



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.

The Planning Commission meeting of the Town of Front Royal, Virginia was held on October 15, 2025, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Marshner called the October 15, 2025 meeting of the Planning Commission to order at 7:00 p.m. ***Note:** The meeting was called to order as September 17, 2025 which should have been stated as October 15, 2025.*

ROLL CALL

Present: Connie Marshner, Chairman
Allen Neel, Vice Chairman
Megan Marrazzo, Commissioner
Teresa Fedoryka, Commissioner

Absent: Andrew Brooks, Commissioner

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator
George Sonnett, Town Attorney
Connie L. Potter, Executive Assistant / Planning Commission Clerk

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

APPROVAL OF MINUTES

- September 17, 2025 – Regular Meeting

Note: There was a motion and second to approve the August 20, 2025 meeting minutes which should have been stated as the September 17, 2025 meeting minutes. The September 17, 2025 meeting minutes will be taken to the November regular Planning Commission meeting for a vote.

PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

There were no speakers present.



CONSENT TO ADVERTISE

1. **2500481** – A Special Use Permit Application submitted by Fussell Florist for an artistic mural, exceeding 60 SF in size, on the East side of the building located at 202 E. 2nd Street, identified by Tax Map 20A8-1-4-33. The property is zoned C-2, Downtown Business District.

Commissioner Marrazzo moved, seconded by Vice Chairman Neel that the Planning Commission approve the consent agenda to publicly advertise for a public hearing in November as presented.

VOTE: Yes – Neel, Marshner, Marrazzo, Fedoryka

No – N/A

Abstain – N/A

Absent – Brooks

VOICE VOTE

PUBLIC HEARING

1. **2500319** – For the public necessity, convenience, general welfare, or good zoning practice, Zoning Text Amendments to Town Code §175-3 - Definitions, to define the use of an “Auxiliary Dwelling Unit”, to amend the Residential Districts in which it would be permitted by-right, and to establish §175-115 “Auxiliary Dwelling Unit” performance standards within the Supplementary Provisions of Town Code.

Mr. Ware reviewed the proposed text amendment for Auxiliary Dwelling Units. This item was discussed at a Planning Commission work session in July and a recommendation of approval to the Town Council was made at the August Planning Commission meeting. The Town Council reviewed the recommendation and the body of work and sent the text amendment back to the Planning Commission with a suggested text change. Mr. Ware gave a brief overview of the proposed text amendment.

Chairman Marshner opened the public hearing. There were no speakers present. Chairman Marshner closed the public hearing.

For the public necessity, convenience, general welfare, or good zoning practice, Commissioner Fedoryka moved, seconded by Commissioner Marrazzo that the Planning Commission forward a recommendation of approval to the Town Council to approve a text amendment to add the definition of auxiliary dwelling unit (ADU) and revise the definitions of accessory building/accessory structure, accessory use, garage private, garage public, lot, lot coverage, and principal permitted use contained in §175-3; amend §175-11, the statement of intent (R-1) to include ADU’S; amend §175-12(A), §175-18.2(A), §175-20, §175-29(A), and §175-37.3(A) to add ADU’S as a by-right use; and add section §175-115 as performance standards for ADU’S.



VOTE: Yes – Marrazzo, Marshner, Fedoryka, Neel
No – N/A
Abstain – N/A
Absent – Brooks

ROLL CALL

COMMISSION MEMBER REPORTS

There were no comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the September monthly report.

Staff and the Planning Commission continue to review the Draft Zoning Ordinance and will be doing so for the remainder of the 2025 calendar year. Once this concludes, review of the draft Subdivision Ordinance will begin. The consultant is currently working on the Subdivision Ordinance rewrite. Ms. Kopishke noted she hopes review of the Subdivision Ordinance will begin in January.

ADJOURNMENT

Vice Chairman Neel moved, seconded by Commissioner Fedoryka to adjourn the meeting.

VOTE: Yes – Marshner, Neel, Fedoryka, Marrazzo
No – N/A
Abstain – N/A
Absent – Brooks

VOICE VOTE

The meeting was adjourned at 7:15 p.m.

Approved by Planning Commission
Date: 11/19/2025