



REGULAR PLANNING COMMISSION MEETING

Wednesday, July 20, 2022 @ 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

- June 15, 2022 – Regular 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]

- **2200225** – Special Use Permit for a short-term rental located at 107 Highfield Lane. Application submitted by William and Melissa Gordon.
- **2200230** – Special Use Permit for a short-term rental located at 12 Chester Street. Application submitted by Lea Justice.
- **2200238** – Special Use Permit for a short-term rental located 124 Luray Avenue. Application submitted by Philip Vaught/Vaught Real Estate, LLC.

VII. PUBLIC HEARINGS

- **2200101 - Ramzi Beidas, MZF, LLC** - A request for a Special Use Permit for apartments to be located on the ground floor at 650 W 11th Street identified on tax map 20A1-2-3 7,8, & 9. The property is zoned C-1.
- **2200105 – Joy L. Allen and Patrick Masch** - A request for a Special Use Permit to allow a short-term rental located at 425 N. Royal Avenue and identified on tax map #20A5-6-13-10. The property is zoned C-1.
- **2200106 – Jerry & Martha Britton** – A request for a Special Use Permit to allow a short-term rental located at 18 E. Stonewall Drive and identified on tax map #20A7-4-42. The property is zoned C-2.

- **2200113 – Poe’s River Edge LLC and Eagle Sky Industrial Park, LLC** – A Special Exception Application for a new proposed private street to improve traffic flow through parcels located at 508 Kendrick Lane and identified on tax map #20A1-3-4 and 5A2. The property is zoned I-2.
- **FRZORDAM-003111-2022** - An amendment to Chapter 175 of the Town of Front Royal Zoning Ordinance to add the definition of “Data Center”, “Green Roof”, “Solar Roof”, and “Vegetative Roof” to Chapter 175-3; add “Data Center” as a use permitted by Special Use Permit in the Industrial Employment District (I-2), revise permitted uses in the Industrial Employment District (I-2), Chapter 175-65; and to add supplemental regulations for “Data Centers” to Chapter 175-152.

VIII. OLD BUSINESS

- None.

IX. NEW BUSINESS

- **2200134** – Site Plan Application for an automated car wash facility (Hang 10 Car Wash) located in the Entrance Corridor at 1303 N. Royal Avenue. Application submitted by Seth Roderick, PE of Harrisonburg, VA. The property is identified by tax map #20A3-4-55-1, 2, 3 & 4 and is zoned C-1.

X. COMMISSION MEMBER REPORTS

XI. ADJOURNMENT