



AGENDA

Planning Commission Meeting

6:00 PM

June 12, 2024

I. Work Session

- A. Chapter 4 of the Comprehensive Plan Draft - -
- B. Chapter 6 of the Comprehensive Plan Draft - -

7:00 PM - Regular Meeting

II. Call to Order

III. Pledge of Allegiance

IV. Adoption of the Agenda

V. Adoption of the Regular Meeting Minutes

- A. May 8th, 2024 Planning Commission meeting minutes
- B. May 8th, 2024 Planning Commission Work Session 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. Public Hearings:

- A. **Z2024-05-01 - Storage of Cars, Boats and RV's - Pennoni, Inc.** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Storage of Cars, Boats and Recreational Vehicles, to amend §180-21D to add Storage of Cars, Boats and Recreational Vehicles as a use allowed by conditional use permit in the Agricultural zoning district, and to enact §180-56.5 to add supplementary regulations for Storage of Cars, Boats and Recreational Vehicles. - Chase Lenz, Zoning Administrator
- B. **CUP2024-05-01 - Pennoni, Inc. - Mike Artz - Robert and Vivian Lake - Owner** - A request for a conditional use permit for Storage of Cars, Boats and Recreational Vehicles. The property is located at 3434 Guard Hill Road and identified on tax map 12, as lot 41-1. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Matt Wendling, Planning Director
- C. **Z2024-05-02 - Rural Resort Center - Jennifer Wynn** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Rural Resort Center and to amend the existing definition for Lodging Unit, to amend §180-21D to add Rural Resort Center as a use allowed by

conditional use permit in the Agricultural zoning district, and to enact §180-55.4 to add supplementary regulations for Rural Resort Center. - Chase Lenz, Zoning Administrator

- D. R2024-05-01 - Turker Investments, LLC - Greenway Engineering** - A request to amend the Warren County Zoning Map to rezone a 5.0-acre parcel from Agricultural (A) to Commercial (C). The property is located at the corner of Cabin Ct. and Rte. 340-522N and identified on tax map 12 as lot 33. The property is located in the North River Magisterial District and the proposed land-uses are for mixed commercial. The future land use zoning map in the Comprehensive Plan identifies the parcel for Commercial (C) zoning. - Matt Wendling, Planning Director
- E. SV2024-05-01 - Subdivision Variance - Samuel & Margaret Smith** - A request for a variance from Warren County Code §155-3.B(1)(b) of the Subdivision Ordinance to allow the voluntary transfer of a proposed family subdivision lot to an immediate family member within the required five (5) years of having held fee simple title to the property. The property is located at (0) Coe Drive and identified on tax map 19, as lot 120D. The property is zoned Agricultural (A) and located in the Sam-Mag Properties subdivision adjacent to the Twin Oaks Mobile Home Park in the North River Magisterial District. - Matt Wendling, Planning Director

VIII. New Business

- A. Discussion & Recommendation to Board of Supervisors - Termination Procedures for CUP2023-04-02** - Discussion of termination procedures for a conditional use permit for a short-term tourist rental for the property located at 259 Cashmere Court and identified on tax map 23A, section 8, block 47, as parcel 38A. The property is zoned Residential-One (R-1) and is located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2024-06-01 - Kyler Yancey, Lindsey Wiley & Elmer Smith** - A request for a conditional use permit for a Home Enterprise. The property is located at 103 Demel Court and identified on tax map 23A, section 12, block 9, as lot 3. The property is zoned Agricultural (A) and is located in the Skyland Estates subdivision in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
- B. Z2024-06-02 - Contractor Storage Yard - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Contractor Storage Yard, to amend §180-21D(48) to add Contractor Storage Yard as a use allowed by conditional use permit in the Agricultural (A) zoning district, to amend §180-28D(10) to amend the Yard for Storage of Coal, Lumber, Building Materials, or Contractors' Equipment listed use in the Industrial (I) zoning district, and to enact §180-43.3 to add supplementary regulations for Contractor Storage Yard. - Chase Lenz, Zoning Administrator
- C. Z2024-06-01 - Definition of Fairground - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Fairground, to amend §180-21B(4) to repeal the Noncommercial Fairground listed by right use in the Agricultural (A) zoning district, and to enact §180-21D(49) to add Fairground as a use permitted by conditional use permit in the Agricultural (A) zoning district. - Chase Lenz, Zoning Administrator

X. Commission Matters

- A. Planning Director** - 2024 Comprehensive Plan, upcoming work session schedule, text amendments and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - Litten & Sipe - Jordan Bowman, Legal Counsel
- D. Planner** - 2024 Comprehensive Plan review updates and other planning related items. - Kelly Wahl , Planner
- E. Zoning Administrator** - CUP reviews, text amendment updates and other zoning related items. - Chase Lenz, Zoning Administrator

XI. Adjournment