



AGENDA

Planning Commission Meeting

7:00 PM

June 11, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. May 14, 2025 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. **Z2025-05-02 - 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
 - B. **Z2025-05-03 - 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
 - C. **Z2025-05-04 - 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
 - D. **Z2025-05-05 - 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
- VII. **Consent Agenda** - (Authorization to Advertise):

- A. Z2025-05-01 - 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
- B. CUP2025-06-01 - Short-Term Tourist Rental - 2026 Drummer Hill Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 2026 Drummer Hill Road and is identified on tax map 15E, section 4, block 4, as lot 414A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- C. CUP2025-06-02 - Short-Term Tourist Rental - 145 Indian Pipes Rd** - A request for a conditional use permit for a short-term tourist rental. The property is located at 145 Indian Pipes Road and is identified on tax map 24B, block 116, as lot 546. The property is zoned Residential-One (R-1) and is located in the Blue Mountain subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- D. Planning and Zoning Department Fees** - Authorization to Advertise for Public Hearing - Planning and Zoning Department Fees - Kelly Wahl , Planner

VIII. Adjournment

IX. Commission Matters

- A. Planning Director** - -
- B. Commission Members** - -
- C. County Attorney** - -
- D. Planner** - -
- E. Zoning Administrator** - -
- F. Clerk to the Planning Commission** - -