



Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor Amber F. Veitenthal
Councilwoman Melissa DeDomenico-Payne
Councilman Joshua L. Ingram
Councilman H. Bruce Rappaport
Councilman Glenn E. Wood

ABSENT: Councilman R. Wayne Sealock

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

NEW BUSINESS

Deed of Easement from Green Pearl Hospitality LLC to the Town for Public Water and Sewer Easements for Town Water and Sewer Facilities Serving Tax Map 12J-2 – Town Attorney George Sonnett explained that this was a deeded easement for a commercial user in the Rt. 522 N. Corridor so the Town could maintain its facilities. The council agreed to add to the Consent Agenda for July 28th.

Rezoning Application Submitted by Stephen C. Williams to Reclassify Vacant Lots on Elsia Drive – Director of Planning and Zoning Lauren Kopishke advised that this was a rezoning application for approximately 2.8 acres off Elsia Drive from C-1 Community Business to R-3 Residential. The Planning Commission reviewed the request and recommended approval, noting it was the highest and best use of the property. She explained that the County was unable to run a fiscal impact model due to not knowing what the applicant planned to do with the property. The Comprehensive Plan called for this area to have future residential use with the potential of 27.4 townhomes if rezoned, but the entire four acres could get approximately 42 with the topography reducing it by approximately 25%. The council voiced concern over not having the numbers for the schools, not having proffers and being asked to change zoning without concrete plans. Ms. Kopishke noted that the rezoning would permit the nursing home to potentially add an expansion. She reminded Council that the applicant wanted flexibility on what to do with the property and that Council's decision was based on whether it was appropriate to rezone this property from C-1 to R-3. The council agreed to advertise a public hearing for July 28th. The council requested that the update on the fiscal impact model be added to the Liaison Committee Meeting Agenda.

Update on Zoning Ordinance Revisions – Ms. Kopishke showed Council the first page of the Ordinance (Introduction, Authority and Purpose) noting the sequence of the revisions beginning with reorganizing, definitions, sign ordinance, floodplain, and appropriate uses in the various districts to include parking requirements. She explained that time limits would be added to the approved permits. The council was then asked if they had any comments.

Councilman Ingram asked to eliminate the parking for short-term rentals.

Vice Mayor Veitenthal advised she would be sending her comments directly to staff and agreed with Councilman Ingram on the short-term rentals parking. She encouraged the accessibility of biking and walking.

Councilman Rappaport suggested eliminating all off-street parking especially since infill [vacant] lots were "popping up" referencing neighborhoods built in the 1930s. He voiced concern over the aesthetics and safety of so many



vehicles on the streets specifically noting a repair shop parking vehicles around their perimeter. Mr. Sonnet advised that vacant lots were considered no use explaining that only new uses and changes of use triggered parking.

Councilman Wood advised that the Planning Commission followed the Town Code when making parking recommendations, but Council had been granting the permits without their recommendation. He suggested that driveways be required for changes of use and infill lots. It was confirmed that driveways were required for those uses.

Town Manager Joe Petty suggested that Ms. Kopishke send Council the Code Sections for their review and they in turn send her their feedback.

Councilwoman DeDomenico-Payne voiced concern about cars parking in yards and inoperable vehicles.

Mayor Cockrell questioned whether data centers would be defined in the revision. Ms. Kopishke opined that professionally it would have to be clearly defined by stating Council's expectations for the community. Councilwoman DeDomenico-Payne suggested defining it right now and set direction. It was noted that this could be discussed at another time as to include in the revision of the Zoning Ordinance.

LIAISON COMMITTEE MEETING ITEMS FOR JULY 17, 2025

The council agreed to the following items being added to the Liaison Committee Meeting of July 17, 2025:

- Joint Towing Board Request
- Joint Transportation Committee Update
- Tourism Update
- McKay Springs - how to move property forward for economic productive use
- Taxes – how to get the numbers in a timely manner to set Town budget
- Farm Property Fees – offer the two options that were discussed at the last work session and give a deadline of September 2025 for a response.
- Water Conservation – continued discussion on how to have water customers outside town limits adhere to water conservation during a drought.
- Avtex parcels update
- Fiscal Impact Model update

Council asked for an update on the MOU regarding the Building Department and the Boundary Adjustment on Criser Road. Mr. Petty advised that staff was working on the MOU and hoped to have it completed by the end of the summer. Mr. Sonnett hoped the Boundary Adjustment would be completed by the end of the year.

The representative to attend the meeting with the mayor will be Councilman Ingram.

CLOSED MEETING

Vice Mayor Veitenthal moved seconded by Councilman Wood 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: 1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, Planning Commission; and, 2) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically, a.



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Peyton Street Parking Area easement agreement and b. the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia.

Vote: Yes – Councilmembers Wood, Veitenthal, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Councilman Sealock

Abstain – N/A

ROLL CALL

Councilman Ingram moved seconded by Vice Mayor Veitenthal 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.

Vote: Yes – Councilmembers Wood, Veitenthal, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Councilman Sealock

Abstain – N/A

ROLL CALL

Adjourned approximately 9:45pm.

Approved by Town Council

Date: 7/28/25