



AGENDA

Planning Commission Meeting

7:00 PM

December 14, 2022

I. Planning Commission Work Session

A. I. Call to Order

II. Discussion

A. Capital Improvement Plan Review FY2023-2028

III. Adjournment - - Matt Wendling, Planning Director

Regular Meeting

II. Call to Order

III. Pledge of Allegiance

IV. Adoption of the Agenda

V. Adoption of the Regular Meeting Minutes

A. November 9, 2022 meeting minutes

VI. 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.

VII. Public Hearings:

A. CUP2022-11-01 – Jacob Horowitz - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 5433 Gooney Manor Loop and identified on tax map 44 as lot 18. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator

B. CUP2022-11-02 – Jeffrey May - A request for a conditional use permit for Gunsmithing services. The property is located at 425 Valley Road and identified on tax map 30C, section 1, block 2, lot 19. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator

C. CUP2022-11-03 – Lydia Freeman - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 400 Chipmunk Trail Lane and identified on tax map 24A, section 210, lot 420. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

- D. CUP2022-11-04 – Sergiu Luca** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 104 Marino Lane and identified on tax map 15D, section 2, block 5, lot 128A. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2022-11-05 – Stacy Weng** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 5 Oakwood Drive and identified on tax map 13C, section 1, block B, lot 10A. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- F. CUP2022-11-06 – Matthew Williams & Jay Gilbert** - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 1862 Khyber Pass Road and identified on tax map 23A, section 321, lot 1A. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- G. CUP2022-11-07 – Matthew Williams & Jay Gilbert** - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 1424 Khyber Pass Road and identified on tax map 23A, section 935, lot 28. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. R2022-10-01 - Rushmark Rockland Road, LLC** - A request for a rezoning from Commercial (C) and Residential One (R-1) to Industrial (I). The properties are located at 8561 Winchester Rd. and identified on tax map numbers; TM# 12A, section 116, parcels 1, 2, 3, 4, 5, 28, TM# 12A, section 110, parcel 26A and TM# 12, parcel 32C1. The properties are zoned Commercial (C) and Residential-One (R-1), located in the North River Magisterial District. - Matt Wendling, Planning Director
- B. CUP2022-10-01 - Rushmark Rockland Road, LLC** - A request for a conditional use permit for a building in excess of 50,000 square feet to be located in the Route 340/522 Highway Corridor Overlay District. The properties are located at 8561 Winchester Rd. and identified on tax map numbers; TM# 12A, section 116, parcels 1, 2, 3, 4, 5, 28, TM# 12A, section 110, parcel 26A and TM# 12, parcel 32C1. The properties are zoned Commercial (C) and Residential-One (R-1), located in the North River Magisterial District. - Matt Wendling, Planning Director
- C. CUP2022-12-01 - Remo Kommnick** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 226 Judy Lane and identified on tax map 15E, section 5, block 5, lot 576A. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2022-12-02 - Robert Chevez** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 604 Windy Knoll Drive and identified on tax map 20, lot 29F. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- E. CUP2022-12-03 - Gabriel Gaillard & Natasha Nyirongo-Gaillard** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 95 Pickford Court and identified on tax map 15E, section 5, block 5, lot 471. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

- F. CUP2022-12-04 - Nicholas E. & Cara S. Achterberg** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 671 Thompson Hollow Road and identified on tax map 42B, section 2, lot 12A. The property is zoned Residential-One (R-1) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- G. CUP2022-12-05 - Shenandoah Shores Management Group, LLC** - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 301 Rollason Drive and identified on tax map 13C, section 5, block 5, lot 944A. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- H. CUP2022-12-06 - Jose L. Canales** - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 68 Skunk Hollow Lane and identified on tax map 28, lot 68A. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Matt Wendling, Planning Director
- I. CUP2022-12-07 - Natalya Scimeca** - A request for a conditional use permit for Short-term Tourist Rental. The property is located at 1086 Lower Valley Road and identified on tax map 17C, block H, lot 33. The property is zoned Residential One (R-1) and located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- J. Comprehensive Plan Amendment – Future Land Use Map - Rushmark Rockland Road, LLC** - A request to amend the Warren County Zoning Map and Future Land Use Map for a rezoning from Commercial (C) and Residential One (R-1) to Industrial (I). The properties identified on tax map numbers; TM# 12A, section 116, parcels 1, 2, 3, 4, 5, and a portion of lot 28, TM# 12A, section 110, parcel 26A and TM# 12, parcel 32C1. - Matt Wendling, Planning Director

IX. Site Plan Approval

- A. BR2021-10-01 Sheetz Inc. – Linden** - A request for final site plan approval for a Sheetz convenience store with gas pumps and a public-school bus stop and shelter with drop-off parking area. The property is located on Route 79 (Apple Mountain Road), is zoned Commercial (C) and Agricultural (A) and is identified on tax map 31 as parcel 39. - Matt Wendling, Planning Director

X. Commission Matters

- A. Planning Director** - Capital Improvement Plan 2023 -2028 follow-up comments, update on text amendment for Light Industrial and Data Centers, other proposed Zoning text amendments, FY 2023 Work Session schedule for Comprehensive Plan and data status update and discussion of Browntown Community Center Association's comments and survey. -
- B. Commission Members** - -
- C. Senior Assistant County Attorney; Caitlin Jordan** - -
- D. Planning Department Staff; Zoning Administrator, Chase Lenz** - Update on VAZO Certification, Site Plans, Zoning Permits, Zoning Violations -

XI. Adjournment