



Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor R. Wayne Sealock
Councilman Joshua L. Ingram
Councilwoman Amber F. Morris
Councilman H. Bruce Rappaport
Councilwoman Melissa DeDomenico-Payne
Councilman Glenn E. Wood (Remote)

Councilman Wood stated that he would be remote tonight due to a medical procedure. Council did not object to Mr. Wood being remote.

OTHERS PRESENT: Town Manager Joseph E. Waltz
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

New Business and/or and Advertise for Public Hearing on Monday, June 24th -

A. Special Use Permit for a Lodging House at 1324 Old Winchester Pike – Abode of Liberation – Deputy Zoning Administrator/Town Planner I John Ware reminded Council that they approved a rezoning for this property from R-1 to R-3 on March 25th allowing for the proposed use of a non-profit lodging housing offering refuge for adults of different abilities and their caregivers. He advised that the house had seven bedrooms with ample parking. Council agreed to advertise for a public hearing on June 24th.

B. Bid for Tree Trimming Services – Finance Director BJ Wilson requested that Council award a contract to Thompson's Tree Service, LLC for tree trimming services. Council agreed to add to consent on June 24th.

C. Open House Event on June 22nd – Town Manager Joe Waltz advised Council that the Town was planning an Open House on June 22nd from 12pm – 3pm at the Gazebo Area on Main Street. He stated that every department would have a table focused on educating the citizens and providing information. He asked Council what they would like to do during the event and what their expectations were. Council suggested name tags, set up a table so they could rotate manning it and look into getting shirts made.

Old Business

Special Use Permit to Convert Motel into a 39-Unit Apartment Building at 10 Commerce Avenue for CCC Enterprises LLC of Virginia – Director of Planning Lauren Kopishke advised that the applicant was requesting permission to convert the use from a hotel/motel to a 39-apartment complex with a mixture of one-to-two-bedroom apartments with over 600 square feet per unit. She reviewed a list of amenities that would be used exclusively for the residents. It was confirmed that there would be laundry facilities on each floor.

Town Attorney George Sonnett reminded Council that tonight was informational only and an opportunity to ask questions, not a discussion on the pros/cons as those discussions would be during the public hearing process. Mayor Cockrell reminded Council that there were many questions at the last meeting regarding how much the Town could control pertaining to renters and the rent amount. Ms. Kopishke advised that Council was to determine whether the requested use meets the Town Code and if the use was appropriate for the parcel. There was much discussion about how each apartment would be accessed and how it looked



from the street. It was determined that there was no deadline for the start and/or completion of the project. Ms. Kopishke confirmed that the elevators would stay active.

Councilman Wood (remote) noted that there were other older motels similar to this one suggesting Council to look at that moving forward. He reminded them that tonight's discussion was whether or not to allow the applicant to change the use. He stated that the applicant's current business allowed him to rent to anyone at any time.

Councilwoman DeDomenico-Payne questioned what the business plan was if it were to stay a hotel. Ms. Kopishke advised that it was more appropriate for the applicant to speak at the public hearing on that question. Council agreed to advertise for a public hearing on June 24th.

Special Exception to Reduce Parking at 10 S. Commerce Avenue for CCC Enterprises LLC of VA – Ms. Kopishke advised that there were (106) parking spaces that didn't meet current standards and that parking should be 30 feet from the property line. She continued that the special exception request was to reduce the parking setback and keep the parking space size at the current 9' x 18' and not the required 10' x 20'.

Councilman Wood (remote) suggested to not impose a tighter restriction on the application, noting that it had functioned for 60+ years as it currently stood. Mr. Sonnett voiced concern over an explicit condition if the Special Use Permit were granted. Ms. Kopishke advised that she would look into that further. Council agreed to advertise for a public hearing for the June 24th.

FY24 Budget Amendment & Transfer for Additional Revenue – Director of Finance BJ Wilson advised that staff was recently made aware that the Virginia Department of Transportation (VDOT) tentatively planned on awarding Transportation Alternative Program (TAP) funds to the Town for the West Criser Sidewalk Project in June 2024. While the project (Skyline Vista Drive to Route 340S) was currently estimated to be \$3.1 million, the Town would be responsible for 20% of the project which would be approximately \$629,782. Staff suggested allocating the additional funds of \$535,000 toward this project.

Mr. Waltz reminded Council that pedestrian safety came out of their March retreat. He noted that the entire sidewalk project from Luray Avenue to Route 340 South was estimated to cost over \$7million. He continued that once the TAPS grant was determined to pay 80% of the project it was broken into two phases with the most important piece being from Skyline Vista Drive to Route 340 South. He stated that this was a "big win" for Front Royal, and it was his recommendation to divert the funds to this project. Mr. Waltz commended staff for their attention and due diligence in meeting deadlines to apply for these funds. Council also thanked staff for their hard work. Council agreed to add this item to the consent agenda for June 24th.

Adjourned approximately 7:56pm

Approved by Town Council

Date: 6/24/24