



AGENDA

Planning Commission Meeting

7:00 PM

January 10, 2024

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Election of Officers and Secretary - Clerk to the Planning Commission
- IV. Adoption of the Agenda
- V. Adoption of the Regular Meeting Minutes
 - A. November 9th, 2023 Planning Commission meeting minutes.
 - B. December 13, 2023 Planning Commission meeting minutes.
- VI. **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.
- VII. **Old Business**
 - 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

VIII. Public Hearings:

- 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

IX. New Business

- A. CUP2024-01-05 Plein Smith Ventures, LLC CUP for Contractor Storage Yard** - A request for a conditional use permit for a Contractor Storage Yard. The property is located at (0) Baugh Drive and is identified on tax map 5, as parcel 6. The property is zoned Industrial (I) and located adjacent to the Stephens Industrial Park and in the North River Magisterial District. The property is currently owned by the Warren County Economic Development Authority. - Matt Wendling, Planning Director

X. Consent Agenda - (Authorization to Advertise):

- A. Zoning Text Amendment Z2023-08-02 - Short-Term Tourist Rentals** - Warren County Planning Staff
- B. CUP2024-01-01 Vesta Property Management (Jon Fidero)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 357 Stokes Airport Road and identified on tax map 18, lot 74A. The property is zoned Agricultural (A) and located in the Lasta-Holdings LLC subdivision and in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2024-01-02 Gregory & Margo Steadman** - 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, lot 20. The property is zoned Agricultural (A) and located in the Gafia Estates at Lake John subdivision and in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2024-01-03 Kenny & Sylvia Day** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 628 Harmony Orchard Road and identified on tax map 38C, section 1, lot 3. The property is zoned Agricultural (A) and located in the Harmony Hollow Association Inc. subdivision and in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2024-01-04 Jacquelyn Gunn** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 1754 Khyber Pass Road and identified on tax map 23A, section 9, block 35, lot 55A. The property is zoned Residential-One (R-1) and located in the Skyland Estates subdivision and in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2023-05-04 David A. Downes** - This is a resubmission request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 125 Freeze Road and identified on tax map 23C, section 2, block 2, lot 168A. The property is zoned Residential-One (R-1) and located in the Mountain View Section of the Shenandoah Farms subdivision and the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- G. 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

- H. CUP2023-12-03 – Foresight Design Services** - A request for a conditional use permit for a Building Height in Excess of 40’ within the Highway Corridor Overlay District for a 5-Story Hotel with a proposed building height of 62’. 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

XI. Commission Matters

- A. Planning Director – Comp Plan 2024 Schedule, Planning Commission Annual Report status, VDOT and Transportation Planning Technical Committee item - DRPT Grants and Technical Assistance** - - 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

XII. Adjournment