



AGENDA

Planning Commission Meeting

7:00 PM

July 9, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. June 11th, 2025 Planning Commission 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. **Z2025-05-01 - 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** - A request to amend the Planning and Zoning Department fee schedule in accordance with recent amendments to the subdivision ordinance and to improve organization. - Chase Lenz, Zoning Administrator

VII. Consent Agenda - (Authorization to Advertise):

A. CUP2025-07-01 - Short-Term Tourist Rental - 116 Mossy Rock Lane -

A request for a conditional use permit for a short-term tourist rental. The property is located at 116 Mossy Rock Lane and is identified on tax map 24B, block 120, as lot 615. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.

- Kelly Wahl , Planner

B. CUP2025-07-02 - Short-Term Tourist Rental - 699 Sunset Village Road - A request for a conditional use permit for a short-term tourist rental. The property is located at 699 Sunset Village Road and is identified on tax map 27D, section 1, as lot 8. The property is zoned Residential-One (R-1) and is located in the Junewood Estates subdivision in the Fork Magisterial District. - Chase Lenz, Zoning Administrator

C. CUP2025-07-03 - Short-Term Tourist Rental - 588 High Top Road -

A request for a conditional use permit for a short-term tourist rental. The property is located at 588 High Top Road and is identified on tax map 23C, section 2, block 2, as lot 297. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District.

- Kelly Wahl , Planner

D. CUP2025-07-04 - Short-Term Tourist Rental - 241 Old Oak Ln - A request for a conditional use permit for a short-term tourist rental. The property is located at 241 Old Oak Lane and is identified on tax map 15E, section 2, block 2, as lot 630. 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

E. CUP2025-07-05 - Short-Term Tourist Rental - 208 River Oak Drive - A request for a conditional use permit for a short-term tourist rental. The property is located at 208 River Oak Drive and is identified on tax map 35B, section 2, as lot C. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Planner

F. Z2025-07-01 - Zoning Text Amendments for Building Service Establishment - An ordinance to amend Chapter 180 of the Warren County Code (zoning ordinance) to amend §180-8C to add a new definition for building service establishment, to enact §180-21D(51) to make building service establishment permissible only upon issuance of a conditional use permit in the Agricultural zoning district, and to enact §180-36.1 to add supplementary regulations for building service establishment. - Chase Lenz, Zoning Administrator

G. CUP2025-07-06 - Building Service Establishment - 3812 Guard Hill Road - A request for a conditional use permit for a building service establishment. The property is located at 3812 Guard Hill Road and is identified on tax map 20 as lot 20. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

H. CUP2025-07-07 - Short-Term Tourist Rental - 279 Donna Court - A request for a conditional use permit for a short-term tourist rental. The property is located at 279 Donna Court and is identified on tax map 15D, section 2, block 5, as lot 276. The property is zoned Residential-One (R-1) and is located in the Shenandoah Farms - River View subdivision Shenandoah Magisterial District. - Kelly Wahl , Planner

- I. R2025-03-01 - Rezoning from Agricultural (A) and Commercial (C) to Industrial (I) - Tax Map #12-----6F, 4-----43A, 4-----44B, and a Portion of 4-----45B** - A request to amend the Warren County Zoning Map to rezone tax map #12-----6F, 4-----43A, 4-----44B, and a portion of 4-----45B from Agricultural (A) and Commercial (C) to Industrial (I). - Chase Lenz, Zoning Administrator
- J. CUP2025-03-01 - Building in Excess of 50,000 SF within the Highway Corridor Overlay District - Tax Map #12-----6F, 4-----43A, 4-----44B, and 4-----45B** - A request for a conditional use permit for a building in excess of 50,000 square feet in size within the Highway Corridor Overlay District. The properties are located at 6560, 6644, 6720, and (0) Winchester Road and are identified on tax map #12-----6F, 4-----43A, 4-----44B, and 4-----45B. The properties are currently zoned Agricultural (A) and Commercial (C) and are located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Commission Matters

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

IX. Adjournment