



Agenda

Planning Commission

6:00 PM

July 13th, 2022

Work Session

- I. Call to Order
- II. Discussion
 - A. **Comprehensive Plan Review** – Chapter 7: Infrastructure: continuance of review, section #4 Transportation including Bike/Ped initiatives, Inland Port/Rail, 340-522 Corridor Transportation Plan, Airport, Ride Sharing, Park and Ride facilities, Town – County Connectivity. We will schedule reviews Chapters 6, 2 and 5 in the future work sessions.
- III. Adjournment

7:00 PM

July 13th, 2022

Regular Meeting

- I. Call to Order
- II. Adoption of the Agenda
- III. Adoption of the Regular Meeting Minutes – June 8, 2022 meeting minutes.
- 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. Old Business
 - A. **Z2022-05-01 – Warren County Planning Commission** - A request to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to add Light Industrial (LI) Zoning District; to add the definition of “Data Center”; to add “Data Center” as a use allowed by right in the Industrial (I) zoning district and Light Industrial (LI) Zoning District; and to supplemental regulations for data centers.
- VI. **Public Hearings:**
 - A. **CUP2022-06-01 – Joseph Muniz** - A request for a conditional use permit for a short-term tourist rental. The property is located at 499 Rome Beauty Dr. and identified on tax map 22B, block K, lot 18. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District.
 - B. **CUP2022-06-02 – Yulia Svetlichnaya** - A request for a conditional use permit for a short-term tourist rental. The property is located at 610 Joans Quadrangle Rd. and identified on tax map 15E, section 6, block 6, lot 767. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
 - C. **CUP2022-06-03 – Thomas Cho** - A request for a conditional use permit for a short-term tourist rental. The property is located at 4359 Remount Rd. and identified on tax map 39F, section 1, lot 7A. The property is zoned Agricultural (A) and located in the South River Magisterial District.

- D. **CUP2022-06-04 -Andrew Sickle** - A request for a conditional use permit for a short-term tourist rental. The property is located at 298 World's End Lane and identified on tax map 23A, section 1, block 2, lot 51A. The property is Residential One (R-1) and located in the Happy Creek Magisterial District.
- E. **CUP2022-06-05 - Jennifer Harp** - A request for a conditional use permit for a short-term tourist rental. The property is located at 608 Venus Branch Rd. and identified on tax map 15E, section 4, block 4 lot 123A. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
- F. **CUP2022-06-06 - Lyndsey DePalma & Amanda Shipe** - A request for a conditional use permit for a short-term tourist rental. The property is located at 1945 Panhandle Rd. and identified on tax map 35, lot 8. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- G. **CUP2022-06-07 - John Clarke** - A request for a conditional use permit for a short-term tourist rental. The property is located at 938 Fetchett Rd. and identified on tax map 44, lot 35B. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- H. **CUP2022-06-08 - Royal Oak Estates, LLC - Larry Himelright** - A request for a conditional use permit for a cluster housing development, meeting the standards of § 180-40.5, with seven or more lots, not to exceed 10, for single-family dwellings. The properties are located at 0 Reliance Rd and identified on tax map 11, as lots 8E, 12, 13 and 14. The property is zoned Agricultural (A) and located in the North River Magisterial District.
- I. **Z2022-06-01 - Cole & Danielle Haase** - An Ordinance to amend sections 180-8 Definitions and 180- 43 for supplemental regulations for Commercial Outdoor Recreational Operation.
- J. **CUP2022-06-09 - Cole & Danielle Haase** - A request for a conditional use permit for a Commercial Outdoor Recreational Operation. The properties are located at 19959 Fort Valley Rd. and identified on tax map 10, lot 110 and tax map 9, lot 36A2. The properties are zoned Agricultural (A) and located in the Fork Magisterial District.
- K. **CUP2022-06-10 - Shahi Food Group** - A request for a conditional use permit for a facility for Food Processing. The property is located at 426 Baugh Dr. and identified on tax map 5C as lot 5. The property is zoned Industrial (I) and located in the North River Magisterial District.

VII. Consent Agenda (Authorization to Advertise):

- A. **CUP2022-07-01 - Michelle Moriarty** - A request for a conditional use permit for a short-term tourist rental. The property is located at 96 Cappy Rd. and identified on tax map 23C, section 2, block 2, lot 29. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District.
- B. **CUP2022-07-02 - Michael Merrill** - A request for a conditional use permit for a short-term tourist rental. The property is located at 319 Rocky Mount Rd. and identified on tax map 24A, section 28B, lot 344. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
- C. **CUP2022-07-03 - Kendra Hansen, Kathryn Stuart, Simon Sarver & Michael Cherubin**- A request for a conditional use permit for a short-term tourist rental. The property is located at 97 River Overlook Rd. and identified on tax map 15H, section 1, lot 23A. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
- D. **CUP2022-07-04 -CAZA Legacy LLC** - A request for a conditional use permit for a short-term tourist rental. The property is located at 241 Wildcat Dr. and identified on tax map 22A, section 2, block 2, lot 33. The property is Residential One (R-1) and located in the Shenandoah Magisterial District.

- E. CUP2022-07-05 – Matthew Williams & Jay Gilbert** – A request for a conditional use permit for a short-term tourist rental. The property is located at 244 Delicious Rd. and identified on tax map 22B, block S, lot 42. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District.
- F. CUP2022-07-06 – Matthew Williams & Jay Gilbert** – A request for a conditional use permit for a short-term tourist rental. The property is located 115 Lonesome Flats Rd. and identified on tax map 19, lot 43. The property is zoned Agricultural (A) and located in the Fork Magisterial District.
- G. CUP2022-07-07 – Thomas L. Pigeon** – A request for a conditional use permit for a short-term tourist rental. The property is located at 540 Lakeside Dr. and identified on tax map 27H, section 1, block 1, lot 25. The property is zoned Residential One (R-1) and located in the Fork Magisterial District.

VIII. New Business

- A. SP2022-02-01 Terra Site Constructors LLC** 6,000 sq. ft. Warehouse- A request for a waiver to the building and parking lot setbacks within the Highway Corridor Overlay District Code Section 180-29.1(F)2.A.1. The property is zoned Industrial (I) and identified on tax map 4, as parcel 43B. The property is located at 6986 Winchester Road.

IX. Commission Matters

- A.** Planning Director - Comprehensive Plan Update, County Commercial & Industrial Development Projects update, Short-Term Tourist Rental CUP process review.
- B.** Commission Members
- C.** Senior Assistant County Attorney, Caitlin Jordan
- D.** Planning Department Staff – Chase Lenz, Zoning Administrator – VAZO Training

X. Motion for Adjournment