



AGENDA

Planning Commission Meeting

7:00 PM

August 13, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. July 9th, 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. **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. 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
- G. 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
- H. 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
- I. Z2025-07-02 - Zoning Text Amendment for Short-Term Tourist Rentals** - Three options for text amendments to Chapter 180 of the Warren County Code (zoning ordinance) to modify the existing 100' setback requirement from neighboring residences under the supplementary regulations for short-term tourist rentals: Option A - to eliminate the 100' setback requirement, Option B - to make the 100' setback non-waivable, and Option C - to change the setback requirement to 50' from neighboring residences and to make the 50' setback non-waivable. - Chase Lenz, Zoning Administrator

VII. New Business

- A. SP2024-01-01 - Preliminary Site Plan for Rockland Road Industrial - Phase 1** - A request for final site plan approval for phase 1 of a warehousing and distribution facility. Identified on tax map 12A--116---A3, the subject property is zoned Industrial (I) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. 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
- B. 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

IX. Commission Matters

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

X. Adjournment