

**MINUTES
TOWN COUNCIL
PLANNING COMMISSION
TOWN OF SHENANDOAH
JOINT PUBLIC HEARING**

July 23, 2024

The Shenandoah Town Council and the Shenandoah Planning Commission held a Joint Public Hearing on Tuesday, July 23, 2024, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

ATTENDANCE: Council Members present were: Mayor Clinton O. Lucas, Jr.; Vice Mayor William Kite; Councilwoman Cave; Councilman Fox; Councilman Pierce; and Councilman Reisinger

Council Members absent were: Councilman Lowe

Planning Commission Members Present: Vice Chairman Arthur "Todd" Stroupe; Commissioners Jonathan Comer; Stephanie Richards; Tim Seal; and MacKenzie Watson.

Planning Commission Members Absent: Chairman I Michael Lowe; Commissioner Karen Comer

Other Town Officials present were: Charlie Jenkins, Town Manager; Angela Schrimsher, Town Clerk; and Paul Davis, Chief of Police.

Citizens present were: Sue Zirkle; Robert Zirkle; Martha Comer; Donald Comer; Brittany Sutherland; Charles Thomas; Brenda Haggett; Mary C. Queen.

Media Representatives: None.

CALL TO ORDER: Mayor Lucas opened the Public Hearing at 7:00 p.m. noting a quorum of the Planning Commission and Town Council is present. He stated the purpose of this Joint Public Hearing is for a special use permit request from Charles Thomas to allow for a home occupation construction business, as provided for the Code of the Town of Shenandoah, Section 50-112.

Mayor Lucas inquired if there was anyone present to speak *for* the special use home construction business request?

Charles Thomas stated he would like to store some construction equipment on his property at 601 Second Street. He also stated no customers will come to his home. Charles Thomas noted as long as the business is busy, the equipment will not be on the property.

Commissioner Stephanie Richards inquired about how many vehicles will be on the property.

Charles Thomas stated there will only be two company vehicles.

Stephanie Richards inquired as to whether the company trucks have logos?

Charles Thomas stated that they will not have logos, however if he decides later in the future to have logos, they would be magnetic decals.

Stephanie Richards inquired about an increase in traffic?

Charles Thomas stated there will not be an increase in traffic.

Vice Chairman Arthur "Todd" Stroupe stated he was just wishing to store equipment not in use?

Charles Thomas mainly wants to use the property for a mailing address.

Councilman Reisinger inquired what kind of equipment will be stored on the property?

Charles Thomas stated Directional Drills and Track Machines.

Councilman Reisinger asked if the equipment will be out of sight from the road.

Charles Thomas stated not all the time.

Town Manager Charlie Jenkins stated Charles Thomas has a large lot to store the equipment.

Vice Chairman Arthur "Todd" Stroupe inquired about wide turn issues, if any.

Charles Thomas stated there are no wide turn issues and his only problem would be coming in and out of the driveway.

Stephanie Richards asked Charles Thomas if he reviewed the Town Code.

Charles Thomas stated no, he did not review the Town Code.

Stephanie Richards stated no signage on the property and the Town Code allows only two vehicles per signage, suggesting to go back and check out the Code.

Mayor Lucas inquired if there was anyone present to speak *against* the special use permit home construction business request?

There was no one to speak against the permit construction request.

Closing of questions period : There being no further questions, a *motion* was made by Vice Mayor Kite, *seconded* by Councilman Fox, to close the public hearing at 7:04 p.m.

Council Members vote was as follows:

YEA: Vice Mayor Kite
Councilman Cave
Councilman Fox
Councilman Pierce
Councilman Reisinger

NAY: None.

ABSTAIN: Mayor Lucas
ABSENT: Councilman Lowe
VOTE: **Unanimous in favor of motion.**

Mayor Lucas asked if the Planning Commission wanted to discuss this request and make a recommendation to Council, or if they needed more time for review?

A *motion* was made by Vice Chairman Authur "Todd" Stroupe, *seconded* by Commissioner Stephanie Richards, to recommend approval of the special use permit request for a home based construction business request for Charles Thomas on property located at 601 Second Street Shenandoah, VA 22849, identified by tax map numbers 102A-3-7-1.

Planning Commission Members Vote was as follows:

YEA: Vice Chairman Arthur Todd Stroup
Commissioner J. Comer
Commissioner T. Seal
Commissioner M. Watson
Commissioner S. Richards

NAY: None.

Abstain: None.
Absent: Chairman Lowe; Commissioner Karen Comer
VOTE: **Unanimous in favor of motion.**

Mayor Lucas asked the Council if they have any questions.

There being no other questions, a *motion* was made by Vice Mayor Kite, *seconded* by Councilman Fox, to concur with the Planning Commission's recommendation and approve the Special use permit request for Charles Thomas for a home based construction business on property located at 601 Second Street, identified by tax map numbers 102A1-3-7-1, as presented.

Council Members Roll Call Vote was as follows:

YEA: Vice Mayor Kite
Councilwoman Cave
Councilman Fox
Councilman Pierce
Councilman Reisinger

NAY: None

ABSTAIN: Mayor Clinton O. Lucas, Jr.

ABSENT: Councilman Lowe
VOTE: Unanimous in favor of motion

ADJOURNMENT: A *motion* was made by Vice Mayor Kite, *seconded* by Councilman Reisinger, to adjourn the meeting at 7:07 p.m.

Members vote was as follows:


YEA: Vice Mayor Kite
Councilman Cave
Councilman Fox
Councilman Pierce
Councilman Reisinger

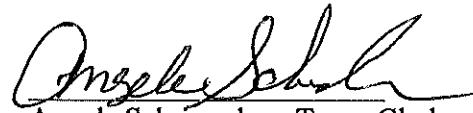
NAY: None.

ABSTAIN: Mayor Lucas
ABSENT: Councilman Lowe
VOTE: Unanimous in favor of motion.

APPROVED:

ATTESTED:


Clinton O. Lucas, Jr., Mayor


Angela Schrimsher, Town Clerk