



AGENDA

Planning Commission Meeting

7:00 PM

February 12, 2025

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 January 8th, 2025
- 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. **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

VII. Old Business

- A. 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

VIII. New Business

- A. Planning Commission Annual Report for 2024 - -**

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2025-02-01 - Short-Term Tourist Rental - Vesta Properties (W. Properties LLC)** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 422 Timberline Ridge Road and is identified on tax map 15H, section 2, as lot 6. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- B. CUP2025-02-03 - Short-Term Tourist Rental - Paul Bell** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 551 Jonathan Rd and is identified on tax map 22B, block U, as lot 9A. The property is zoned Residential-One (R-1) and is located in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- C. CUP2025-02-04 - Short-Term Tourist Rental - Elizabeth Baxter and Saurabh Prakash** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 168 Riley Court and is identified on tax map 15E, section 4, block 4, as lot 74A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner

X. Commission Matters

- A. Planning Director - Update on the Comprehensive Plan, future rezonings and development within the Rte. 340-522 Corridor** - Update on Comprehensive Plan, Future Rezonings and Development within the Rt.340-522 Corridor - 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 - Update on Text Amendments** - - Chase Lenz, Zoning Administrator

XI. Adjournment