REGULAR PLANNING COMMISSION MEETING

Wednesday, May 17, 2023 @ 7:00pm
Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- March 19, 2023 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA (*Consent to Advertise*)

I move that the Planning Commission approve the Consent Agenda as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

- **2300225 Rezoning Application – Ramsey Inc.** An application request to rezone 1.2837 acres located at 10160 Winchester Road from C-3, Highway Corridor Business District to R-2, Residential District. The property is identified by tax map 20A24-1-7.

VII. PUBLIC HEARING

- **2200402 – Vesta Property Management –** A request for a Special Use Permit to allow a short-term rental located at 211 S. Royal Avenue and identified on tax map 20A7-4-105. The property is zoned C-1, Community Business District and is located in the Historic Overlay District.

- **2300184 – Peter Lemmon and Scott Lloyd –** An application requesting a Special Exception from the parking requirements of 148-870.A.2 pursuant to 148-870.A.18 & 148-211.A.1. for the property located at 15 Chester Street and identified on Tax Map 20A8-5-3. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

- **2300213 – Cook Realty –** A request for a Special Use Permit to allow a short-term rental located at 1125 John Marshall Highway and identified on tax map 20A103-8A. The property is zoned R-1, Residential District.

- **2300214 – Cook Realty -** A request for a Special Use Permit to allow a short-term rental located at 1121 John Marshall Highway and identified on tax map 20A103-8. The property is zoned R-1, Residential District.

- **2300215 – Cook Realty** - A request for a Special Use Permit to allow a short-term rental located at 1135 John Marshall Highway and identified on tax map 20A103-9. The property is zoned R-1, Residential District.

- **2300232 – Cook Realty –** A request for a Special Use Permit to allow a fourteen (14) room nursing home in the C-1, Community Business District located at 416 S. Royal Avenue and identified on tax map 20A7-6-9, 10. The property is located in the Entrance Corridor Overlay District.

VIII. NEW BUSINESS

- **2300152 – 116 South Street, LLC –** A Site Plan Application has been submitted for a 1,260 square foot building expansion; an addition of a 219 square foot trellis and patio located at 116 South Street and identified on tax map 20A7-6-36A. The request also includes a new parking lot with 39 new spaces located at 351 Pine Street and identified by tax map 2-A7-6-22 & 23. The properties are zoned C-1, Community Business District.

IX. OLD BUSINESS

None.

X. COMMISSION MEMBER REPORTS

XI. PLANNING DIRECTOR REPORT

- April Monthly Report

XII. ADJOURNMENT

There will be a work session immediately following the regular meeting to discuss the following:

- **2300279 –** Dynamic Life Ministries Inc. A request for a Special Use Permit for a cemetery located at 1600 John Marshall Hwy and identified by Tax Map 20A2-02-8. The property is zoned R-3, Residential District.