



**MIDDLEBURG PLANNING COMMISSION**  
**PC Work Session & Regular Meeting Agenda**  
**Monday, May 22, 2023**  
**10 W. Marshall Street**  
**6:30 PM**



.Work Session - 6:30 pm

1. Call work session to order / Roll Call
2. Discussion Items
  - 2.a. Zoning Text Amendment 23-02 An Ordinance to amend Articles II, VIII And X of the Middleburg Zoning Ordinance pertaining to lot requirements and building height in the R-2 Single Family Residential District and nonconforming lots of record  
[Memo - ZTA 23-02 PC 2023\\_05.pdf](#)  
1 - ZTA 23-02 - Council Resolution to initiate.pdf  
2 - ZTA 23-02 Draft 1.pdf  
3 - work plan 2023\_05\_22.pdf  
4 - recent construction data.pdf
  - 2.b. Zoning Text Amendment 23-03 An Ordinance to amend Articles II, XI and XVI of the Middleburg Zoning Ordinance pertaining to the definition of professional office and associated regulations thereof  
[Memo - ZTA 23-03 PC 2023\\_05.pdf](#)  
1 - ZTA 23-03 - Council Resolution to initiate.pdf  
2 - ZTA 23-03 Draft 1.pdf

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

3. Call meeting to order
4. Disclosure of meetings with applicants
5. Public Comment (non-public hearing related)
6. Approval of Minutes
  - 6.a. Minutes - April 24, 2023 Work Session and Regular Meeting  
[04-24-23 - Work Session & Regular Meeting Minutes.pdf](#)
7. Unfinished Business

- 7.a. \*WITHDRAWN\* Zoning Map Amendment 23-01 – An Ordinance to conditionally rezone approximately 0.26 acres of land at PIN 538-29-0376 from R-3 Residential District to C-1 Restricted Commercial District
  
- 7.b. \*WITHDRAWN\* Special Use 23-01 - Request of The Middleburg Inn & Restaurant LLC for a Special Use Permit for an Inn at 204 E. Washington St. zoned C-1 Restricted Commercial District
  
- 8. Council Representative Report
  
- 9. Discussion Items
  - 9.a. Notice of Variance Applications - May 31, 2023 Board of Zoning Appeals meeting  
[memo to PC - BZA - May 2023 variance applications.pdf](#)  
[5-31-23 BZA agenda.pdf](#)
  
- 10. Quorum - June 26
  
- 11. Adjournment