



AGENDA

Planning Commission Meeting

7:00 PM

October 11, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. September 13th, 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. **R2023-07-01 – Slate Run Farm, LLC - Rezoning A to I and C** - 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 as Tax Map 12, as lot 9 is requested to be rezoned from Agricultural (A) to Commercial (C) is 4.47 acres. The properties identified on tax map 12, as lot 6 and 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
- VII. **Public Hearings:**
 - A. **R2023-09-01 - Comprehensive Plan Amendment - Future Land Use Map - Jennifer Wynn (Riverside Parcel 1 LLC)** - A request to amend the Warren County Comprehensive Plan and Future Land Use Map for a rezoning from Agricultural (A) to Commercial (C). The property is identified on tax map number as TM# 28, parcel 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 by-right land use is for a (tourist) hotel/motel. - Chase Lenz, Zoning Administrator
 - C. **CUP2023-09-01 - Douglas Salzman** - A request for a conditional use permit for a Private Use Camping (Non-Commercial). The property is located at (0) Avalon Drive and identified on tax map 20C, section

1, block 4, lot 42. The property is zoned Residential-One (R-1) and located in Shenandoah River Estates subdivision and 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, lot 11A. The property is zoned Residential-One (R-1) and located Shenandoah Farms – Chain Spring section of Subdivision and 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, lot 106A1. The property is zoned Residential-One (R-1) and located in the Junewood Estates subdivision and 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, lot 59. The property is zoned Residential-One (R-1) and located in the Shenandoah Farms – River View section and 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, lot 202. The property is zoned Residential-One (R-1) and located in the Shenandoah Farms – River View section and in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-10-01 - Jordan & Michelle Scheutzow** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1296 Reliance Road and identified on tax map 2, parcel 15. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-10-02 - Oleg Li** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 116 Mossy Rock Lane and identified on tax map 24B, section 1, block 20, lot 615. The property is zoned Residential-One (R-1) and located in the Blue Mountain Subdivision and in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2023-10-03 - Benjamin Huhn** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 489 Vaught Dr. and identified on tax map 15E, section 1, block 1, lot 453. The property is zoned Residential-One (R-1) and located in the Shenandoah Farms - Mountain Lake subdivision and the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2023-10-05 - Vesta Property Management (Charlotte Ross & John Mahoney)** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 115 Greystone Drive

and identified on tax map 29A, section 1, lot 30A1B. The property is zoned Residential-One (R-1) and located in the Belmont subdivision and in the South River Magisterial District. - Chase Lenz, Zoning Administrator

IX. New Business

- A. CUP2023-10-04 - U-Star Transportation Inc. - Motor Freight Terminal** - A request for a conditional use permit for a Motor Freight Terminal. The property is located at (0) Rockland Road and identified on tax map 12A, section 1, block 2, lot 18A. The property is zoned Industrial (I) and located adjacent to the Kelley Industrial Park in the Security Land Company subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director
- B. CUP2023-10-06 - Green Valley Baptist Church: Pastor Tim Kirchoff** - A request for a conditional use permit for a Church. The property is located at 150 Ridgemont Road and identified on tax map 11, lot 16B. The property is zoned Agricultural (A) and located in the Nancy P. Smith subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director

X. Commission Matters

- A. Planning Director** - Comprehensive Plan and Rte. 340/522 Transportation and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - - Jordan Bowman, Legal Counsel
- D. Zoning Administrator** - CUP review status, VAZO Conference, and other zoning related items. - Chase Lenz, Zoning Administrator

XI. Adjournment