MIDDLEBURG PLANNING COMMISSION
PC Work Session & Regular Meeting Agenda
Monday, August 26, 2024
10 W. Marshall Street
6:30 PM

Work Session - 6:30 pm

1. Call work session to order / Roll Call

2. Closed Session

2.a. Closed Session - Commission vacancy
2024_08 Closed session - PC candidates.pdf

3. Discussion Items

3.a. potential Zoning Text Amendment - Bed and Breakfast, Residential Uses in Commercial Districts, Definition of Family, etc.
see materials under agenda item 8.a below

Regular Meeting - 7:00 pm (or as soon thereafter as the work session concludes)

4. Call meeting to order

5. Disclosure of meetings with applicants

6. Public Comment (non-public hearing related)

7. Approval of Minutes

7.a. Minutes - July 29, 2024 work session and regular meeting
07-29-24 - PC Work Session & Regular Meeting Minutes.pdf

8. Public Hearings

8.a. **Special Use 24-05** - Request of Aleco Bravo-Greenberg for a special use permit for self-storage at 104-106 S Pendelton St zoned C-3 General Commercial District
Memo - SU 24-05 104-106 S Pendleton St.pdf
SU 24-05 application materials.pdf

8.b. **Special Use 24-06** Request of Salamander Resort, LLC to modify existing Special Use Permit 06-03 for a rural resort at 500 N Pendleton St zoned A-C Agricultural Conservancy District
memo - SU 24-06 500 N Pendleton St.pdf

SU 24-06 application materials.pdf
oblique aerial from north.pdf

8.c. **Special Use 24-07** Request of Margaret Fortier for a special use permit for a Short-Term Rental at 609 Martingale Ridge Drive zoned R-3 Residential District
Memo - SU 24-07 609 Martingale Ridge Dr - PC.pdf
1 - SU 24-07 materials.pdf
2 - aerial photos.pdf
3 - Excerpt - ZO Article V.pdf

8.d. **Zoning Text Amendment 24-01 -** An Ordinance to Amend Articles II, VIII, X and XII of the Middleburg Zoning Ordinance pertaining to Definitions; Permitted and Special Exception Uses, Lot Requirements and Building Height in the R-2 Single Family Residential District; Nonconforming Lots of Record; and Permitted Extensions into Required Yards
memo - ZTA 24-01 - PC 2024_08.pdf
1 - Resolution - Initiate ZTA 24-01 and refer to PC.pdf
2 - ZTA 24-01 Draft 3.pdf
3 - height, side yards, coverage - recent construction.pdf
4 - Size and FAR analysis - recent construction.pdf
5 - Size and FAR analysis - all remaining R-2.pdf

9. New Business

9.a. Consideration of a Motion to Initiate: **Zoning Text Amendment 24-02** An Ordinance to Amend Articles II, X, And XI of the Middleburg Zoning Ordinance pertaining to Definitions for Bed & Breakfast, Domestic Employee, and Family; Use Regulations for Bed & Breakfast and Rooming & Boarding House in Residential and Commercial Districts; and Use Regulations for Dwellings in Commercial Districts
memo - to initiate ZTA 24-02.pdf
ZTA 24-02 Draft 2.pdf

10. Council Representative Report

11. Discussion Items

11.a. Briefing - recent change to Code of Virginia re: short-term rentals, proposal drafted by Town Attorney to further amend Code
Va Code section 15.2-983 D amendment bill .pdf

12. Quorum - September 23

13. Adjournment