



AGENDA

Planning Commission Meeting

6:00 PM

May 8, 2024

I. Work Session

- A. **Chapter 3 of the Comprehensive Plan Draft** - Chapter 3 Review of Comprehensive Plan Draft -
- B. **Chapter 4 of the Comprehensive Plan Draft** - - Kelly Wahl , Planner

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. **April 10th, 2024 Planning Commission meeting 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. **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

VIII. Consent Agenda - (Authorization to Advertise):

- 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.** - 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

IX. Commission Matters

- A. Planning Director** - 2024 Comprehensive Plan, upcoming work session, VDOT Projects - Smart Scale Grant 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 status, text amendments and other zoning related items. - Chase Lenz, Zoning Administrator

X. Adjournment