



AGENDA

Planning Commission Meeting

7:00 PM

January 8, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Election of Officers - Clerk to the Planning Commission
- IV. Adoption of the Agenda
- V. Adoption of the Regular Meeting Minutes
 - A. Planning Commission Meeting Minutes for December 11th, 2024
- 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. **CUP2024-12-01 – 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 0 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. 22024-12-01 – 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. New Business

- A. Draft of Warren County Planning Department 2024 Annual Report** - - Matt Wendling, Planning Director

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2025-01-01 - Short-Term Tourist Rental - Natasha Nyirongo-Gaillard & Gabriel Gaillard** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 268 Vaught Drive and is identified on tax map 15E, section 1, block 1, as lot 423. The property is zoned Residential-One (R-1) and is located in the Shenandoah Farms - Mountain Lake subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- B. CUP2025-01-02 - Short-Term Tourist Rental - Natasha Nyirongo-Gaillard & Gabriel Gaillard** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 229 Riley Court and is identified on tax map 15E, section 4, block 4, as lot 52. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- C. Z2025-01-01 - Bicycle Shop - Downriver Adventure Company, LLC (Mark Harris)** - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for bicycle shop, to amend §180-21D to add bicycle shop as a use permitted by conditional use permit in the Agricultural (A) zoning district, and to enact §180-35.2 to add supplementary regulations for bicycle shop. - Chase Lenz, Zoning Administrator
- D. CUP2025-01-03 - Bicycle Shop - Downriver Adventure Company, LLC (Mark Harris)** - A request for a conditional use permit for a Bicycle Shop. The property is located at 884 Indian Hollow Road and is identified on tax map 35 as lot 50A. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- E. CUP2025-01-04 - Artisan and Craftsman Trades Facility - W. Allen Nicholls & Kelly Walker** - A request for a conditional use permit for an Artisan and Craftsman Trades Facility. The property is located at 76 Hickory Hill Road and is identified on tax map 28 as lot 114. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- F. CUP2025-01-05 - Short-Term Tourist Rental - Paul Balserak** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 5305 Gooney Manor Loop and is identified on tax map 44 as lot 18B. The property is zoned Agricultural (A) and is located in South River Magisterial District. - Kelly Wahl , Planner

X. Commission Matters

- A. Planning Director** - - Matt Wendling, Planning Director
- B. County Attorney** - - Jordan Bowman, Legal Counsel
- C. Commission Members** - -
- D. Clerk to the Planning Commission** - - Allison Mutter, Office Manager
- E. Planner** - - Kelly Wahl , Planner
- F. Zoning Administrator** - - Chase Lenz, Zoning Administrator

XI. Adjournment