



Agenda

Planning Commission

6:00 PM

September 14th, 2022

Work Session

- I. Call to Order
- II. Comprehensive Plan Review
 - A. Chapter 6: Economic Development
 - B. Chapter 2: Demographics
 - C. Chapter 4: Land Use and Development
- III. Adjournment

7:00 PM

September 14th, 2022

Regular Meeting

- I. Call to Order
- II. Adoption of the Agenda
- III. Adoption of the Regular Meeting Minutes – August 10th, 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. **CUP2022-08-01 – Gillian Greenfield & Richard Butcher** - A request for a conditional use permit for a short-term tourist rental. The property is located at 1164 Riverview Shores Dr. and identified on tax map 13C, section 4, block 4, lot 615 & 617. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
 - B. **CUP2022-08-02 – Elizabeth A. Saman** - A request for a conditional use permit for a short-term tourist rental. The property is located at 431 Cindys Way. and identified on tax map 15F, section 1, block 7, lot 19. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
 - C. **CUP2022-08-03 – Stacy L. Lockhart** A request for a conditional use permit for Private Use Camping (non-commercial). The property is located at Harris Drive and identified on tax map 21C, section 3, lot 2. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
 - D. **CUP2022-08-04 –Jaden & Tori Walter** - A request for a conditional use permit for a short-term tourist rental. The property is located at 80 River Oak Dr. and identified on tax map 35B,

section 1, lot K. The property is Agricultural (A) and located in the South River Magisterial District.

- E. CUP2022-08-05 – Vesta Property Management-** A request for a conditional use permit for a short-term tourist rental. The property is located at 194 Venus Branch Rd. and identified on tax map 15E, section 4, block 4, lot 144. The property is zoned Residential (R-1) and located in the Shenandoah Magisterial District.
- F. CUP2022-08-06 – Vesta Property Management -** A request for a conditional use permit for a short-term tourist rental. The property is located 86 McCoys Ford Rd. and identified on tax 36C, section 1, block 3, lots 29 & 30. The property is zoned Agricultural (A) and located in the Fork Magisterial District.
- G. CUP2022-08-07 – Jeffrey Steven Taylor -** A request for a conditional use permit for Private Use Camping (non-commercial). The property is a vacant lot located on Howellsville Rd. and identified on tax map 15H, section 5, lots 10 & 11. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.

VII. Consent Agenda (Authorization to Advertise):

- A. CUP2022-09-01 – Ryan Wesley Eshelman -** A request for a conditional use permit for a Commercial Repair Garage with Single Family Dwelling. The property is located at 1034 Rivermont Dr. and identified on tax map 27, lot 20C. The property is zoned Agricultural (A) and located in the Fork Magisterial District.
- B. CUP2022-09-02 – Cindy L. Duvall -** A request for a conditional use permit for a short-term tourist rental. The property is located at 197 Marissa Ct. and identified on tax map 15, lot 26F2. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District.
- C. CUP2022-09-03 – Jay Newell** A request for a conditional use permit for Private Use Camping (non-commercial). The property is located at Avalon Drive and identified on tax map 20C, section 1, block 2, lot 20. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District.
- D. R2022-09-01 -W.P. Associates -c/o Ray M. Pennington III -** A request for a rezoning from Residential One (R-1) to Agricultural (A). The properties are identified on tax map 23K, lots 2, 3 and 4 and located in the Blue Ridge Reserves subdivision and are vacant lots. The properties are currently zoned Residential One (R-1) and located in the Shenandoah Magisterial District.

VIII. Subdivision Approval:

- A. S-04-2022 – Strawberry Fields Farm LLC -** A request for final plat approval for a Class B subdivision submitted by Strawberry Fields Farm LLC for “Shenandoah Woodlands Section 1, Phase 1” containing nine (9) lots. The property is located off Route 631 (Gooney Manor Loop) and is identified on tax map 43, as parcel 49.

IX. Commission Matters

- A. Planning Director – Town & County Comprehensive Plan Review Meeting** with Town Planning Commission proposed work session for September 22 6:15PM to 8:00PM. Current Commercial & Industrial Development Projects update.
- B. Commission Members**
- C. Senior Assistant County Attorney, Caitlin Jordan**
- D. Planning Department Staff**

X. Motion for Adjournment