



AGENDA

Planning Commission Meeting

7:00 PM

January 11, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Election of Officers
- IV. Adoption of the Agenda
- V. Adoption of the Regular Meeting Minutes
 - A. December 14th, 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. **R2022-10-01 – Rushmark Rockland Road, LLC** - A request to amend the Warren County Zoning Map and rezone approximately one and ninety-six hundredths' acres (1.959) +/- acres from Residential-One (R-1) to Industrial (I) and to rezone approximately sixty-eight and twenty-five hundredths (68.25) +/- acres from Commercial (C) to Industrial (I). The properties are located at 8561 Winchester Road and identified on the following tax map numbers; TM# 12A, section 1, block 16, as parcels 1, 2, 3, 4, 5, and 28, TM# 12A, section 1, block 10, as parcel 26A and TM# 12, parcel 32C1. A portion of tax map 12A, section 1, block 16, parcel 28 (7.49+/- acres) is proposed to remain Commercial (C) with an amended proffer statement. The properties are located in the North River Magisterial District. The total acreage of the parcels is approximately 77.584+/- acres. - 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 1, block 16, parcels 1, 2, 3, 4, 5, and 28, TM# 12A, section 1, block 10, parcel 26A and TM# 12, parcel 32C1. The properties are currently zoned Commercial (C) and Residential-One (R-1) located in the North River Magisterial District and are included in the rezoning request to Industrial (I) on application number R2002-10-01. - Matt Wendling, Planning Director
 - C. **Comprehensive Plan Amendment – Future Land Use Map - Rushmark Rockland Road, LLC** - A request to amend the Future Land Use Map in the Warren County Comprehensive Plan to designate the properties located on tax map numbers; TM# 12A, section 1, block 16, parcels 1, 2, 3, 4, 5, and 28,

TM# 12A, section 1, block 10, parcel 26A and TM#12A, section 1, block 5, parcel 8 and TM# 12, parcel 32C1 as future Industrial (I) zoning. - Matt Wendling, Planning Director

- D. 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
- E. 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
- F. 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
- G. 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
- H. 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
- I. 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
- J. 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

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-01-01 – Dominik Golczewski** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 398 Briar Lane and identified on tax map 15E, section 5, block 5, lot 443. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-01-03 – Vitaliy Hayda & Oleksandr Mokrohuz** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 0 Bragg Drive and identified on tax map 23C, section 8, block 4, lot 16. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director

- C. CUP2023-01-04 – Thomas Ryan** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 944 Wilderness Road and identified on tax map 23A, block 845, lot 17A. The property is zoned Residential-One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2023-01-05 – David Bediz** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 303 Marino Lane 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. - Matt Wendling, Planning Director
- E. CUP2023-01-06 – Nathan L. Phenicie** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1264 Freezeland Road and identified on tax map 13I, lot 3. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2023-01-07 – Kari Meyer** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 121 Cheyenne Lane, and identified on tax map 26A, block 7A, lot 18A1. The property is zoned Residential-One (R-1) and located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- G. CUP2023-01-08 – Matthew Williams & Jay Gilbert** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 12 Far View Lane, and identified on tax map 15A, section 1, block 3, lot 103-A1. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

IX. Adjournment

X. Commission Matters

- A. Planning Director –Update on text amendment for Light Industrial and Data Centers and Update on Comprehensive Plan review - -**
- B. Commission Members - -**
- C. Senior Assistant County Attorney, Caitlin Jordan - -**
- D. Zoning Administrator, Chase Lenz - -**