TO: **Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **January 15, 2025**

SUBJECT: **Planning and Zoning Activity Report**

Purpose: Provide an update on zoning and development activity in November 2024.

Zoning Activity

Date	Address	Improvement
12/2/2024	3 Corriedale Place	Solar
12/12/2024	22 S Loudoun Street	Addition <150 sf
12/12/2024	31 S Loudoun Street	Solar

Conditional Use Permits & Rezonings

LVRZ 2023-0001, HK&S Rezoning. The applicant has prepared updates to the application including revised proffers. A Planning Commission public hearing is being scheduled for February. The project proposes an 80-bed extended care facility. Forty of the beds would be in a memory care wing of the facility.

Site Plans/Subdivision

LVSU 2022-0001, LVCD 2022-0001, Schoene Tract Section 2. The Planning Commission reviewed and approved the preliminary subdivision at their February meeting. The applicant has been preparing construction plans and bond estimates. The bond and performance agreement will be presented to the Town Council for approval in February.

LVSP 2023-0001, One Family Brewing. The property has been listed for sale.

LVSP 2024-0001, Spears Development. A proposal for an 18,408-square foot office and retail building located on North Church Street behind the Truist Bank.

Ordinance Amendments

LVZA 2024-0001, Special Events, the Planning Commission draft will be presented to Town Council with a request to schedule a public hearing. The draft ordinance defines special events, proposes a temporary use permit for such events, sets time limits on events and certain activities, requires neighbor notifications and approval from the Fire Marshall and other relevant organizations.

Town staff will present the proposal to Town Council on January 9 with a request for public hearing in February.

LVZA 2024-0002, Sign Standards Review, the Planning Commission conducted a public hearing at their November meeting and voted to forward the draft amendment to the Town Council. Among other things, the amendment expands on prohibited signs, adds standards for murals and art displays, and clarifies what constitutes temporary signs. Town staff will present the proposal to Town Council on January 9 with a request for public hearing in February.