

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

**APRIL 27, 2021**

The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, April 27, 2021, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

**The meeting began with the Pledge of Allegiance.**

**ATTENDANCE: Council Members present were:** Mayor Clinton O. Lucas, Jr.; Councilmen Russell Comer, Jr.; Councilman Lynn Fox; Charles Jenkins; I. Michael Lowe; and Richard Pierce.

**Council Members absent were:** Vice Mayor William Kite

**Planning Commission Members Present:** Chairman I. Michael Lowe; Vice Chairman Arthur “Todd” Stroupe; Commissioners Karen Comer; and Sean Wheeler.

**Planning Commission Members Absent:** Commissioners Jonathan Comer; Larry Dovel; and Natalie Strickler-Alt

**Other Town Officials present were:** Lora Jenkins, Town Clerk; and Paul Davis, Chief of Police.

**Citizens present were:** Doug McDaniel; Phil Secrist; and Emily Sours

**Media Representatives:** There were no media representatives present at this meeting.

**CALL TO ORDER:** Mayor Lucas opened the public hearing at 7:00 p.m. He stated a quorum of the Planning Commission and Town Council is present. He stated the purpose of this joint public hearing is for a rezoning request of Edwin Leo Karnes, Estate c/o Cheryl L. McDaniel and Douglas A. McDaniel, from Industrial to Residential (R2) on property located at and near 500 Shenandoah River Road. This property is identified by tax map numbers 102A1-(A)-8 and 8C. He noted if approved, this rezoning would allow for any items allowed as a matter of right and in compliance with Town Code Section 50-67.

Mayor Lucas inquired if there was anyone present to speak *for* the rezoning request?

Emily Sours stated Mr. McDaniel wants to eventually give the land to his sons and in the future they may build rental cabins on the land.

Mayor Lucas inquired if there was anyone present to speak *against* the rezoning request?

No one present spoke against the rezoning request.

Mayor Lucas inquired if there were any questions by the Council or Planning Commission Members?

Councilman Pierce asked why was lot 8 was shown twice on the map.

Mr. McDaniel stated lot 8 is one lot but in two pieces.

Councilman Fox stated rental cabins are not permitted on (R2), the McDaniels would need to have a Special Use Permit to have rental cabins.

Councilman Comer asked why the McDaniels wanted it rezoned Residential (R2) and not Commercial since it will have rental cabins?

Mr. McDaniel stated the cabins are just an idea for the future.

Chairman Lowe stated Commercial would not allow for a single family home.

Vice Chairman Stroupe asked why the area is zoned Industrial?

Mayor Lucas stated it was zoned Industrial since the railroad ran along the area.

Vice Chairman Stroupe asked if lot 8 and lot 8C were in the flood zone?

Mr. McDaniel said some parts of the lots are in the flood zone.

Mayor Lucas stated when the property is surveyed, then Mr. McDaniel will know where the best site would be to build to not be in the flood zone.

There being no further questions or comments, A *motion* was made by Councilman Jenkins, *seconded* by Councilman Pierce, to close the public hearing at 7:13 p.m.

Members vote was as follows:

|                              |                   |
|------------------------------|-------------------|
| <b>YEA:</b> Councilman Comer | <b>NAY:</b> None. |
| Councilman Fox               |                   |
| Councilman Jenkins           |                   |
| Councilman Lowe              |                   |
| Councilman Pierce            |                   |

**ABSTAIN:** Mayor Lucas

**ABSENT:** Vice Mayor Kite

**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 Planning Commissioner Comer, *seconded* by Planning Commissioner Wheeler, to recommend approval of the rezoning request from Industrial to Residential (R2) for Edwin Leo Karnes, Estate c/o Cheryl L. McDaniel and Douglas A. McDaniel on property located at and near 500 Shenandoah River Road, identified by tax map numbers 102A1-(A)-8 and 8C, as presented.

Planning Commission Members Vote was as follows:

**YEA:** Chairman Lowe  
Vice Chairman Stroupe  
Commissioner Comer  
Commissioner Wheeler

**NAY:** None.

**Abstain:** None.

**Absent:** Commissioners Jonathan Comer; Larry Dovel; and Natalie Strickler-Alt

**VOTE: Unanimous in favor of motion.**

A *motion* was then made by Councilman Jenkins, *seconded* by Councilman Fox, to concur with the Planning Commission's recommendation and approve the rezoning request from Industrial to Residential (R2) for Edwin Leo Karnes, Estate c/o Cheryl L. McDaniel and Douglas A. McDaniel on property located at and near 500 Shenandoah River Road, identified by tax map numbers 102A1-(A)-8 and 8C, as presented.

**ADJOURNMENT:** A *motion* was made by Councilman Lowe, *seconded* by Councilman Jenkins, to adjourn the meeting at 7:15 p.m.

Members vote was as follows:

**YEA:** Councilman Comer  
Councilman Fox  
Councilman Jenkins  
Councilman Lowe  
Councilman Pierce

**NAY:** None.

**ABSTAIN:** Mayor Lucas

**ABSENT:** Vice Mayor Kite

**VOTE: Unanimous in favor of motion.**

APPROVED:

ATTESTED:

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Clinton O. Lucas, Jr., Mayor

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Lora Jenkins, Clerk