REGULAR PLANNING COMMISSION MEETING
Thursday, December 18, 2025 @ 7:00pm
Town Hall, 2nd Floor East Conference Room

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- November 19, 2025 – Regular Meeting

V. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

VI. CONSENT AGENDA

I move that the Planning Commission approve the Consent Agenda to publicly advertise for a public hearing in January as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move.]

1. **2500571** – A Special Use Permit Application, submitted by Gary Bunch, to allow an auto repair shop, located at 3 West 14th Street, identified by Tax Map 20A2-3-63-24A, 25, 26, 27, B 63. The property is zoned C-1, Community Business District and is located in the Entrance Corridor.

2. **2500573** – A Special Use Permit Application, submitted by Property Connection, LLC, to allow a tow yard located on a vacant lot on Kibler Street, identified by Tax Map 20A4-4-5. The property is zoned C-1, Community Business District.

3. **2500581** – A Special Use Permit Application, submitted by AJM, LLC Front Royal VA, to operate a shopping center in the C-1 zoning district pursuant to Town of Front Royal Municipal Code Section 175-39(B), located on South Street, identified by Tax Map 20A18-5-7. The property is zoned C-1, Community Budiness District.

VII. COMMISSION MEMBER REPORTS

VIII. PLANNING DIRECTOR REPORT

- November Monthly Report

IX. ADJOURNMENT

There will be a Planning Commission work session following the regular meeting of November 19, 2025, @ 7:15 PM. This will be held at Town Hall, 102 E. Main Street, 2nd Floor East Conference Room.