



AGENDA

Planning Commission Meeting

7:00 PM

February 8, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. January 11th, 2023 meeting minutes
- V. **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.
- VI. **Unfinished Business**
 - 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), to rezone approximately eighteen hundredths' (0.18) +/- acres from Residential One (R-1) to Commercial (C), 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, 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. 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 Road and identified on the following 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. 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 R2022-10-01. - 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

VII. Public Hearings:

- 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 on 540 Bragg Drive and identified on tax map 23C, section 8, block 4, as 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, section 8, block 45, 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 15D, section 2, block 5, lot 95. 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 Short-term Tourist Rental. The property is located at 1264 Freezeland Road and identified on tax map 23I, 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 Short-term Tourist Rental. The property is located at 121 Cheyenne Lane and identified on tax map 26A, section 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 Short-term Tourist Rental. The property is located at 12 Far View Lane and identified on tax map 15A, section 1, block 3, lot 103A1. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-02-01 – Warren County Fair Association** - A request for a conditional use permit for a Motor Freight Terminal. The properties are located at 274 Fairground Road and (0) Winners Ct. and identified on tax map 5, as lots 11 and 11A. The property is zoned Industrial (I) and located in the North Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-02-02 – Eric Wayne Adams** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located on 1850 Gooney Manor Loop and identified on tax map 43, as lot

49A5. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator

- C. CUP2023-02-03 – Elena V. Gallo** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 242 Parnassus Road and identified on tax map 23A, section 1, block 3, as lot 36. The property is zoned Residential-One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2023-02-04 – John Randolph & Deborah Lynn Clark** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1207 Buck Mountain Road and identified on tax map 36B, section 1, as lot 3. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2023-02-05 – Society of Saint Pius X** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1207 Buck Mountain Road and identified on tax map 36B, section 1, as lot 3. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2023-02-06– Society of Saint Pius X** - A request for a conditional use permit for a church. The property is located at (0) Reliance Road and identified on tax map 3, as lot 45. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- G. R2023-01-01- Shenandoah Club Properties, LLC** - A request to amend the Warren County Zoning Map and rezone approximately 103.86+/- acres from Agricultural (A) to Suburban Residential (SR) for a Planned Residential Development for 286 single-family dwelling units for active adults/age restricted, and to rezone approximately 11.9 +/- acres from Agricultural (A) to Commercial (C), the residual 76.75+/- acres would remain zoned Agricultural (A). The property is located in the Shenandoah Magisterial District and the total acreage of the parcel is 195.64+/- acres. - Matt Wendling, Planning Director
- H. Comprehensive Plan Amendment – Future Land Use Map – Shenandoah Club Properties, LLC** - A request to amend the Future Land Use Map in the Warren County Comprehensive Plan to designate portions of the property located on tax map number; TM# 13, as parcel 47 currently zoned Agricultural (A) as future Suburban Residential (SR) and Commercial (C) zoning. - Matt Wendling, Planning Director

IX. Commission Matters

- A. Planning Director** - Update on Comprehensive Plan review, Annual Report, and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. Senior Assistant County Attorney, Caitlin Jordan** - - Caitlin Jordan, Senior Assistant County Attorney
- D. Zoning Administrator** - Report on new Zoning Officer, David Burke, upcoming Board of Zoning Appeals meeting in March and other zoning related items. - Chase Lenz, Zoning Administrator

X. Adjournment