REGULAR PLANNING COMMISSION MEETING

Wednesday, December 21, 2022 @ 7:00pm
Warren County Government Center

1. CALL TO ORDER

2. ROLL CALL – DETERMINATION OF QUORUM

3. 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]

4. APPROVAL OF MINUTES

- November 16, 2022 – Regular Meeting
- November 30, 2022 – Special Meeting

5. CITIZEN COMMENTS

6. 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]

A. 2200494 – Barbara Samuels – A request for a Special Use Permit for a ground floor dwelling unit at 437 S. Royal Avenue identified by tax map 20A7-3-10. The property is zoned C-1, Community Business District.

7. PUBLIC HEARINGS

A. 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 District Area.

B. 2200454 – Tabatha Luskey, Luskey Properties, LLC – A request for a Special Use Permit to allow a Short-Term Rental located at 302 Blue Ridge Avenue and identified by Tax Map 20A8-14-1-18. The property is zoned R-3, Residential District and is located in the Historic District Area.

C. 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.

D. 2200422 – Joseph F. Silek, JR on behalf of Heptad, LLC - A request to amend the previously approved proffers for the subdivision entitled ANNA SWAN EST identified on Tax Parcels #20-A21-2-1 and Tax Parcel # 20A20-2-11. The proposed changes include modifications of the monetary proffers.

8. OLD BUSINESS

A. The public hearing was closed at the November 16, 2022, Planning Commission meeting. This is a continuation of the discussion for 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.

B. The public hearing was closed at the November 30, 2022, Planning Commission meeting. This is a continuation of the discussion for 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.

9. NEW BUSINESS

- None.

10. COMMISSION MEMBER COMMENTS

11. PLANNING DIRECTOR REPORT

- November Monthly Report

12. ADJOURNMENT