



AGENDA

Planning Commission Meeting

7:00 PM

November 13, 2024

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. Planning Commission Meeting Minutes for 10/9/2024
- 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. **2024 Warren County Comprehensive Plan** - Review of Draft of Comprehensive Plan for 2024 and public hearing to be held for Planning Commission public comments. - Matt Wendling, Planning Director
- VII. **Old Business**
 - A. **CUP2024-06-02 - Public Protection Facility - Warren County Sheriff's Office - Sheriff Crystal Cline** - A request for a conditional use permit for a Public Protection Facility for use as a law enforcement firearms training range for Warren County Sheriff's Office. The property is located at 232 Shangri-La Drive and is identified on tax map 43 as lot 29A. The property is zoned Agricultural (A) and is in the South River Magisterial District. - Matt Wendling, Planning Director
- VIII. **New Business**
 - A. **SP2024-11-01_ Pavilion Development Co. - Site Plan - Convenience Store & Gas Station** - This initial submission of the general concept plan for a proposed Convenience Store -Station Project located on the southwest corner of the intersection of Diamond Ridge Rd. and Winchester Rd. (Rte.340/522N) in the County's Highway Corridor Overlay District HCOD). The property is identified as Tax Map #12N, parcel 1 and is zoned Commercial. This land-use is by-right in the commercial zoning district and a final site plan is required for review and approval by the Planning Commission when it has been completed and reviewed by County Planning Staff and outside agencies. This initial application with concept plan is a request by the applicant, Pavilion Development Company to waive the setbacks of the HCOD which is 100' to building and the parking setbacks which is 50' in order to have the flexibility

for placement of the structure and parking on the site. The existing depth of the parcel is 240' and this would be prohibitive to the construction of the convenience store and fuel station canopy which are proposed to be 6,100 sq. ft. in total. The structures would be required to meet the property line setbacks for the zoning district and the concept plans show that they do.

As stated in the applicant's statement of justification the proposed layout provides for site circulation, parallel road connectivity with adjacent parcels, and commercial development meeting the standards as set forth in the County Code, 180-27 and 180-29.1. The requested waiver to these setbacks is will not impact or negate the other standards set forth the HCOD ordinance and will be included as part of the final site plan when brought back to the Planning Commission. - Matt Wendling, Planning Director

- B. SP2024-11-02 Pavilion Development Co. - Site Plan Restaurant with Drive-Thru** - This initial submission of the general concept plan for a proposed Restaurant with Drive-Thru Project located on on the corners of the intersection of Overview Look Drive, Emerald Lane and Winchester Rd. (Rte.340/522N) in the County's Highway Corridor Overlay District HCOD). The properties are identified as Tax Map #12N, parcels 2 and 3 and are zoned Commercial. This land-use is by-right in the commercial zoning district and a final site plan is required for review and approval by the Planning Commission when it has been completed and reviewed by County Planning Staff and outside agencies. This initial application with concept plan is a request by the applicant, Pavilion Development Company to waive the setbacks of the HCOD which is 100' to building and the parking setbacks which is 50' in order to have the flexibility for placement of the structure and parking on the site. The existing depth of the parcel is 240' to 80' and this would be prohibitive to the construction of the Restaurant with Drive-Thru which are proposed to be 5,200 sq. ft. in total. The structures would be required to meet the property line setbacks for the zoning district and the concept plans show that they do.

As stated in the applicant's statement of justification the proposed layout provides for site circulation, parallel road connectivity with adjacent parcels, and commercial development meeting the standards as set forth in the County Code, 180-27 and 180-29.1. The requested waiver to these setbacks will not impact or negate the other standards set forth the HCOD ordinance and will be included as part of the final site plan when brought back to the Planning Commission. - Matt Wendling, Planning Director

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2024-11-01 - Amber R Jones - Short-Term Tourist Rental** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 151 Valley Road and is identified on tax map 30C, section 1, block 2 as lot 17. The property is zoned Agricultural (A) and is located in the Green Hill Forest subdivision in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- B. Z2024-11-01 - Conditional Use - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-63 to modify the termination, expiration, extension, and re-application procedures for conditional uses. - Chase Lenz, Zoning Administrator
- C. Z2024-11-02 - Adult Business - Warren County Planning Staff** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for adult business, to enact §180-27D(21) to make adult businesses permissible only by conditional use permit in the Commercial zoning district, to enact §180-28D(23) to make adult businesses permissible only by conditional use permit in the Industrial zoning district, to amend §180-63C to add supplemental procedures for adult businesses, and to amend §180-63D to add supplemental standards for adult businesses. - Chase Lenz, Zoning Administrator

X. Commission Matters

- A. Planning Director** - - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - - Jordan Bowman, Legal Counsel
- D. Clerk to the Planning Commission** -
- Allison Mutter, Office Manager
- E. Planner** - - Kelly Wahl , Planner
- F. Zoning Administrator** -
- Chase Lenz, Zoning Administrator

XI. Adjournment