



Agenda

Planning Commission

7:00 PM

March 9, 2022

Regular Meeting

- I. **Call to Order**
- II. **Adoption of the Agenda**
- III. **Adoption of the Regular Meeting Minutes of February 9, 2022**
- IV. **Public Presentations** – Public Presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues and not intended as a question-and-answer period.
- V. **Public Hearings:**
 - A. **CUP2022-02-01 – Emilia Simeonova & Sergei Kulaev** – A request for a conditional use permit for a short-term tourist rental. The property is located at 5462 Browntown Road and identified on tax map 28, lot 76. The property is zoned Agricultural (A) and located in the South River Magisterial District.
 - B. **CUP2022-02-02 – Jerry Lang Jr.** – A request for a conditional use permit for a short-term tourist rental. The property is located at 468 Lands Run Road and identified on tax map 45, lot 4. The property is zoned Agricultural (A) and located in the South River Magisterial District.
 - C. **CUP2022-02-03 – Nicolas Webster & Morgan McCabe** – A request for a conditional use permit for a short-term tourist rental. The property is located at 203 Mossy Rock Way and identified on tax map 24B, section 1, block 21, lot 625. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
 - D. **CUP2022-02-04 – Pratick Patel** – A request for a conditional use permit for a short-term tourist rental. The property is located at 368 Freeze Road and identified on tax map 23C, section 2, block 2, lot 193. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
 - E. **CUP2022-02-05 – Michael & Judith Albarelli** – A request for a conditional use permit for a short-term tourist rental. The property is located at 740 Broad Run Road and identified on tax map 44, lot 38D. The property is zoned Agricultural (A) and located in the South River Magisterial District.
 - F. **SV2022-02-01 – Robert & Crystal Dolan** – A request for a variance to Warren County Code §155-3.B(1)(b)[2] of the Subdivision Ordinance to allow the voluntary transfer of a proposed subdivided lot to an immediate family member within the required five (5) years of having held fee simple title to the property. The property is located on Gruver Grade Drive and identified on tax map 11, lot 24E. The property is zoned Agricultural (A) and located in the North River Magisterial District.
- VI. **Consent Agenda (Authorization to Advertise):**
 - A. **Z2022-03-01 – Rivermont Baptist Church** – An ordinance to amend Section 180-8 Definitions to add Correct State Code Section for Licensing, and amend Section 180-21 Agricultural District to add Day- or Child-Care Center (Nursery) as a use allowed by Conditional Use Permit.

- B. CUP2022-03-01 – Rivermont Baptist Church** – A request for a conditional use permit for a Day-Child Care Center/Nursery. The property is located at 575 Catlett Mountain Road and identified on tax map 19, lot 88. The property is zoned Agricultural (A) and located in the Fork Magisterial District.
- C. CUP2022-03-02 – Solomon A. Stavis** – A request for a conditional use permit for a short-term tourist rental. The property is located at 9 Oak Hill Drive and identified on tax map 28P, section 2, lot 6. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- D. CUP2022-03-03 – Jared Smith** – A request for a conditional use permit for a short-term tourist rental. The property is located at 31 Henry Way and identified on tax map 24A, section 2, block 7, lot 313. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- E. CUP2022-03-04 – James & Jeonghe Lal** – A request for a conditional use permit for a short-term tourist rental. The property is located at 280 Overbrook Lane and identified on tax map 13C, section 3, block 3, lot 568. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- F. CUP2022-03-05 – Rocky Quach** – A request for a conditional use permit for a short-term tourist rental. The property is located at 524 Freezeland Road and identified on tax map 23F, lot 2. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District.
- G. CUP2022-03-06 – Patricia A. Brown** – A request for a conditional use permit for private use camping. The property is located at 0 Misty Meadow Lane and identified on tax map 41A, lot 14. The property is zoned Residential-1 (R-1) and located in the South River Magisterial District.
- H. CUP2022-03-07 – Richard W. Durkee II** – A request for a conditional use permit for private use camping. The property is located at 0 Farms River Road and identified on tax map 15B, section 1, block 1, lots 33 & 34. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.

VII. Comprehensive Plan Review

- A. BR2022-03-01 – ViaSat** – A request for a Comprehensive Plan Review for a Public Utility Structure. The property is located on 380 Freezeland Road and identified on tax map 32, lot 5g. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District.

VIII. Commission Matters

- A.** Comprehensive Plan Update
- B.** 2021 Annual Report
- C.** Commission Members
- D.** Assistant County Attorney
- E.** Planning Director
- F.** Planning Department Staff

IX. Adjournment