



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 November 19, 2025, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

Chairman Marshner called the November 19, 2025 meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

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

Vice Chairman Neel moved, seconded by Commissioner Brooks to approve the regular meeting minutes from September 17, 2025 as written.

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

ROLL CALL



- October 15, 2025 – Regular Meeting

Commissioner Marrazzo moved, seconded by Commissioner Fedoryka to approve the regular meeting minutes from October 15, 2025 as written.

VOTE: Yes – Marshner, Neel, Marrazzo, Fedoryka

No – N/A

Abstain – Brooks

Absent – N/A

ROLL CALL

PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

There were no speakers present.

PUBLIC HEARING

- 1. 2500481 – A Special Use Permit Application submitted by Fussell Florist for an artistic mural, exceeding sixty (60) square feet 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.**

Mr. Ware reviewed the application request explaining it was a Special Use Permit application for an artistic mural to be located at 202 E. 2nd Street. The mural will be facing N. Commerce Avenue. He reviewed portions of Town Code pertinent to the application. He noted that the mural is only on one side of the building.

Katie O'Donnell-Bonnet said she had owned Fussell Florist for the last four (4) years. Since owning the business she has made several upgrades to the interior and exterior of the building. Ms. O'Donnell-Bonnet explained the meaning of "every bloom tells a story" sharing that all individuals have a story and that we all should be curious of others story and show interest. This phrase will be included on the proposed mural. She said that a current employee of Fussell Florist will be painting the mural. The original painter of the existing mural who was a high school student at the time may return to help with painting the mural.

Chairman Marshner opened the public hearing.

There were no speakers.

Chairman Marshner closed the public hearing



Commissioner Marrazzo moved, seconded by Commissioner Brooks that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit Application #2500481 for an artistic mural, exceeding sixty (60) square feet on the east side of the building located at 202 E. 2nd Street, identified by Tax Map 20A8-1-4-33.

VOTE: Yes – Marrazzo, Marshner, Fedoryka, Brooks, Neel

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

There were no comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the October monthly report. She noted that the Planning Commission would go into a work session at 7:45 p.m. to continue working on the Zoning Ordinance updates.

Ms. Kopishke stated she met with the consultant Summit and they have begun working on the Subdivision Ordinance rewrite which will include bringing it into compliance with state code.

Chairman Marshner said that the Planning Commission would adjourn the regular meeting and move to Town Hall for a work session at 7:45 p.m.

ADJOURNMENT

Commissioner Brooks moved, seconded by Commissioner Fedoryka to adjourn the meeting.

VOTE: Yes – Marshner, Fedoryka, Brooks, Neel, Marrazzo

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting was adjourned at 7:14 p.m.

Approved by Planning Commission

Date: 12/18/2025