



AGENDA

Planning Commission Meeting

7:00 PM

September 13, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. Adoption of the August 9, 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. **R2023-07-01 - Slate Run Farm, LLC** - A request to amend the Warren County Zoning Map and rezone approximately 448.21 +/- acres from Agricultural (A) to Industrial (I) and Commercial (C). The property identified on tax map 12 as lot 9 is requested to be rezoned from Agricultural (A) to Commercial is 4.47 acres. The properties identified on tax map 12 as lot 6 and on tax map 4 as lot 41 are requested to be rezoned from Agricultural (A) to Industrial (I) and are 443.74 +/- acres. The properties are located off Winchester Road in the North River Magisterial District. - Matt Wendling, Planning Director
 - B. **CUP2023-08-01 - Renee Grebe & Matthew Iden/Kyrrheim LLC** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 7 Cresthill Lane and identified on tax map 24D, section 1, block 100, as lot 1103. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
 - C. **Z2023-08-02 - Short-Term Tourist Rentals - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code Section 180-22D(14) to modify the listed use for Short-Term Tourist Rental in the Residential-One (R-1) zoning district regulations and Section 180-56.4 to modify a number of the supplemental regulations for Short-Term Tourist Rentals. - Chase Lenz, Zoning Administrator
 - D. **Z2023-08-03 - Lighting - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend Section 180-8C to add the definitions of Footcandle, Fully Shielded Fixture, Glare, Outdoor Lighting Fixture, and Recessed Canopy Fixture and to amend Section 180-49.2 to modify and update the lighting requirements and standards in all zoning districts, including special

requirements relating to review of site plans for commercial and industrial land uses. - Chase Lenz, Zoning Administrator

- E. 22023-08-04 - Family Subdivisions - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend Section 180-21 to move the listed accessory use for subdivisions and combinations of subdivisions and cluster housing developments to subsection E and to add provisions for family subdivisions and combinations of subdivisions and family subdivisions to the Agricultural (A) zoning district regulations. - Matt Wendling, Planning Director
- F. 22023-08-05 - Definition of Family Subdivision - Warren County Code Section 155-3(B)(1)(b)** - A request to amend Chapter 155 of the Warren County Code Section 155-3(B)(1)(b) Family Subdivisions to add subsection : Family subdivisions shall only be permitted for land in the Agricultural zoning district. - Matt Wendling, Planning Director

VII. Consent Agenda - (Authorization to Advertise):

- A. R2023-09-01 - Comprehensive Plan Review - Future Land Use Map - Jennifer Wynn (Riverside Parcel 1 LLC)** - A request to amend the Warren County Zoning Map and Future Land Use Map for a rezoning from Agricultural (A) to Commercial (C). The property is identified on tax map 28 as lot 124A. - Chase Lenz, Zoning Administrator
- B. R2023-09-01 - Rezoning - Jennifer Wynn (Riverside Parcel 1 LLC)** - A rezoning application to amend the Warren County Zoning Map to rezone a 1.66-acre parcel from Agricultural (A) to Commercial (C). The property is located at 10353 Stonewall Jackson Highway and identified on tax map 28 as lot 124A. The property is located in the South River Magisterial District and the proposed land use is for a by-right hotel/motel. - Chase Lenz, Zoning Administrator
- C. CUP2023-09-01 - Douglas Salzman** - A request for a conditional use permit for Private Use Camping (Non-Commercial) The property is located at 0 Avalon Drive and identified on tax map 20C, section 1, block 4, as lot 42. The property is zoned Residential-One (R-1) and is located in the Shenandoah River Estates subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2023-09-02 - Fox & Slate Investments, LLC** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 1312 Old Oak Lane and identified on tax map 17A, section 4, as lot 11A. The property is zoned Residential-One (R-1) and is located in the Chain Spring section of the Shenandoah Farms subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2023-09-03 - Adam Graziano** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 40 Sunset Village Road and identified on tax map 27B, section 2, as lot 106A1. The property is zoned Residential-One (R-1) and is located in the Junewood Estates subdivision in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2023-09-04 - Richard & Jennifer Jamieson** - 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 4, as lot 18. The property is zoned Agricultural (A) and located in the Gafia Estates at Lake John subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director
- G. CUP2023-09-05 - Vesta Property Management (Sergio L. Herrera)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 141 Farms River Road and identified

on tax map 15B, section 1, block 1, as lot 59. The property is zoned Residential-One (R-1) and is located in the River View section of the Shenandoah Farms subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

- H. CUP2023-09-06 - Vesta Property Management (John C. & Johanna R. Villalobos)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 207 Gary Lane and identified on tax map 15D, section 2, block 5, as lot 202. The property is zoned Residential-One (R-1) and is located in the River View Section of the Shenandoah Farms subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

VIII. New Business

- A. S-03-2023 - Buck Mountain Land LLC - Class B Subdivision** - A request for final plat approval for a Class B subdivision submitted by Buck Mountain Land LLC for a subdivision containing six (6) lots. The property is located at 1820 Buck Mountain Road (State Rte. 622) and is identified on the parent tax map 37 as parcel 63. The new tax map is identified as 37I and parcels 1 through 6. - Matt Wendling, Planning Director

IX. Commission Matters

- A. Planning Director - Welcome to our new office manager and Clerk to the Planning Commission, Allison Mutter, Withdrawal of Shenandoah Club Properties LLC rezoning application and additional planning related items. - -**
- B. Commission Members - -**
- C. Senior Assistant County Attorney, Caitlin Jordan - -**
- D. Zoning Administrator - CUP review status and other zoning related items. - -**

X. Adjournment