



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.

CALL TO ORDER

The Planning Commission regular meeting of the Town of Front Royal, Virginia, was held on July 15, 2026, at the Warren County Government Center.

Chairman Neel called the July 15, 2026, regular meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

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

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

None.

APPROVAL OF MINUTES

- June 16, 2026 – Regular Meeting

Commissioner Marshner moved, seconded by Commissioner Brooks to approve the regular meeting minutes from June 17, 2026, as written.

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

ROLL CALL



PUBLIC COMMENTS (NOT RELATED TO PUBLIC HEARINGS)

None.

CONSENT AGENDA

1. **2600380** – An Ordinance Amendment to Town Code §175-147 to redefine the position of the Zoning Administrator and the Deputy Zoning Administrators.

Commissioner Brooks moved, seconded by Commissioner Marshner that the Planning Commission approve the Consent Agenda to publicly advertise for a public hearing in August as presented.

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

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

PUBLIC HEARING

1. **2600273** – A Special Use Permit Application, submitted by the Rotary Club of Front Royal for an artistic mural, exceeding sixty (60) square feet in size, on the north side of the building facing the intersection of N. Commerce Avenue and Manassas Street, located at 37 Water Street, identified by Tax Map 20A8-6-C 3. The property is zoned C-2, Downtown Business District.

Mr. Ware read portions of Town Code pertinent to the application request. He then gave a virtual presentation showing where the mural would be located on the north side of the building. Based on the application the applicant will remove two (2) evergreen trees located against the building on their property. The proposed mural will be eight (8) feet by fifty-five (55) feet.

Ms. Kopishke clarified that the applicant amended the application to show that the “polio” symbol on the proposed mural will be replaced with the rotary symbol.

Bret Hrbek, 335 Locust Dale Road, Front Royal, VA spoke on behalf of the Rotary Club of Front Royal. Mr. Hrbek shared that the Rotary Club is celebrating one hundred (100) years of existence in Front Royal and Warren County. The proposed mural will be painted on wood and hung on the building. He explained the seven (7) areas of the Rotary’s focus and noted that the artist is a Warren County High School art teacher.

Chairman Neel reviewed the procedures for speaking at the public hearing.



Chairman Neel opened the public hearing.

Cathy Wolfe, 431 Washington Avenue, Front Royal, VA and 37 Water Street, Front Royal, VA. Ms. Wolfe is the Executive Director of Blue Ridge Opportunities. She expressed that they were excited to collaborate with the Front Royal Rotary Club and allow them to help beautify this corner in Town. Blue Ridge Opportunities supports the Rotary Club's endeavor and asked the Planning Commission to support the project.

Chairman Neel closed the public hearing.

Chairman Neel abstained from voting because he is a member of the Rotary Club of Warren County.

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Commissioner Marshner moved, seconded by Commissioner Brook, that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit Application #2600273 for an artistic mural, exceeding sixty (60) square feet on the north side of the building located at 37 Water Street, identified by Tax Map 20A8-6-C3.

VOTE: Yes – Marrazzo, Marshner, Fedoryka, Brooks

No – N/A

Abstain – Neel

Absent – N/A

ROLL CALL

2. **2600349** – An Ordinance Amendment to define Outdoor Dining Area in Town Code §175-3, permit outdoor dining as an accessory use in the C-1, Community Business District & C-2, Downtown Business District, and add performance standards under Town Code §175-118.

Mr. Ware explained that all the information of the proposed ordinance amendment was contained in the Planning Commission meeting packet and he had no additional information.

Chairman Neel opened the public hearing.

There were no speakers.

Chairman Neel closed the public hearing.

In order to promote the general welfare of the public and in accordance with Town Code §175-1(B), Commissioner Brooks moved, seconded by Vice Chairman Marrazzo that the Planning Commission forward a recommendation of approval to the Town Council to approve an Ordinance Amendment to define Outdoor Dining Area in Town Code §175-3, permit outdoor dining as an



accessory use in the C-1, Community Business District and C-2, Downtown Business District, and add performance standards under Town Code §175-118.

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

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

None.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the June Planning and Zoning monthly report.

Staff's goal is to bring the Zoning Ordinance to a Planning Commission public hearing in September.

Ms. Kopishke shared that she had received a draft of the Entrance Corridor Overlay District revisions and hopes to bring that document to the Planning Commission work session in September.

ADJOURNMENT

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

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting was adjourned at 7:20 p.m.

Approved by Planning Commission

Date: 8/19/2026