



This meeting was held immediately after the regular meeting continued/rescheduled from January 26, 2026

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 R. Wayne Sealock

ABSENT: Councilman Glenn E. Wood

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

Special Use Permit Application - Gary Bunch to Allow an Automobile Garage/General Repair Shop, at 3 W. 14<sup>th</sup> St  
– Director of Planning Lauren Kopishke explained that the current business is classified as a service station and for the applicant to expand the existing building to a garage/general repair shop a special use permit is required to bring the new use into compliance. She noted the Planning Commission recommended approval with three conditions, noting the applicant was aware of the conditions. Councilman Sealock voiced concern over the condition that closes the entrance to the business from 14<sup>th</sup> Street. Discussion ensued about the entrances and exits to the property. Councilman Rappaport voiced concern that N. Royal Avenue would be used for additional parking. It was noted that the owners purchased the property approximately twenty years ago and the same business has occupied the space for fifteen years. Council was reminded that it was up to them to determine the conditions during the public hearing. Council voiced concern that the installation of curb and gutter could be a financial burden to the owners. Mr. Petty advised that there was an opportunity to share in the cost of installation of curb/gutter. Council agreed to advertise for a public hearing on February 23<sup>rd</sup>.

Special Use Permit Application from Property Connection, LLC to allow an Automobile Parking Lot, Commercial (Tow Yard) on a Vacant Lot on Kibler Street – Ms. Kopishke advised that the Town Code did not define a tow yard and proceeded to explain the definition of a commercial automobile parking lot. She noted that the applicant would utilize the vacant lot off Kibler Street for a tow yard with the addition of a fence to enclose the vehicles. Councilman Rappaport voiced concern about wrecked vehicles leaking fluids into the ground which was close to a water source and suggested a paved surface as opposed to gravel. Ms. Kopishke advised that wrecked vehicles would have to be removed within 48 hours noting that violations would be complaint driven and enforced by the Zoning Officer. It was noted that the area was C-1; however, residential houses in the area pre-date the zoning ordinance. The Mayor advised that she and Mr. Petty would determine which work session agenda this item would come back to for further discussion.

Special Use Permit Application from AJM, LLC Front Royal VA on Behalf of the Boisseau Family LC ET AL to Operate a Shopping Center in the C-1 Zoning District on South Street – Ms. Kopishke advised that the shopping center was constructed in the late 60's or early 70's and predated the definition for a shopping center in the zoning ordinance. She stated that this Special Use Permit would bring the shopping center into compliance, explaining that the family trust wants a clean title. There was a brief discussion about outdoor activities and parking including the implements stored outside of Rural King. It was noted that the billboard on Remount Road would be leased through July 1<sup>st</sup> and then removed. Council agreed to advertise for a public hearing on February 23<sup>rd</sup>.



Request to Vacate a portion of the unimproved Lowe Lane between Braxton Road and Lot 27A – Mr. Petty advised the applicant was requesting to vacate Lowe Lane to access his property. Ms. Kopishke gave a brief history on how the land was acquired and divided in the 70's. Mr. Petty advised that the survey showed an existing storm sewer easement. He confirmed that the owner was aware of the costs of purchasing the property. Council agreed to advertise for a public hearing on February 23<sup>rd</sup>.

#### UNFINISHED BUSINESS

Request to Reinstate Two Readings for Public Hearings – Councilman Wood questioned the need for two readings when the public hearing could be left open. Town Attorney George Sonnett explained that leaving the public hearing open must be a majority vote and include a date in the motion. Councilman Ingram voiced confusion to the public for having two separate votes on the readings. Vice Mayor Veitenthal noted that the two readings were how it was done in the past and that a lot of constituents have asked that it be reinstated. Councilman Wood reiterated that if new information comes before Council to leave the public hearing open. There was concern that some items did not need a second reading. Mr. Sonnett advised that Roberts' Rules of Order addresses motions 1) leave the public hearing open, 2) close the public hearing and postpone action or 3) reconsider at the next meeting. Discussion ensued about the current process and whether two readings were necessary. Mayor Cockrell advised that she would decide whether this item would be brought back up at a future work session.

#### 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 purposes 1) 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 insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia, and b) the Amendment to Voluntary Settlement Agreement Between the County of Warren, Virginia and the Town of Front Royal, Virginia, Regarding the Compromise for PILOT Meals and Lodging Taxes, entered into April 11, 2018.*

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

*Councilwoman DeDomenico-Payne moved seconded by Councilman Wood 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 Wod, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Adjourned at approximately 10:44pm.

Approved by Town Council

Date: 2/23/26