



AGENDA

Planning Commission Meeting

7:00 PM

July 12, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. June 14th, 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. **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 at 134 Golf Club Circle and identified as TM#13, as parcel 47 and in the Shenandoah Magisterial District; 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. The property is located at 134 Golf Club Circle. - Matt Wendling, Planning Director
 - C. **R2022-10-01 – Rushmark Rockland Road, LLC** - This is a resubmittal of a request to amend the Warren County Zoning Map and rezone forty-six (46) acres from Commercial (C) to Industrial (I) and rezone one and eight-seven hundredths' (1.87) from Residential One (R-1) to Commercial (C). 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 TM#12A, section 1, block 16, parcel 28 and TM#12, parcel 32C1 with a total of twenty-seven and four hundredths' (27.04) acres is proposed to remain Commercial (C) with an amended proffer statement. The properties requested to be rezoned Industrial are TM#12, parcel 32C1 and TM#12A, section 1, block 16, parcel

28 for a total acreage of forty-six acres (46) The properties are located in the North River Magisterial District. The total acreage of the parcels is approximately 77.59+/- acres. - Matt Wendling, Planning Director

- D. CUP2022-10-01 – Rushmark Rockland Road, LLC** - This is a resubmittal of 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) in application number R2022-10-01. - Matt Wendling, Planning Director
- E. Comprehensive Plan Amendment – Future Land Use Map - Rushmark Rockland Road, LLC** - This is a resubmittal of 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 a portion of 28, and TM#12A, section 1, block 5, parcel 8 as Commercial (C) and TM# 12, parcel 32C1 and a portion of TM# 12A, section 1, block 16, parcel 28 as Industrial (I) zoning. The properties are located at 8561 Winchester Road. - Matt Wendling, Planning Director
- F. CUP2023-06-01 – Amirabbas Burstein** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1678 Gooney Manor Loop and identified on tax map 43, as lot 51A2. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- G. CUP2023-06-02 – Robert Chevez & Kayla James** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 52 Hickory Nut Rd. and identified on tax map 24D, section 1, block 100, as lot 1065. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- H. CUP2023-06-03 – Jay Newell** - A request for a conditional use permit for Private Use Camping. The property is located at (0) Avalon Drive and identified on tax map 20C, section 1, Block 4, as lot 38. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- I. CUP2023-06-04 – Gregory Fritz** - A request for a conditional use permit for a Guesthouse. The property is located at (0) Knock Lane. and identified on tax map 10P, section 2, as lot 13. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Matt Wendling, Planning Director
- J. CUP2023-06-05 – Austin Schwoegl** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1614 High Top Rd. and identified on tax map 23C, section 2, block 2, as lot 79. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-07-02 – Shannon McCartney** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 5201 Reliance Rd. and identified on tax map 12, as lot 26.

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

- B. CUP2023-07-03 - Elizabeth Waller** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 88 Long Winding Road and identified on tax map 30, as lot 14A. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Commission Matters

- A. Planning Director** - Update on Slate Run Farms LLC Rezoning application (see attachments), Planning Commission member for Shenandoah Magisterial District, GIS staffing and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. Senior Assistant County Attorney** - - Caitlin Jordan, Senior Assistant County Attorney
- D. Zoning Administrator** - BZA Board update, CUP status and other zoning related items. - Chase Lenz, Zoning Administrator

IX. Adjournment