



# AGENDA

## Planning Commission Meeting

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7:00 PM

February 14, 2024

### Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
  - A. January 10th, 2024 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. **CUP2024-01-05 - Plein Smith Ventures, LLC** - A request for a conditional use permit for a Contractor Storage Yard. The property is located at (0) Baugh Drive and identified on tax map 5C, lot 6. The property is zoned Industrial (I) and located in the Stephens Industrial Park and the North River Magisterial District. - Matt Wendling, Planning Director
  - B. **Z2023-08-02 - Short-Term Tourist Rentals - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-56.4 to modify the supplementary regulations for Short-Term Tourist Rentals. - Chase Lenz, Zoning Administrator
  - C. **CUP2024-01-01 - Vesta Property Management (40 Acre Wood, LLC)** - 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
  - D. **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
  - E. **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

- F. 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
- G. 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
- H. R2023-12-01 - Foresight Design Services** - 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 and future restaurant. The future land use zoning map in the Comprehensive Plan is shown as Commercial zoning for this property. - Matt Wendling, Planning Director
- I. 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 and Commercial zoning district for 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 Agricultural (A) and located in the Vernon L. Kemp subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director

## **VII. New Business**

- A. 2023 Annual Planning Commissioner's Report to the Board of Supervisors** - - Matt Wendling, Planning Director
- B. Comprehensive Plan Review - 2024 Goals & Objectives for Each Chapter** - -
- C. Comprehensive Plan Review - 2024 Updated Maps** - - Matt Wendling, Planning Director

## **VIII. Consent Agenda** - (Authorization to Advertise):

- A. CUP2023-12-02 - Catholic Diocese of Arlington** - A request for a conditional use permit for a Church. The property is located at (0) West 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. CUP2024-02-01 - David Kamminga (Hill of Beans, Inc.)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 331 Pomeroy Rd. and identified on tax map 38A, lot 4. The property is zoned Agricultural (A) and located in the Harmony Hollow subdivision and the South River Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2024-02-02 - Michael & Jean Adair** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 327 Twin Oaks Dr. and identified on tax map 35, lot 12F2. The property is zoned Agricultural (A) and located in the Thomas Sawner subdivision and the South River Magisterial District. - Chase Lenz, Zoning Administrator

- D. CUP2024-02-03 - Kayla James (2207 Marys Shady Lane, LLC)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 2207 Marys Shady Lane. and identified on tax map 20, lot 28D1. The property is zoned Residential-One (R-1) and located in the Leadman subdivision and the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

#### **IX. Commission Matters**

- A. Planning Director** - Comprehensive Plan, Planning department staffing, PC member pay for 2023 W2 & 1099, County website and other planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - Litten & Sipe - Jordan Bowman, Legal Counsel
- D. Zoning Administrator** - CUP status, text amendments, and other zoning related items. - Chase Lenz, Zoning Administrator

#### **X. Adjournment**