REGULAR PLANNING COMMISSION MEETING

Wednesday, April 19, 2023 @ 7:00pm
Warren County Government Center

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

- March 15, 2023 – Regular Meeting
- April 5, 2023 – Special Meeting

V. CITIZEN COMMENTS

VI. 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]

- **2200402 – Vesta Property Management –** A request for a Special Use Permit to allow a short-term rental located at 211 S. Royal Avenue and identified on tax map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

- **2300184 – Peter Lemmon and Scott Lloyd –** A Special Exception application requesting and exception from the parking requirements of 175-151 pursuant to 148-870.18 & 148-211. A.1. for the property located at 15 Chester Street and identified by Tax Map 20A8-5-3. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

- **2300213 – Cook Realty –** A request for a Special Use Permit to allow a short-term rental located at 1125 John Marshall Highway and identified on tax map 20A103-8. The property is zoned R-1, Residential District.

- **2300214 – Cook Realty -** A request for a Special Use Permit to allow a short-term rental located at 1121 John Marshall Highway and identified on tax map 20A103-8A. The property is zoned R-1, Residential District.

- **2300215 – Cook Realty** - A request for a Special Use Permit to allow a short-term rental located at 1135 John Marshall Highway and identified on tax map 20A103-8A. The property is zoned R-1, Residential District.

- **2300232 – Cook Realty –** A request for a Special Use Permit to allow a 12-14 room nursing Home in the C-1, Community Business District located at 416 S. Royal Avenue. The property is located in the Entrance Corridor.

VII. PUBLIC HEARING

- **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.

- **#2300161** – An amendment to Chapter 175-137 Fees, Charges and Expenses of the Town of Front Royal Zoning Ordinance to add the application fee of $400.00 for processing a Local Board of Building Code Appeals Application.

VIII. OLD BUSINESS

- None.

IX. NEW BUSINESS

- None.

X. COMMISSION MEMBER REPORTS

XI. PLANNING DIRECTOR REPORT

- March Monthly Report

XII. ADJOURNMENT