



Agenda

Planning Commission

7:00 PM

November 10, 2021

Regular Meeting

- I. **Call to Order**
- II. **Adoption of the Agenda**
- III. **Adoption of the Regular Meeting Minutes of October 13, 2021**
- IV. **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.
- V. **Public Hearings:**
 - A. **CUP2021-10-01 – Carl & Jennifer Ey** – A request for a conditional use permit for Rural Events Facility. The property is located at 1406 Parhandle Road and identified on tax map 35, lots 5-1, 5-2, 5-3 & 5B-1. The property is zoned Agricultural (A) and located in the South River Magisterial District.
 - B. **CUP2021-10-02 – Travis Dodson** – A request for a conditional use permit for a Commercial Outdoor Recreation Operation. The property is located at 650 Water Plant Road and identified on tax map 1, lots 3, 3A and 3AA. The property is zoned Agricultural (A) and located in the North River Magisterial District.
 - C. **CUP2021-10-03 – Michael & Leslie Hofbauer** – A request for a conditional use permit for a short-term tourist rental. The property is located at 223 Chapel View Drive and identified on tax map 21N, lot 4. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District.
 - D. **Z2021-10-01 – Lorne Cooper** – A request to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to add the definition of “gunsmithing services”; to add “Gunsmithing services in conjunction with a single-family residential dwelling unit” as a use allowed by conditional use permit in the Residential-1 (R-1) zoning district; and to supplemental regulations for gunsmithing services.
 - E. **CUP2021-10-05 – Lorne Cooper** – A request for a conditional use permit for gunsmithing services in conjunction with a single-family residential dwelling unit. The property is located at 49 Wild Cherry Way and identified on tax map 24A, section 2, block 7, lot 306. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
 - F. **CUP2021-10-06 – Michael Blevins** – A request for a conditional use permit for a short-term tourist rental. The property is located at 267 Trillium Trail Road and identified on tax map 24B, section 3, block 13, lot 481. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
 - G. **CUP2021-10-07 – Edwin Wright** – A request for a conditional use permit for a commercial campground. The property is located at 2905 Gooney Manor Loop and identified on tax map 47, lot 12. The property is zoned Agricultural (A) and located in the South River Magisterial District.

- H. **CUP2021-10-08 - Edwin Wright** - A request for a conditional use permit for a rural events facility. The property is located at 2905 Gooney Manor Loop and identified on tax map 47, lot 12. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- I. **CUP2021-10-09 - Edwin Wright** - A request for a conditional use permit for a commercial campground. The property is located at 0 Wellspring Road and identified on tax map 44, lot 25. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- J. **CUP2021-10-10 - Edwin Wright** - A request for a conditional use permit for a rural events facility. The property is located at 0 Wellspring Road and identified on tax map 44, lot 25. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- K. **Z2021-10-02 - Warren County Planning Commission** - A request to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to amend the definition of “substantial damage”; to amend the supplemental regulations for floodplain overlay district; dam break inundation zones.

VI. Consent Agenda (Authorization to Advertise):

- A. **CUP2021-11-01 - Katherine Stallings** - A request for a conditional use permit for a short-term tourist rental. The property is located at 377 Brandy Road and identified on tax map 22C, lot 69. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- B. **CUP2021-11-02 - Dennis Flynn** - A request for a conditional use permit for a short-term tourist rental. The property is located at 484 Creek Road and identified on tax map 39C, block B, lot 27. The property is zoned Residential-1 (R-1) and located in the South River Magisterial District.
- C. **CUP2021-11-03 -Joshua Branson** - A request for a conditional use permit for a guesthouse. The property is located at 0 Buck Mountain Road and identified on tax map 37, lot 56. The property is zoned Agricultural (A) and located in the South River Magisterial District.
- D. **CUP2021-11-04 - Gillian Greenfield & Richard Butcher** - A request for a conditional use permit for a short-term tourist rental. The property is located at 1043 Riverview Shores Drive and identified on tax map 13C, section 4, block 4, lot 602. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- E. **CUP2021-11-05 - David Kondner** - A request for a conditional use permit for a short-term tourist rental. The property is located at 153 Beckwith Drive and identified on tax map 21B, section 1, block 1, lot R. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- F. **CUP2021-11-06 - Terry Hartson** - A request for a conditional use permit for a short-term tourist rental. The property is located at 1538 Riverview Shores Drive and identified on tax map 13C, section 4, block 6, lot 1044. The property is zoned Residential-1 (R-1) and located in the Shenandoah Magisterial District.
- G. **CUP2021-11-07 - Danielle & David Kibiloski** - A request for a conditional use permit for a bed-and-breakfast. The property is located at 990 Hillandale Road and identified on tax map 30C, section 1, block 5, lot 50. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District.

VII. Commission Matters

- A. Comprehensive Plan Update: Review will resume in January 2022
- B. Commission Members
- C. Assistant County Attorney
- D. Planning Director
- E. Planning Department Staff

VIII. Adjournment