



AGENDA

Planning Commission Meeting

7:00 PM

May 10, 2023

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. April 12th, 2023, Planning Commission meeting minutes.
- 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. **CUP2023-04-01 - Mary Francis Jimenez & Zach Kramer** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 2034 Smith Run Road and identified on tax map 45, as lot 9A. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
 - B. **CUP2023-04-02 – Roman Semenov** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 259 Cashmere Court and identified on tax map 23A, section 8, block 47, as lot 38A. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
 - C. **CUP2023-04-03 – Benjamin & Dana Straub** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 91 Present Way and identified on tax map 43, as lot 49A2. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
 - D. **CUP2023-04-04 – Kemandri Govender** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 128 Orchard Lagoon Drive and identified on tax map 23A, section 9, block 39, as lot 1. The property is zoned Residential One (R-1) and located in the Happy Creek Magisterial District. - Chase Lenz, Zoning Administrator
 - E. **CUP2023-04-05 – Roberto Rodriguez & Gretchen Wagner** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 1820 Gooney Manor Loop and identified on tax

map 43, as lot 49A6. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Chase Lenz, Zoning Administrator

- F. CUP2023-04-06 – Barbara J. Hessler** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 2930 Long Meadow Road and identified on tax map 9E, as lot 1. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Matt Wendling, Planning Director
- G. CUP2023-04-07 – Frank O'Reilly** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 320 Old Barn Lane and identified on tax map 13, as lot 14D. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- H. CUP2023-04-08 – Yesl Cho** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 3744 Browntown Road and identified on tax map 37D, section 1, as lot 7. The property is zoned Agricultural (A) and located in the South River Magisterial District. - Matt Wendling, Planning Director
- I. CUP2023-04-09 – Shelly Cook** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 137 Lee Burke Road and identified on tax map 27, as lot 21. The property is zoned Agricultural (A) and located in the Fork Magisterial District. - Matt Wendling, Planning Director

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2023-05-01 – Shelly Cook** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 15 Sunset Village Rd. and identified on tax map 27B, section 2, as lot 19A1. The property is zoned Residential-One (R-1) and located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2023-05-02 – Bradly Winans** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 416 Hobbs Nob Rd. and identified on tax map 15F, section 1, block 7, as lot 34. The property is zoned Residential One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2023-05-03 – Walter Scott & Victoria Marie Piotti** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 192 Howellsville Heights Circle and identified on tax map 15I section 1, as lot 10A. The property is zoned Agricultural (A) and located in the Happy Creek Magisterial District. - Matt Wendling, Planning Director
- D. CUP2023-05-04 – David A. Downes** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 125 Freeze Rd. and identified on tax map 23C, section 2, block 2, as lot 168A. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- E. CUP2023-05-05 – Nancy Hilliard** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 83 Moonshiner Way and identified on tax map 24B, section 1, block 28 as lot 690. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator

- F. CUP2023-05-06 – Erica Baker & Richard Case** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 31 Farms Riverview Rd. and identified on tax map 15D, section 1, block 3 as lot 2. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- G. CUP2023-05-07 – Michael DeLutri** - A request for a conditional use permit for a Short-term Tourist Rental. The property is located at 2706 Freezeland Rd. and identified on tax map 23G, section 1, as lot D. The property is zoned Agricultural (A) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- H. CUP2023-05-08 – County of Warren – Shenandoah Farms Fire Station** - A request for a conditional use permit for a Public Protection Facility – Fire Station. The property is located on Howellsville Rd. and Youngs Dr. and identified on tax map 15B, section 2, block 2 as lot 56A1. The property is zoned Residential-One (R-1) and located in the Shenandoah Magisterial District. - Matt Wendling, Planning Director
- I. CUP2023-05-09 – Barbara J. Hessler - Commercial Outdoor Recreation Operation** - A request for a conditional use permit for a Commercial Outdoor Recreation Operation. The property is located at 2930 Long Meadow Road and identified on tax map 9E, as lot 1. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Matt Wendling, Planning Director

VIII. Commission Matters

- A. Planning Director** - Update on Comprehensive Plan review, Rezoning status and planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. Senior Assistant County Attorney** - - Caitlin Jordan, Senior Assistant County Attorney
- D. Zoning Administrator** - BZA Board update, CUP status and other zoning related items. - Chase Lenz, Zoning Administrator

IX. Adjournment