July 1, 2023.

APPROVED:

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley, Clerk of Council

This Ordinance was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2023 upon the following recorded vote:

Melissa DeDomenico-Payne ☐ Yes ☐ No

H. Bruce Rappaport ☐ Yes ☐ No

Joshua L. Ingram ☐ Yes ☐ No

Duane R. "Skip" Rogers ☐ Yes ☐ No

Amber F. Morris ☐ Yes ☐ No

R. Wayne Sealock ☐ 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: _____



Regular Work Session Agenda Statement

Item # 03A

Meeting Date: June 5, 2023

Agenda Item: FY23 Budget Amendment for Auction Proceeds from Selling of Transformers

Summary: Council is requested to approve a FY23 Budget Amendment in the amount of \$136,500.00 to allocate revenue received from auction proceeds for the sale of electric transformers and allocate this additional revenue to the Happy Creek Substation Expansion Project.

Budget/Funding:

9401-3410201	Electric Fund Revenue – Sale of Government Equipment	\$136,500.00
9401-47929	Department of Energy Services-Happy Creek Substation Expansion	\$136,500.00

Staff Recommendation: Staff recommends for Council to approve as presented on the consent agenda of 6/26/22

Town of Front Royal
Department of Energy Services
P.O. Box 1560
Front Royal, Virginia 22630-1560
(540) 635-3027 Fax: (540) 631-3620
"Powering the community since 1894"



Memo

To: BJ Wilson, Director of Finance
From: Carey Saffelle, Directory of Energy Service
Date: May 3rd, 2023
Re: Auction Proceeds – Budget Transfer

The Department of Energy Services sold 2 – Ermco, 2000kVA, 3-Phase Padmounted Transformers through GovDeals Auction Server for a total of \$136,500.00.

Auction proceeds should be transferred into the following line item:

9401-47929 Happy Creek Substation Expansion

Thank you,

Carey Saffelle
Director of Energy Services
Town of Front Royal



Regular Work Session Agenda Statement

Item # 03B

Meeting Date: June 5, 2023

Agenda Item: Reappointment of Non-Elected Representative to the Northern Shenandoah Valley Regional Commission (NSVRC)

Summary: Council appointed Director of Planning Lauren Kopishke to the Northern Shenandoah Valley Regional Commission (NSVRC) to an unexpired term ending June 30, 2023, on July 25, 2022. Ms. Kopishke advised that she would like to be considered for reappointment. If approved, her term would expire June 30, 2026 and be placed on the consent agenda for June 26th. Terms for non-elected representative are for three years.

Budget/Funding: None

Staff Recommendation: Staff recommends approval on the June 26th consent agenda.



Regular Work Session Agenda Statement

Item # 04A

Meeting Date: June 5, 2023

Agenda Item: Discussion Pertaining to Prospect Bridge Rehabilitation Funding

Summary: The most recent cost estimate for the rehabilitation of Prospect Bridge is \$1,497,566.16. This cost estimate was prepared by Mattern and Craig Engineers in May 2023.

Effective with the FY24 Budget the Town will have allocated a total of \$630,000 to the Prospect Bridge Rehabilitation Project and will need an additional \$925,137 to fund the project.

If the Town is approved for the V-DOT Revenue Sharing Program, the Town could receive 50% of matching funds from the revenue sharing program in FY27-28.

The Town could delay secondary paving in the amount of \$262,000 and delay the transportation plan in the amount of \$150,000 to allocate an additional \$412,000 toward the Prospect Bridge Rehabilitation Project; but the additional \$412,000 will not provide enough funds to complete the project immediately. An additional \$513,127 would be needed if both paving and the transportation plan funding were delayed.

Additional funds could be allocated when preparing the FY25 budget for next year and by that time the Town may have a better idea of additional funds that could be reallocated toward the Prospect Bridge Rehabilitation Project.

Budget/Funding:

Prospect Bridge Rehabilitation Project Estimate -	\$ 1,497,566
FY24 Adopted Budget Allocated to Prospect Bridge -	\$ 300,000
F23 Budget Amendment for Additional Revenue Allocated to Prospect Bridge -	\$ 330,000
<u>Additional Funding Required for Project</u>	<u><\$ 925,127></u>

Staff Recommendation: Staff recommends Council to discuss potentially delaying the secondary paving and transportation plan to provide additional funding for the Prospect Bridge Rehabilitation.



Regular Work Session Agenda Statement

Item # 04B

Meeting Date: June 5, 2023

Agenda Item: Personal Property & Real Estate Tax Due Dates

Summary: Town of Front Royal Municipal Code 75-44 Real and Personal Property Taxes and Rates states:

B. On and after January 1, 2010, tax payments for real estate and personal property shall become due and payable to the Town of Front Royal on a semiannual basis, with one-half of the annual assessment of such taxes due on or before June 5th of each year after January 1, 2010, and the additional one-half of such taxes due on or before December 5th of each such year. A penalty of 10% of the tax past due or ten dollars (\$10.00), whichever is greater, shall be added to any tax not paid by the aforesaid due date, provided that in no case may the penalty exceed the amount of the tax assessed. In addition, interest shall be added to any delinquent taxes and penalties at the rate of 10% per year, with interest commencing on the first day of the month following the date on which any such taxes became due and payable.

The mailing of first installment Town personal property tax bills have been delayed for 2019, 2020, 2021, 2022, and 2023; the first installment for Town real estate tax bills have been delayed for 2019, 2020, 2021, and 2023.

Council is requested to consider amending Town of Front Royal Municipal Code to have personal property and real estate taxes due at a later date; or to discuss at a future Town/County liaison meeting.

Budget/Funding: In order for revenue to be realized in current fiscal year, personal property and real estate taxes must be due on or before June 30th.

Staff Recommendation: Staff recommends for Council to consider revising Town Code to have the first installment of Town Personal Property Taxes due June 20th annually.



Regular Work Session Agenda Statement

Item # 05A

Meeting Date: June 5, 2023

Agenda Item: ACTION ITEM: Legal Fees for WCEDA Litigation

Summary: On November 25, 2019 Council approved payment to Damiani & Damiani for legal services related to the Town's civil suit against the Front Royal-Warren County Economic Development Authority (WCEDA) not to exceed \$200,000. These funds have been expended and Council is now requested to increase the threshold for on-going legal services provided by Damiani & Damiani for litigation involving the Front Royal-Warren County Economic Development Authority (WCEDA).

Council previously allocated an additional \$158,139.00 for potential litigation fees for on-going litigation, but Council has not authorized payment. The \$158,139.00 remains budgeted and unspent.

Per the Virginia Public Procurement Act (V.P.P.A.) 2.2-4344 Exemptions from competition for certain transactions, "The purchase of legal services, provided that the pertinent provisions of Chapter 5 (2.2-500 et seq.) remain applicable, or expert witnesses or other service associated with litigation or regulatory proceedings."

Budget/Funding: 2201-R43002 Town Attorney Professional Services \$150,000.00

Proposed Motion: I move that Council increase the threshold for on-going legal services provided by Damiani & Damiani for the Town's litigation involving the Front Royal-Warren County Economic Development Authority (WCEDA) not to exceed \$250,000 (an additional \$50,000).

Moved _____ *Seconded* _____

DeDomenico-Payne _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *Rogers* _____ *VM Seacock* _____



Town of Front Royal, Virginia Council Agenda Statement

Item # 14

Meeting Date: November 25, 2019

Agenda Item: COUNCIL APPROVAL Legal Fees for Litigation on EDA Civil Suit

Summary: Council is requested to approve payment to Damiani & Damiani for legal services related to the Town's civil suit against the Front Royal-Warren County Economic Development Authority (EDA) not to exceed \$200,000.

Per the Virginia Public Procurement Act (V.P.P.S) § 2.2-4344 Exemptions from competition for certain transactions, "The purchase of legal services, provided that the pertinent provisions of Chapter 5 (§ 2.2-500 et seq.) remain applicable, or expert witnesses or other service associated with litigation or regulatory proceedings."

Budget/Funding: 2201-43002 Town Attorney Professional Services \$200,000

Meetings: November 12, 2019

Staff

Recommendation: Approval_____ Denial_____

Proposed Motion: I move that Council approve payment not to exceed \$200,000 to Damiani & Damiani for legal services related to the Town's civil suit against the Front Royal-Warren County Economic Development Authority (EDA).

*Note: Motions are the formal & final proposal of Council,
proposed motions are offered by Staff for guidance

*To be clear and concise, motions should be made in the positive

Approved By: MT



Regular Work Session Agenda Statement

Item # 06

Meeting Date: June 5, 2023

CLOSED MEETING

Motion to go into Closed Meeting

[to be approved by affirmative recorded vote, with motion set forth in detail in the minutes]

I move that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose:

pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body, more specifically, Town Attorney and appointments to the Planning Commission and Board of Zoning Appeals.

Motion to Certify Closed Meeting at its Conclusion

[At the conclusion of the Closed Meeting, immediately re-convene in open meeting and take a roll call vote on the following:]

I move that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.