REGULAR PLANNING COMMISSION MEETING

Wednesday, February 19, 2025 @ 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

- January 15, 2024 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA

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

- **2500049** – A request for a Special Exception from Town Code Chapter 148-820.D.6 submitted by Rappahannock HC LLC for property located at 1321 Happy Creek Road, identified by Tax Map 20A21-2-4 to reduce the required minimum street pavement width from thirty-six feet (36') to twenty-nine (29'). (*Consent to advertise for a public hearing at the March 19, 2025 regular Planning Commission meeting.)*

- **2500051** – An Ordinance Amendment to amend Front Royal Town Code Chapter 175-137 pertaining to fees. (*Consent to advertise for a public hearing at the March 19, 2025 regular Planning Commission meeting.)*

- **2500062** – A zoning text amendment to Town Code Chapter 175-12.1 to allow lodging houses by Special Use Permit in the R-1 zoning district. (*Consent to advertise for a public hearing at the March 19, 2025 regular Planning Commission meeting.)*

VII. NEW BUSINESS

- **2500002 –** Exterior Renovations to the structure located in the entrance corridor located at 1355 N Shenandoah Avenue, identified by tax map 20A2, section 4, block 57, parcels 23-34. The property is zoned C-1, Community Business District.

- **2500022** – A request for revisions to Subdivision Plan FRSUB1521-2019 for Happy Creek Knolls, Section 4 regarding lots 4, 5, 6, 29, and 30, submitted by Maronda Homes, Inc.

- **2500023** - A request for Final Subdivision Plat approval for a major subdivision submitted by Ali Billoo from a one (1) 3.52-acre parcel into eight (8) residential lots, one (1) stormwater management lot, and a residue lot located at 336 W. Strasburg Road, identified on tax map 20A11, section 4, parcel 23B. The property is zoned R-2, Residential District.

VIII. ELECTION OF OFFICERS

- Chairman
- Vice Chairman

IX. COMMISSION MEMBER REPORTS

X. PLANNING DIRECTOR REPORT

- January Monthly Report

XI. ADJOURNMENT