



Moment of Silence

Pledge was led by JonLuca Winder-Hike

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
Councilman Glenn E. Wood

OTHERS PRESENT: Town Manager Joseph W. Petty
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley

APPROVAL OF MINUTES – Councilman Ingram moved seconded by Vice Mayor Veitenthal that Council approve the minutes of February 2, 2026 Continued/Rescheduled Regular Meeting, February 2, 2026 Work Session and February 9, 2026 Work Session, as corrected on page 2 of the February 9, 2026 work session replacing the word “riding” with “righting”.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS - None

RECOGNITIONS/AWARDS/ REPORTS

Chief Whited introduced newly hired Police Officer Cooper Blake and recognized Officers Brooke Duvall and Carrie Gibson for receiving the MADD Award. He also mentioned that Mark Hajduk was promoted to Corporal but was unable to join in tonight's recognition.

Director of Energy Services Carey Saffelle recognized Mark Snyder for Obtaining his Class A Lineman Certification.

Council voiced their appreciation and congratulated all those recognized.

PUBLIC HEARINGS

Special Use Permit (SUP) to allow an Automobile Garage/General Repair Shop, at 3 West 14th Street – Gary Bunch
Staff – Director of Planning Lauren Kopishke updated Council on the crash data gathered from the Virginia Department of Transportation (VDOT) in this area since 2014, noting the data did not indicate the cause of the crashes. Discussion ensued on the concerns of whether to require the closure of the entrance/exit onto the property from 14th Street and additional parking on N. Royal Avenue.

Applicant – Gary Bunch voiced his concern with closing the entrance/exit off 14th Street noting the difficulty for large delivery trucks to gain access to one side of the building if only using the entrance/exit off N. Royal Avenue. He also voiced financial hardship to install the required curb and gutter if the entrance/exit were removed. He asked Council to consider not closing the entrance/exit off 14th Street. Mr. Bunch confirmed that the same tenant had been at this location for approximately 14 years and have signed a 10-year lease with him moving forward.



Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

In furtherance of the purposes and objectives contained in Town Code 175-1(B), Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve a Special Use Permit (SUP) submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street (Tax Map 20A2-3-63-24A, 25, 26, 27, B 63) with the following conditions: 1) The entrance off 14th Street shall have a sign "Right Turn Only"; 2) All work shall be conducted within an enclosed building; and, 3) All outdoor storage or display shall be screened to obstruct its visibility from any public street.

Town Attorney George Sonnett suggested the first condition in the motion state "No Left Turn" instead.

ORIGINAL AMENDED MOTION TO REWORD FIRST CONDITION - *In furtherance of the purposes and objectives contained in Town Code 175-1(B), Vice Mayor Veitenthal amended the motion seconded by Councilman Sealock that Council approve a Special Use Permit (SUP) submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street (Tax Map 20A2-3-63-24A, 25, 26, 27, B 63) with the following conditions: 1) **No left turn off 14th Street**; 2) All work shall be conducted within an enclosed building; and, 3) All outdoor storage or display shall be screened to obstruct its visibility from any public street.*

Vice Mayor Veitenthal appreciated staff's recommendations but reiterated the property owner's hardship with deliveries and installation of curb and gutter. She noted their willingness to screen storage to improve the property.

Councilman Rappaport voiced concern of overflow parking onto N. Royal Avenue and offered a substitute motion to include a 4th condition.

SUBSTITUTE MOTION - *In furtherance of the purposes and objectives contained in Town Code 175-1(B), Councilman Rappaport that Council approve a Special Use Permit (SUP) submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street (Tax Map 20A2-3-63-24A, 25, 26, 27, B 63) with the following conditions: 1) No left turn off 14th Street; 2) All work shall be conducted within an enclosed building; 3) All outdoor storage or display shall be screened to obstruct its visibility from any public street; and, **4) yellow striping be installed from 14th Street onto N. Royal Avenue to the property owner's line.***

Motion Died for Lack of a Second

ORIGINAL AMENDED MOTION TO REWORD FIRST CONDITION - *In furtherance of the purposes and objectives contained in Town Code 175-1(B), Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve a Special Use Permit (SUP) submitted by Gary Bunch, to allow an automobile garage/general repair shop at 3 W. 14th Street (Tax Map 20A2-3-63-24A, 25, 26, 27, B 63) with the following conditions: 1) No left turn off 14th Street; 2) All work shall be conducted within an enclosed building; and, 3) All outdoor storage or display shall be screened to obstruct its visibility from any public street.*

Councilman Wood voiced support of the Special Use Permit.

Councilwoman De-Domenico-Payne agreed that it was up to the Town to stay ahead of parking concerns.

Mayor Cockrell questioned traffic turning left into the business heading south noting the two breaks in the median to allow such a turn. Ms. Kopishke advised that staff was reviewing the option to close one of the breaks since two were not needed and it would not affect the applicant's request.



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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL on Original Amended Motion

Special Use Permit (SUP) to Operate a Shopping Center in the C-1 Zoning District on South Street - AJM, LLC Front Royal VA on Behalf of The Boisseau Family LC ET AL

Staff – Ms. Kopishke gave an overview of the Town Code as it related to storage, loading, outdoor activity and required parking. She also mentioned that the billboard would be removed by July 1, 2026. There was discussion and questions regarding the types of community activities that would be allowed and whether the storage of Rural King's farming implements and nursery would be affected. Ms. Kopishke assured Council that there was sufficient parking and nothing was being affected that was currently in place. She did, however, note that storage would not be permitted in front of the store and if there was a request for such, a temporary storage permit could be issued.

Applicant – Ross Gaddis, representing the applicant, introduced Blake Pierce President of Rural King Realty, Zack Lewinski and Joe Brogan, Surveyor. He advised that the request for the SUP was to bring the shopping center into compliance because Rural King was actively pursuing purchasing the property. He suggested that Council consider deleting the first condition noting that Rural King will stay in compliance with Town Code specifically stating the there would be no storage buildings in front of the store. He explained that the lease for the billboard sign ended June 1, 2026 and there was no intention of renewing it.

Councilman Wood wished continued success to Rural King and thanked them for being a good neighbor.

Councilman Rappaport confirmed with Mr. Gaddis it would be a pretty quick turn around to remove the sign once the lessee is properly notified.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Vice Mayor Veitenthal confirmed with staff that there was currently ample parking with striping.

In furtherance of the purposes and objectives contained in Town Code 175-1(B), Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council approve a Special Use Permit (SUP) submitted by 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 pursuant to Town Code §175-39(B) on South Street (Tax Map 20A18-5-7) with the following conditions: 1) Required parking spaces that are required to be reserved solely for parking purposes shall be permanently and clearly striped in accordance with applicable standards and 2) The applicant shall remove all off-premises signs from the property no later than July 31, 2026.

Vice Mayor Veitenthal reiterated that Rural King meets the parking requirements.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



Receive Public Comment Regarding a Request from West Brown to Vacate an 1,800 Square Foot Portion of the Unimproved Alley Between W. 13th and 14th Streets

Staff – Town Manager Joe Petty advised that he met with the applicant on site to discuss various concerns. He suggested appointing a committee of viewers to view the request more objectively for the public.

Applicant – Elliott Bachelor, 1462 Lakeview Drive, representing applicant West Brown, advised that he once lived at 141 W. 13th Street and could attest to the high volume of traffic that used and sometimes blocked the alley. He voiced concern about the traffic entering and exiting onto 13th Street from the alley since it was about 3½ feet from the dwelling. He opined that it was better suited as a driveway.

Councilman Wood confirmed that the applicant was aware of how the costs were derived if approved.

Mayor Cockrell opened the public hearing. No one else spoke the public hearing was closed.

Councilman Wood moved seconded by Councilman Rappaport that Council appoint a committee of viewers to view the street vacation application from West Brown [owner Bachelor, Robert and West, M., Trustee] to discontinue, close and vacate a 1,800 square foot portion of the unimproved alley located between W. 13th Street and W. 14th Street and report any inconveniences to the public that would result from the discontinuance of said right-of-way.

Vice Mayor Veitenthal stated that the committee was the best practice unless there were unusual circumstances.

Councilman Rappaport stated the committee was good for checks and balances.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Receive Public Comment Regarding a Request from Paul Rush to Vacate an Unimproved Portion of Lowe Lane Located Off Braxton Road.

Staff – No updates or comments

Applicant – Paul Rush advised that he had no existing way to get to his property and vacating Lowe Lane would remedy that situation. He confirmed that he purchased the lot at a County auction knowing there was not right-of-way and learned about Lowe Lane later.

Mayor Cockrell opened the public hearing.

Ted Kane, 231 Polk Avenue, advised that his property abutted Lowe Lane and explained how children in the neighborhood used it for play and questioned why the applicant needed it since he could just drive across it. He questioned what happened after it was vacated, noting that a storm sewer was in half of it.

Paula Lansberger, 232 Lee Street, advised her mother-in-law, Mrs. Boyd lived at 229 Polk Avenue. She attested that she has driven on the property to unload a lawn mower to mow her mother-in-law's grass. She voiced concern about how the electricity, plumbing and runoff were going to be addressed on the property since the land had an unusual angle. She opined that the landscape could not support a driveway.



No one else spoke the public hearing was closed.

Councilwoman DeDomenico-Payne moved seconded by Councilman Wood move that Council appoint a committee of viewers to view the street vacation application from Paul Rush [owners Paul and Sheila Rush] to discontinue, close and vacate a 6,211 square foot portion of the unimproved Lowe Lane located between Braxton Road and Lot 27A and report any inconveniences to the public that would result from the discontinuance of said right-of-way.

Mayor Cockrell explained the process of the vacation to Mr. Kane. Mr. Petty confirmed that any abutting property owner may negotiate a price for the property being vacated.

Mr. Petty advised that the map in the packet was from GIS; however, he directed attention to the survey as it was more accurate. He also explained the next steps after the viewers report was completed.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS - None

REPORTS

Town Manager Report – Mr. Petty advised that staff had been working diligently on the proposed budget including the continued discussion on the energy rate. Crews were currently making repairs resulting from the snow/ice event.

Town Council Reports

Councilwoman DeDomenico-Payne attended the Northern Shenandoah Valley Regional Commission (NSVRC) Meeting noting the Septic Pumping Program and Sharing Service Trash Program.

Councilman Wood attended the FREDA meeting, County Tourism Committee Meeting where events for the 250th Celebration were discussed, and a follow-up County Traffic Meeting with VDOT concerning South Street.

Councilman Sealock – No Report

Vice Mayor Veitenthal attended the Transportation Subcommittee suggesting placement of an item on an upcoming work session to gather Council's directive on items from the Subcommittee and Retail Strategies Meeting. She assisted with a Boxes to Basics pickup in Manassas.

Councilman Ingram attended the 20th Anniversary Celebration of Generations Hair Salon.

Councilman Rappaport thanked those who assisted digging out fire hydrants around the Main Street/N. Royal Avenue area during the snow/ice event, specifically Kevin Cuddleback and Willy Huck for shoveling out stormwater drains. He attended the Rotary Scholarship Dinner and the Reaching Out Now (RON) Growing Forward Together Event. He asked that staff look into two citizen concerns he recently received at Cypress/Brown/Salem Avenues. The first one was replacing a 2-way stop sign with a 4-way stop and the other one was replacing a school zone/speed limit sign with a larger sign.



Report of the Mayor – Mayor Cockrell attended and participated in the following since December: Salvation Army Bell Ringing, Christmas Caroling, Town Employee Christmas Luncheon, Traffic Club Dinner, Concession Stand at Warren County/Skyline Basketball Game, Town's Citizens Academy, Ribbon Cutting for Blue Ridge Opportunities, Shenandoah Rail Trail Meetings, Community Book Fair Fundraiser, Smithsonian Zoological Conservation Center Meeting, Little League State Tournament Meetings, Front Royal Volunteer Fire Department Annual Awards Banquet, Warren County Quarterly Recovery Court Meeting, Recovery Court Graduation, Chamber of Commerce Stargazer Gala and accompanied the Front Royal Little League 12-Year-Old All Stars to Richmond where they were recognized at the state capitol. She praised the Town Staff for their hard work.

CONSENT AGENDA ITEMS

Purchase of Replacement Police Department Patrol Vehicles

Council approved the purchase and replacement of three Ford Police Interceptor Utility Police Department patrol vehicles (two 3.3L gasoline and one 3.3L hybrid) to replace three 2020 Ford Explorers (#s 226, 227, and 228), with the hybrid included at no additional cost to evaluate its performance for potential future fleet use, from Sheehy Ford of Richmond, Virginia in the amount of \$137,290.56.

FY26 Budget Amendment to Receive Funds from the Commonwealth of Virginia 9-1-1 Service Board

Council approved a FY26 Budget Amendment in the amount of \$18,800.59 to receive funds from the Commonwealth of Virginia 9-1-1 Service Board to reimburse funds for Call Handling Equipment (CHE) i3 Services to support the Town of Front Royal Police Department Dispatchers.

FY26 Budget Amendment to Receive Funds from NOVA/DC ICAC Task Force

Council approved a FY25 Budget Amendment in the amount of \$2,000 to increase FY26 budgeted revenues to receive funds from the Northern Virginia/District of Columbia Internet Crimes Against Children (NOVA/DC ICAC) Task Force and allocate \$2,000 to reimburse for the purchase of technological equipment.

Deed of Easement from CRP/TCC Front Royal Owner, LLC (Toray) for Public Water/Sewer Facilities

Council approved and accepted the Deed of Easement, pursuant to Virginia Code § 15.2-1800, conveying public water and sewer easements to the Town over portions of consolidated lot 5A1, future Tax Map No. 12G-1-2-5A1, owned by CRP/TCC FRONT ROYAL OWNER, L.L.C. (TORAY) and authorize the Town Manager and Town Attorney to execute the Deed of Easement of behalf of the Town.

Councilman Ingram moved seconded by Councilman Rappaport that Council approve the Consent Agenda as presented.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

BUSINESS ITEMS

Request to Waive Sidewalk Requirement for Squirrel Hill Development

Councilman Ingram moved seconded by Councilwoman DeDomenico-Payne that Council deny the request to waive the sidewalk requirement for Squirrel Hill Development.

Councilman Ingram explained that it was too much of an impact to the community to not have sidewalks.



Councilman Wood hoped Council would discuss sidewalks more at the upcoming retreat.

Councilman Rappaport stated that the Town's Comprehensive Plan promoted walkability and if the waiver was approved the taxpayers would have pay for the sidewalk.

Councilwoman DeDomenico-Payne voiced her excitement on the new development stating that the sidewalks would not only add value, but Council would stay consistent on enforcing Town Code.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Resolution to Cancel Shenandoah Avenue Lighting Revenue Sharing Project, UPC #116862

Councilman Wood moved seconded by Councilwoman DeDomenico-Payne that Council approve a Resolution to request the cancellation for the North Shenandoah Avenue Lighting Project, UPC #11682, referred to in the 2019 Resolution – FY2020-2021 Revenue Sharing Program, as presented.

Councilman Wood advised that the Director of Energy Services and the Town Manager continue to review the status of lighting in the area to determine an affordable solution.

Vice Mayor Veitenthal noted that the Town could do this project without VDOT with the savings being placed towards another project. Councilman Rappaport agreed with the Vice Mayor briefly noting the dark sky lighting venture.

Councilman Sealock voiced concern for pedestrian safety in this area stressing the importance of protecting citizens.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

CLOSED MEETING

Councilman Ingram moved seconded by Councilman Rappaport 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 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, 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; and, 2) 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, the Deputy Clerk of Council Appointment.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



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.

Vice Mayor Veitenthal did not go into the Closed Meeting and left due to family matter.

Councilman Rappaport moved seconded by Councilman Ingram 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 Rappaport, DeDomenico-Payne, Ingram, Wood, Sealock

No – N/A

Absent – Vice Mayor Veitenthal

Abstain – N/A

ROLL CALL

The meeting adjourned at approximately 10:25 pm.

Approved by Town Council

Date: _____