



AGENDA

Planning Commission Meeting

7:00 PM

March 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. February 8th, 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. **Public Hearings:**
 - A. **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
 - B. **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
 - C. **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 (O) 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. - Matt Wendling, Planning Director
 - D. **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

- E. 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
- F. 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
- G. CUP2023-02-05 – Society of Saint Pius X** - A request for a conditional use permit for church. The property is located at 2203 Reliance Road and identified on tax map 11, as lot 1. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- H. CUP2023-02-06 – Society of Saint Pius X** - A request for a conditional use permit for 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

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-03-01 – Shelly Cook** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at (0) Lee Burke Road and identified on tax map 27E, section 7, as lot 3. The property is zoned Residential-One (R-1) and located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-03-03 – David Cressell** - A request for a conditional use permit for gunsmithing services. The property is located at 275 Gary Lane and identified on tax map 15D, section 2, block 5, as lot 206. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. SV2023-03-01 – Erica Baker** - A request for a variance to Warren County Code §155-3.B(1)(b) of the Subdivision Ordinance to allow the voluntary transfer of a proposed subdivided lot to an immediate family member within the required five (5) years of having held fee simple title to the property. The property is located on 64 Tara Road and identified on tax map 15, as lot 2C2. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- D. CUP2023-03-04 – Michaun M. Pierre** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 726 Harmony Orchard Road and identified on tax map 38C, section 1, as lot 6. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Matt Wendling, Planning Director
- E. Z2023-03-01 – Harry H. Heard** - A request to amend Chapter 180 of the Warren County Code Section §180-21.C(9) to add as an accessory use Mobile Food Establishment in conjunction with a commercial nursery/garden center/wayside stand. - Chase Lenz, Zoning Administrator
- F. Z2023-03-02 – Rural Events Facility – Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code Sections §180-8 to amend the definition to allow lodging permitted as an accessory use and to amend Section §180-55.2 to add and modify supplemental regulations relating to Rural Event Facility general requirements and standards for lodging of event guests. - Chase Lenz, Zoning Administrator

VIII. Planning Commission Annual Report 2022

IX. Commission Matters

- A. Planning Director –Update on Comprehensive Plan review, joint PC/BOS public hearing March 28th, and planning related items.** - - Matt Wendling, Planning Director
- B. Commission Members** - - Matt Wendling, Planning Director
- C. Senior Assistant County Attorney, Caitlin Jordan** - - Caitlin Jordan, Senior Assistant County Attorney
- D. Zoning Administrator, Chase Lenz –Upcoming Board of Zoning Appeals meeting in March and other zoning related items.** - - Chase Lenz, Zoning Administrator

X. Motion for Adjournment