REGULAR PLANNING COMMISSION MEETING

Wednesday, March 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

- February 19, 2024 – 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 April as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2500072 –** A request for a Special Use Permit submitted by Warren County Community Health Coalition for a lodging house located at 506 N. Royal Avenue, identified by Tax Map 20A5, Section 7, Block 18, Lots 3 and 4. The property is zoned C-1, Community Business District and is located in the Entrance Corridor. (*Consent to advertise for public hearing at the April 16, 2025 regular Planning Commission meeting.)*

- **2500100** – A request for a Special Use Permit submitted by Divinum Auxilium Academy for a private school located at 16 N. Royal Avenue, identified by Tax Map 20A5, Section 11, Lot 15. The property is zoned C-2, Downtown Business District and is located in the Entrance Corridor. (*Consent to advertise for public hearing at the April 16, 2025 regular Planning Commission meeting.)*

VII. PUBLIC HEARINGS

- **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').

- **2500051** – An Ordinance Amendment to amend Front Royal Town Code Chapter 175-137 pertaining to Fees, Charges and Expenses and Chapter 148-1100 Fees.

- **2500054 –** A request for a Special Use Permit submitted by Heritage Hall XIII, LLC for the expansion of the existing skilled nursing facility building with a new building addition for twenty (20) beds and associated facilities located at 400 W. Strasburg Road, identified by Tax Map 20A11, Section 4, Lot 23. The property is zoned R-2, Residential District.

- **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.

VIII. COMMISSION MEMBER REPORTS

IX. PLANNING DIRECTOR REPORT

- February Monthly Report

- 2024 Annual Report

X. ADJOURNMENT