



AGENDA

Planning Commission Meeting

7:00 PM

April 10, 2024

I. 6:00 PM - Work Session

- A. Comprehensive Plan Chapter 2 & Chapter 4 - Rough Draft** - Rough drafts of the Comprehensive Plan chapters 2 & 4 will be provided to the Planning Commission on April 8, 2024. - Kelly Wahl , Planner , Matt Wendling, Planning Director

II. 6:45 PM - Closed Session

- A. Closed Session - Section 2.2-3711(A)(8)** - - Jordan Bowman, Legal Counsel

7:00 PM - Regular Meeting

III. Call to Order

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Adoption of the Regular Meeting Minutes

- A. March 13th, 2024 Planning Commission meeting minutes**

VII. 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.

VIII. Public Hearings:

- A. CUP2024-03-03 John Paul the Great Montessori Academy for Private School** - A request for a conditional use permit for a Private School. The property is located at 768 Bowling View Road and identified on tax map 13 as lot 46D. The property is zoned Agricultural (A) and is located in the Morrison Family subdivision in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- B. CUP2024-03-01 Joel Didriksen** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 3017 Blue Mountain Road and identified on tax map 16A, section 1, block 1, lot 21. 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. CUP2024-03-02 Jennifer Wynn** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 703 Sunset Village Rd. and identified on tax map 27D, section 1, lot

9A. The property is zoned Residential-One (R-1) and located in the Junewood Estates subdivision and the Fork Magisterial District. - Chase Lenz, Zoning Administrator

- D. CUP2024-03-04 Jack Donohue** - A request for a conditional use permit for a Contactor Storage Yard. The property is located at (0) Winners Ct. and identified on tax map 5, lot 11B. The property is zoned Industrial (I) and located in the Walker-Brugh subdivision and the North River Magisterial District. - Chase Lenz, Zoning Administrator

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2024-04-01 Andres Barkil-Oteo** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 351 Donna Court and identified on tax map 15D, section 2, block 5, as lot 282A. The property is zoned Residential-One (R-1) and located in the Shenandoah Farms - Riverview subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2024-04-02 – Fred & Christine Andreae (Lynx Properties, LLC)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 6331 Page Valley Road and identified on tax map 41 as lot 46. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2024-04-03 – Pennoni, Inc. - Mike Artz** - 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 55'. The property is located at (0) Hospitality Dr. and identified on tax map 12J, lot 2. The property is zoned Commercial (C) and located in the Blue Ridge Shadows subdivision and in the North River Magisterial District. - Matt Wendling, Planning Director
- D. CUP2024-04-04 – William Johnson** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 381 Thompson Hollow Road and identified on tax map 42B, section 3, as lot 2. The property is zoned Residential-One (R-1) and located in the Thompson Hollow Acres subdivision in the South River Magisterial District. - Kelly Wahl , Planner
- E. Z2024-04-01 – Campground – Michaun Pierre** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add definitions for Camping Unit and Tent, to modify the existing definitions of Commercial Campground and Commercial Camping, and to repeal the existing definitions of Unit Space, Vacation Camp, Day, and Vacation Camp, Overnight, to amend §180-21D to modify the listed Commercial Campground use and to repeal the listed Vacation Camp, Day/Overnight use in the Agricultural District Regulations, to amend §180-27D to modify the listed Commercial Campground use in the Commercial District Regulations, to amend §180-41 to modify the existing supplementary regulations for Commercial Campgrounds, and to amend §180-57 to repeal the existing supplementary regulations for Vacation Camp, Day or Overnight. - Chase Lenz, Zoning Administrator
- F. Z2024-04-02 – Zoning District Regulations – Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-21 to make Public Schools permissible only by Conditional Use Permit in the Agricultural (A) District, to amend §180-25 to make Store/Dwelling Combination and Library permissible only by Conditional Use Permit in the Village Residential (VR) District, to amend §180-26 to add Church as a use permissible only by Conditional Use Permit in the Suburban Residential (SR) District, and to amend §180-28 to add Church as a use permitted by right in the Industrial (I) District. - Chase Lenz, Zoning Administrator

X. Commission Matters

A. Planning Director - Comprehensive Plan 2024, Chapter updates and planning related items. -

B. Commission Members - -

C. County Attorney - Litten & Sipe: Jordan Bowman -

D. Zoning Administrator - CUP status, text amendments and other zoning related items. -

XI. Adjournment