

**Planning Commission
Town of Front Royal, Virginia**

May 17, 2017

Present: Douglas Jones, Vice Chairman
David Gushee, Commissioner
Joseph McFadden, Commissioner
Connie Marshner, Commissioner
Cee Ann Davis, Commissioner

Absent: Deborah Langfitt, Chairman

Staff: Jeremy Camp, Director
Darryl Merchant, GIS Analyst/Planner/Surveyor
Connie L. Potter, Sr. Administrative Assistant

The May 17, 2017 meeting of the Planning Commission for the Town of Front Royal, Virginia was called to order by Vice Chairman Jones at 7:01 p.m.

CITIZEN COMMENTS:

There were no speakers.

MINUTES:

Commissioner Gushee moved to approve the meeting minutes as written, seconded by Commissioner McFadden.

**VOTE: Yes – Jones, Gushee, McFadden, Marshner, Davis
Absent - Langfitt**

PUBLIC HEARING:

There were no items for public hearing.

CONSENT AGENDA:

- Entrance Corridor Review, Zoning Permit Application #Z16-184, Submitted by the owners of Ramsey True Value Hardware Store, for a building addition and minor site changes to the rear parking lot.

Commissioner Gushee moved to approve the consent agenda with the staff recommendations, seconded by Commissioner McFadden.

**VOTE: Yes – Davis, McFadden, Jones, Marshner, Gushee
Absent – Langfitt**

NEW BUSINESS:

There were no items for new business.

OLD BUSINESS:

There were no items for old business.

PLANNING DIRECTOR'S REPORT:

Mr. Camp reviewed the April monthly report.

Leach Run Parkway is on schedule to be completed at the end of June.

The waste water treatment plant is due for completion at the end of 2017.

South Fork Bridge is also on schedule to finish construction by the end of 2017.

The solar farm project at the end of Manassas Avenue has been constructed and a dedication ceremony is scheduled for May 22nd at 6:00 p.m. prior to the Town Council meeting.

Town Council approved a Memorandum of Understanding with the EDA to use new market tax credit funds for a variety of capital projects in the Town. This includes Happy Creek Road - Phase 2, West Main Street extension which goes to the Royal Phoenix development site, police headquarters, sidewalks on West Main Street, and potentially the debt service on Leach Run Parkway.

There were no Board of Zoning Appeals (BZA) applications for review, therefore the BZA did not meet in April.

In April, the Board of Architectural Review (BAR) approved two (2) plans for renovation projects downtown, which include the buildings at 120-122 E. Main Street for a beer pub, outdoor sports store and improvements to the existing bakery and tea/wine shop. They also approved renovations at 205 E. Main Street, which is the site of the former Lucky Star, referred to as the Weaver Building. The applicant intends to renovate the building and put in a new restaurant and art gallery.

The 31st annual Virginia Wine and Craft Festival is Saturday, May 20th from 10:00 a.m.- 6:00 p.m. and the farmers market is open from noon – 4:00 p.m. on Saturday's and Sunday's.

COMMISSION MEMBER REPORTS:

There were no additional comments from Planning Commission members.

ADJOURNMENT:

Commissioner Gushee moved to adjourn the meeting, seconded by Commissioner Davis.

**VOTE: Yes – Gushee, Davis, McFadden, Jones, Marshner
Absent - Langfitt**

The meeting adjourned at 7:14 p.m.

Connie L. Potter
Sr. Administrative Assistant