



AGENDA

Planning Commission Meeting

7:00 PM

April 12, 2023

Regular Meeting

I. Call to Order

II. Pledge of Allegiance

III. Adoption of the Agenda

- A. **Item 6.B for CUP 2023-02-06 Society of Saint Pius X** - On March 27, 2023 staff received a request from the applicant to postpone the decision by the Planning Commission until their August meeting in order to provide a general development plan and site plan to the Commission for further review. Staff is recommending the removal of this item from the agenda. - Chase Lenz, Zoning Administrator

IV. Adoption of the Regular Meeting Minutes

- A. **March 8th, 2023, Planning Commission 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. **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. - Matt Wendling, Planning Director
- B. **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

VII. Public Hearings:

- 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 Warren County Code Sections §180-21 and §180-59 regarding Mobile Food Establishments Operating in Conjunction with Commercial Nursery/Garden Centers or Wayside Stands and Ice Cream Stands Operating in Conjunction with Commercial Nursery/Garden Centers. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-04-01 - Mary Francis Jiminez & Zach Kramer** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 2034 Smith Run Road and identified on tax map 45, as lot 9A. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-04-02 – Roman Semenov** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 259 Cashmere Court and identified on tax map 23A, section 847, lot 38A. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2023-04-03 – Benjamin & Dana Straub** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 91 Present Way and identified on tax map 43, as lot 49A2. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2023-04-04 – Kemandri Govender** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 128 Orchard Lagoon Drive and identified on tax map 23A, section 9, block 39, lot 1. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2023-04-05 – Roberto Rodriguez & Gretchen Wagner** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1820 Gooney Manor Loop and identified on tax map 43, as lot 49A6. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2023-04-06 – Barbara J. Hessler** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 2930 Long Meadow Road and identified on tax map 9E, as lot 1. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Matt Wendling, Planning Director

- G. CUP2023-04-07 – Frank O'Reilly** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 320 Old Barn Lane and identified on tax map 13, as lot 14D. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- H. CUP2023-04-08 – Yesl Cho** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 3744 Browntown Road and identified on tax map 37D, section 1, as lot 7. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Matt Wendling, Planning Director
- I. CUP2023-04-09 – Shelly Cook** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 137 Lee Burke Road and identified on tax map 27, as lot 21. The property is zoned Agricultural (A) and located in the Fork Magisterial District. - Matt Wendling, Planning Director

IX. Commission Matters

- A. Planning Director** - Update on Comprehensive Plan review, Fee Schedule Update, Planning Commission 2022 Report to Board of Supervisors and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - - Matt Wendling, Planning Director
- C. Senior Assistant County Attorney** - - Caitlin Jordan, Senior Assistant County Attorney
- D. Zoning Administrator** - BZA Board update and other zoning related items. - Chase Lenz, Zoning Administrator

X. Adjournment