

**MINUTES  
TOWN COUNCIL  
TOWN OF SHENANDOAH  
JOINT PUBLIC HEARING  
SPECIAL USE PERMIT  
March 11, 2025**

The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, March 11, 2025, beginning at 7:10 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

**ATTENDANCE**

**Council Members present were:** Mayor Clinton O. Lucas, Jr.; Council Members Denise Cave; Lynn Fox; Brenda Haggett; I. Michael Lowe; and Christopher Reisinger.

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

**Planning Commission Members present:** Chairman I. Michael Lowe; Vice Chairman Arthur "Todd" Stroupe Commissioners Jonathan Comer, Karen Comer, Stephanie Richards, and Timothy Seal.

**Planning Commission Members absent:** MacKenzie Watson.

**Other Town Officials present were:** Charles Jenkins, Town Manager; Rodney Hensley, Shenandoah Police Lieutenant; and Angie Schrimsher, Town Clerk.

**Citizens present were:** Brittaney Sutherland and Prabhasa Ishaya.

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

**CALL TO ORDER:** Mayor Lucas opened the public hearing at 7:10 p.m he stated this meeting would discuss the special use permit request from Prabhasa Ishaya to allow for a home occupation freight service business, as provided for in the Code of the Town of Shenandoah, Section 50-112, at his home located at 411 Fourth St, Shenandoah, VA, identified by tax map number 102A3-1-1-14.

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

Prabhasa Ishaya spoke about Grateful Way Freight Service. He stated he operates a truck with a trailer and that they would be parked in the back yard. Prabhasa Ishaya has only taken three trips in the last two years. Prabhasa Ishaya also stated that he also owns AAMCO Transmission franchise in Harrisonburg.

Mayor Lucas, Jr., inquired if there could be traffic congestion when pulling off the side street to make a delivery.

Town Manager Charlie Jenkins mentioned Prabhasa Ishaya's business will not have clients stopping by the house.

Vice Chairman Arthur “Todd” Stroupe inquired about the size of the truck and the trailer together.

Prabhasa Ishaya stated the size of the truck, and the trailer is 49 feet. With the goose neck attachment together is around 65 feet.

Councilman Reisinger inquired if the business was going to deliver any vehicles to the property.

Prabhasa Ishaya answered no.

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

Brittaney Sutherland inquired about the main businesses in Harrisonburg, and why are they listed with a Shenandoah address since 2022.

Prabhasa Ishaya stated he was not aware he needed a special use permit due to the two separate locations.

Brittaney Sutherland inquired about Grateful Way LLC having access to the alley way if the business will pay revenue to the Town.

Town Manager Charlie Jenkins stated Grateful Way Freight Service LLC will have a business license, pending approval of this special use permit request.

Town Manager Charlie Jenkins mentioned a write-in letter delivered to the Town questioning if the business would have a bathroom facility. He noted it will not be required since the business will not have clients coming by the house.

Town Manager Charlie Jenkins stated there was a second question if the business is using the alley way for in and out access to the house and whether it would affect the alley way with wear and tear.

Prabhasa Ishaya mentioned in the meeting previously he would take only three trips every two years.

Town Manager Charlie Jenkins stated the third question was if a fence is required around the property, as this may be a towing business. Town Manager Charlie Jenkins stated no vehicles will be towed in, so a fence is not required. He added a stipulation to the special use permit request to limit the amount of time the business vehicle or trailer parks in front of the house. He also noted another stipulation would be no transit freight could be hauled in and stored at the house.

Mayor Lucas asked if there were any other questions.

There being no more questions, a *motion* was made by Vice Chairman Arthur “Todd” Stroupe, *seconded* by Commissioner J. Comer to recommend approval of the Special Use Permit request

from Prabhasa Ishaya for a home occupation freight service at his home address of 411 Fourth Street, Shenandoah, VA, identified by tax map number 102A3-1-1-14.

Members Vote was as follows:

**YEA:** Chairman Lowe  
Vice Chairman Stroupe  
Commissioner J. Comer  
Commissioner K. Comer  
Commissioner Richards  
Commissioner Seal  
Commissioner Stroupe

**NAY:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Watson

**VOTE:** Unanimous in favor of motion

A ***motion*** was made by Councilman Lowe, ***seconded*** by Councilman Fox to concur with the Planning Commission's recommendation to approve the Special Use Permit request from Prabhasa Ishaya for home occupation freight business located at his home address, 411 Shenandoah, VA, identified by tax map number 102A3-1-1-14

Members Vote was as follows:

**YEA:** Councilwoman Cave  
Councilman Fox  
Councilwoman Haggett  
Councilman Lowe  
Councilman Reisinger

**NAY:** None

**ABSTAIN:** Mayor Clinton O. Lucas, Jr.

**ABSENT:** Vice Mayor Kite

**VOTE:** Unanimous in favor of motion

### **ADJOURN**

A ***motion*** was made by Councilwoman Haggett, ***seconded*** by Councilman Fox to adjourn the meeting at 7:23 p.m.

Members Vote was as follows:

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

**NAY:** None

**ABSTAIN:** Mayor Clinton O. Lucas, Jr.

**ABSENT:**

**VOTE: Unanimous in favor of motion**

APPROVED:

ATTESTED:

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Mayor Clinton O. Lucas, Jr

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Angela Schrimsher, Town Clerk