REGULAR PLANNING COMMISSION MEETING
Wednesday, November 16, 2022 @ 7:00pm
Town Hall, 102 East Main Street

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ELECTION OF OFFICERS

- Vice Chairman

IV. 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]

V. APPROVAL OF MINUTES

- October 19, 2022 – Regular Meeting

VI. CITIZEN COMMENTS

VII. CONSENT AGENDA (*Consent to Advertise*)

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

- **2200444 – Yaohua Gu** – A request for a Special Use Permit to allow a Short-Term Rental located at 309 E Prospect Street and identified by Tax Map 20A813-5A. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

- **2200454 – Tabatha Luskey** – A request for a Special Use Permit to allow a Short-Term Rental located at 302 Blue Ridge Avenue and identified by Tax Map 20A9-14-1-18. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

- **2200385 – Rezoning NVR Ryan Homes-** This application was submitted by NVR Inc., for the conditional rezoning of approximately 43.9 acres from the R-E District to the R1-A District. Proffers and a concept plan have been submitted for the site showing the potential development of 142 single family dwellings.

- **2200442 – HEPTAD Amended proffers -** This application was submitted by HEPTAD LLC., to amend the previously approved proffers for the subdivision entitled ANNA SWAN EST Tax Map 20A212 1.

- **2200461 – Philip Vaught** – A request for a Special Use Permit to allow a Lodging House located at 140 Chester Street and identified by Tax Map 20A8-4-4. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

- **Comprehensive Plan –** Certification and recommendation of the new Comprehensive Plan document which shall update and supersede the Front Royal Comprehensive Plan, adopted March 23, 1998. Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia outlines the legal authority and requirement that all localities prepare, recommend, and adopt a Comprehensive Plan.

VIII. PUBLIC HEARINGS

- **2200349 – Aaron Hike –** A request for a Special Use Permit to allow a Short-Term Rental located at 1116 N. Royal Avenue and identified by Tax Map 20A2-443-2, 3, 4, 5 & 6. The property is zoned C-1, Community Business District and is located in the Entrance Corridor Overlay District.

IX. OLD BUSINESS

- None.

X. NEW BUSINESS

- Capital Improvement Plan (CIP)

XI. COMMISSION MEMBER REPORTS

XII. PLANNING DIRECTOR REPORT

- October Monthly Report

XIII. ADJOURNMENT

NOTE: A work session will be held following the regular meeting. Discussion topics during the work session will include:

- **Rezoning Application #2200468** – Submitted by Chris Holloway Construction, LLC on behalf of Randolph Macon Academy requesting an amendment of the Zoning Map of the Town of Front Royal to reclassify a portion of Tax Map #20A5-14-4 from Residential District R-1 to Residential District R-3. The identified property is an undeveloped 6.239-acre portion of the parcel located adjacent to W. Main Street and north of Shenandoah Avenue, Garrison Street and Viscose Avenue. The Ordinance identifies the R-1 District as a low-density residential area with the R-3 District as being a medium-to-high density residential area.