



AGENDA

Planning Commission Meeting

7:00 PM

May 14, 2025

Regular Meeting

I. Call to Order

II. Pledge of Allegiance

III. Adoption of the Agenda

IV. Closed Session

- A. Closed Session: Section 2.2-3711(A)(8) - - Jordan Bowman, Legal Counsel

V. Adoption of the Regular Meeting Minutes of April 9, 2025 Meeting

- A. Minutes from the April 9th, 2025 Planning Commission meeting - -

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. **CUP2025-04-01 - Short-Term Tourist Rental - Gustavo Rosales** - A request for a conditional use permit for a short-term tourist rental. The property is located at 311 Golden Russet Dr and is identified on tax map 22B, block T, as lot 32. The property is zoned Residential-One (R-1) and is located in the Apple Mountain Lake subdivision in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- B. **CUP2025-04-02 - Short-Term Tourist Rental - Chris King-Archer** - A request for a conditional use permit for a short-term tourist rental. The property is located at 471 Shady Tree Lane and is identified on tax map 16A, section 1, block 2, as lot 59A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. **CUP2025-04-03 – 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

VIII. Old Business

- A. **CUP2025-02-02 - Campground - Carl & Jennifer Ey** - A request for a conditional use permit for a campground. The properties are located at 1406 Panhandle Road, (0) Panhandle Road, (0) Panhandle

Road, 1408 Panhandle Road and 1090 Panhandle Road and are identified on tax map 35 as lots 5-1, 5-2, 5-3, 5B-1, and 10A. The properties are zoned Agricultural (A) and are located in the South River Magisterial District. - Chase Lenz, Zoning Administrator

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2025-05-01 - Short-Term Tourist Rental - 7515 Stonewall Jackson Highway** - A request for a conditional use permit for a short-term tourist rental. The property is located at 7515 Stonewall Jackson Highway and is identified on tax map 37 as lot 1C. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Chase Lenz, Zoning Administrator
- B. 22025-05-01 - Zoning Text Amendments for Accessory Dwelling Units - Warren County Planning Staff** - An ordinance to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to add a definition for accessory dwelling unit, to repeal the existing definition for guesthouse, to amend the Agricultural zoning districts to make "accessory dwelling unit, provided that it is accessory to an existing single-family dwelling, and attached to or located within the existing principal structure" permissible by right and "accessory dwelling unit, detached from an existing principal structure, provided that the accessory dwelling unit is accessory to an existing single-family dwelling" permissible only by conditional use permit in the Agricultural zoning district, and to enact supplementary regulations for accessory dwelling units. - Chase Lenz, Zoning Administrator
- C. 22025-05-02 - Zoning Text Amendments for Agritourism Activities - Warren County Planning Staff** - An ordinance to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to amend the Agricultural zoning district regulations to modify the existing agritourism activities land use permissible by right and to add "agritourism activities found by the Zoning Administrator to have a substantial impact on the health, safety, or general welfare of the public" as a use permissible only by conditional use permit in the Agricultural zoning district, and to amend the supplementary regulations for agritourism activities. - Chase Lenz, Zoning Administrator
- D. 22025-05-03 - Zoning Text Amendments for Agricultural Pursuits in the Commercial and Industrial Districts - Warren County Planning Staff** - An ordinance to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to add existing agricultural pursuits as a use permissible by right and to add new agricultural pursuits as a use permissible only by conditional use permit in the Industrial and Commercial zoning districts. - Chase Lenz, Zoning Administrator
- E. 22025-05-04 - Subdivision Ordinance Text Amendments - Warren County Planning Staff** - An ordinance to amend Chapter 155 of the Warren County Code (Subdivision Ordinance) to update definitions, plat submittal requirements, and plat review procedures in accordance with recent changes to Chapter 22 of Title 15.2 of the Code of Virginia. - Chase Lenz, Zoning Administrator
- F. 22025-05-05 - Zoning Text Amendments for Application Requirements - Warren County Planning Staff** - An ordinance to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to remove a reference to subdivision and exclusive language from the application requirements of the zoning ordinance - Chase Lenz, Zoning Administrator

X. Commission Matters

- A. Planning Director** - - Matt Wendling, Planning Director
- B. Commission Members** - -

C. County Attorney - -

D. Planner - Update of Community Warren County Profile for 2nd Quarter 2025 -

E. Zoning Administrator - -

F. Clerk to the Planning Commission - -

XI. Adjournment