



AGENDA

Planning Commission Meeting

7:00 PM

December 11, 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 11/13/2024
- 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. **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
- VII. **Consent Agenda** - (Authorization to Advertise):
 - A. **CUP2024-12-01 – Short-Term Tourist Rental – Isaac Rushing** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 1444 Stokes Airport Road and is identified on tax map 18 as lot 82. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator

- B. CUP2024-12-02 – Rural Resort Center - Reitano Vineyards (Shelly Cook)** - A request for a conditional use permit for a Rural Resort Center. The properties are located at 137 Lee Burke Road and O Rivermont Drive and are identified on tax map 27 as lots 19 and 21. The properties are zoned Agricultural (A) and are located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2024-12-03 – Short-Term Tourist Rental - Allan & Christine Sylvester** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 4920 Strasburg Road and is identified on tax map 10 as lot 99. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Kelly Wahl , Planner
- D. CUP2024-12-04 – Church - Mountaintop the Church at Skyline** - A request for a conditional use permit for a Church. The property is located 7655 Stonewall Jackson Highway and is identified on tax map 28 as lot 45B1. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Planner
- E. CUP2024-12-05 – Short-Term Tourist Rental - Gillian Greenfield & Richard Butcher DBA 2MEXICO, LLC/B Allen Richards, LLC** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 209 Luchase Road and is identified on tax map 23A, section 4, block 10, as lot 7A. The property is zoned Residential-One (R-1) and is located in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- F. Z2024-12-01 – Training Facility & Social Hall – Little Boy Ventures, LLC (Rick Rumbarger)** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add definitions for training facility and social hall, to amend §180-21D to add training facility and social hall as uses permitted by conditional use permit in the Agricultural zoning district, to enact §180-56.6 to add supplementary regulations for social hall, and to amend §180-57 to add supplementary regulations for training facility. - Chase Lenz, Zoning Administrator
- G. CUP2024-12-06 – Training Facility - Little Boy Ventures, LLC (Rick Rumbarger)** - A request for a conditional use permit for a Training Facility. The property is located at 714 Rivermont Drive and is identified on tax map 27 as lot 24D. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- H. CUP2024-12-07 – Social Hall – Little Boy Ventures, LLC (Rick Rumbarger)** - A request for a conditional use permit for a Social Hall. The property is located at 714 Rivermont Drive and is identified on tax map 27 as lot 24D. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- I. CUP2024-12-08 – Private Use Camping (Up to Four (4) Recreational Vehicles) – Little Boy Ventures, LLC (Rick Rumbarger)** - A request for a conditional use permit for Private Use Camping (up to four (4) recreational vehicles). The property is located at 714 Rivermont Drive and is identified on tax map 27 as lot 24D. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
- J. CUP2024-12-09 – Short-Term Tourist Rental – Kimberly Colton** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 159 Bloodroot Road and is identified on tax map 24B, section 1, block 31, as lot 722. The property is zoned Residential-One (R-1) and is located in Shenandoah Magisterial District. - Kelly Wahl , Planner

- K. CUP2024-12-10 – Short-Term Tourist Rental – Jessica Young** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 6 Rawley Ridge Drive and is identified on tax map 27L, section 1, as lot 26. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Planner
- L. 2024 Warren County Comprehensive Plan Revisions** - Authorization to advertise for a second public hearing at the January 8th Planning Commission meeting. This public hearing is for the draft of the Comprehensive Plan with revisions made since the November 12th joint work session, community outreach, and the November 13th public hearing and for additional Planning Commission and public comments. - Kelly Wahl , Planner

VIII. Commission Matters

- A. Planning Director** - Update Planning Commission on status of 2024 annual report, election of officers for 2025 for agenda next month, and discuss rules of conduct for public hearings. - 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

IX. Adjournment