



AGENDA

Planning Commission Meeting

7:00 PM

December 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. November 9th, 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. **CUP2023-10-04 - U-Star Transportation, Inc.** - A request for a conditional use permit for a Motor Freight Terminal. The property is located at 0 Rockland Road and is identified on tax map 12A, section 1, block 2, as parcel 18A. The property is zoned Industrial (I) and located adjacent to the Kelley Industrial Park in the Security Land Company subdivision in the North River Magisterial District. - Matt Wendling, Planning Director
 - B. **CUP2023-10-06 - Green Valley Baptist Church** - A request for a conditional use permit for a church. The property is located at 150 Ridgemont Road and is identified on tax map 11 as parcel 16B. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Matt Wendling, Planning Director
 - C. **CUP2023-11-01 - Jorge Lobo (97 Judy, LLC)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 97 Judy Lane and is identified on tax map 15E, section 5, block 5, as parcel 549. The property is zoned Residential-One (R-1) and is located in the Mountain Lake section of the Shenandoah Farms subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
 - D. **CUP2023-11-02 - Vihari Vanga** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 56 Sunset Village Road and is identified on tax map 27B, section 2, as parcel 102A1. 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

- E. Z2023-11-01 - Public Utility Distribution Facilities - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C Definitions to replace the defined term "Public Utility Poles, Lines, Transformers" with a new "Public Utility Distribution Facilities" term and definition and to amend §180-10E Accessory Uses to replace "public utility poles, lines, transformers, pipes, meters and other facilities necessary to the provision of public utility services within the County" with new "public utility distribution facility" term. - Chase Lenz, Zoning Administrator

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-12-01 – Greg Kelley** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 886 Highridge Road and identified on tax map 39C, block H, lot 14. The property is zoned Residential One (R-1) and located in the Lake Front Royal subdivision and in the South River Magisterial District. - Chase Lenz, Zoning Administrator

VIII. New Business

- A. CUP2023-12-02 – Catholic Diocese of Arlington** - A request for a conditional use permit for a Church. The property is located at (0) W. Criser Road and identified on tax map 28, lot 128. The property is zoned Agricultural (A) and located in the Criser Road LLC – Eastham subdivision and in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- B. New Business R2023-12-01 - Foresight Design Services Rezoning** - A rezoning application to amend the Warren County Zoning Map to rezone a 5.04-acre parcel from Agricultural (A) to Commercial (C). The property is located at 99 Cedar Park Court and identified on tax map 12E as lot 6. The property is located in the North River Magisterial District and the proposed by-right land use is for a hotel/motel. The future land use zoning map in the Comprehensive Plan is shown as Commercial zoning for this property. - Matt Wendling, Planning Director
- C. New Business - CUP2023-12-03 – Foresight Design Services - Hotel with a Maximum Height of 53'** - A request for a conditional use permit for a Building Height in Excess of 40' within the Highway Corridor Overlay District for a proposed building height of 53'. The property is located at 99 Cedar Park Court and identified on tax map 12E, lot 6. The property is zoned and located in the Vernon Kemp Subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director

IX. Commission Matters

- A. Planning Director –Comp Plan 2024 Schedule for review and planning related items.** - - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney - Litten & Sipe: Jordan Bowman** - - Jordan Bowman, Legal Counsel
- D. Zoning Administrator, Chase Lenz - CUP status and other zoning related items.** - - Chase Lenz, Zoning Administrator

X. Adjournment