REGULAR PLANNING COMMISSION MEETING

Wednesday, April 16, 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

- March 16, 2025 – 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 May as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2500104 –** A request for a Special Use Permit Application submitted by Julie Vaught-Happy Creek Antiques for a Farmers Market (raised garden beds and a community garden) at 515-B N. Commerce Avenue, identified by Tax Map 20A4, Section 10, Lot 8. The property is zoned C-1, Community Business District. (*Consent to advertise for public hearing at the May 21, 2025 regular Planning Commission meeting.)*

- **2500108 –** A Special Use Permit Application submitted by Home Base Holdings LLC to allow a short-term rental to be located at 66 W. Strasburg Road, identified by Tax Map 2012, Section 3, Lot 31B. The property is zoned C-1, Community Business District. (*Consent to advertise for public hearing at the May 21, 2025 regular Planning Commission meeting.)*

VII. PUBLIC HEARING

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

- **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.

- **2500072 –** A request for a Special Use Permit submitted by the Warren County Community Health Coalition for a lodging house at 506 N. Royal Avenue, identified by Tax Map 20A5, Section 7, Block 18, Lots 3-4. The property is zoned C-1, Community Business District and is located in the Entrance Corridor.

- **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.

VIII. COMMISSION MEMBER REPORTS

IX. PLANNING DIRECTOR REPORT

- March Monthly Report

X. ADJOURNMENT