



AGENDA

Planning Commission Meeting

7:00 PM

September 10, 2025

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. Regular Meeting Minutes for August 13, 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. **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
 - B. **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
 - C. **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
 - D. **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

VII. New Business

- A. SP2024-08-01 - Preliminary Site Plan for Hyatt Studio** - A request for final site plan approval for a hotel. Identified on tax map 12J as lot 2, the subject property is zoned Commercial (C) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. Z2025-09-01 - Zoning Text Amendments for Backyard Beekeeping** - An ordinance to amend Chapter 180 of the Warren County Code (zoning ordinance) to amend the district regulations for the Residential-One (R-1) zoning district to add "backyard beekeeping" as an accessory use permitted by right and to add supplementary regulations for "backyard beekeeping". - Chase Lenz, Zoning Administrator
- B. CUP2025-09-02 - Private Use Camping- 1020 Misty Meadow Lane** - A request for a conditional use permit for private use camping. The property is located at 1020 Misty Meadow Lane and is identified on tax map 41A as lot 5. The property is zoned Residential-One (R-1) and is located in the Massanutten View subdivision in the South River Magisterial District. - Kelly Wahl , Planner
- C. CUP2025-09-03 - Short-term Tourist Rental - 138 Wooded Lane** - A request for a conditional use permit for a short-term tourist rental. The property is located at 138 Wooded Lane and is identified on tax map 22J, section 2, block 2, as lot G. The property is zoned Agricultural (A) and is located in the Morgan's Ridge Subdivision in the Happy Creek Magisterial District. - Kelly Wahl , Planner
- D. Z2025-09-02 - Subdivision Text Amendments for Family Subdivision Variances** - An ordinance to amend Chapter 155 of the Warren County Code (Subdivision Ordinance) to amend the definition of subdivision to add a provision to relax specific criteria of substantial injustice or hardship for family subdivision variances. - Chase Lenz, Zoning Administrator

IX. Commission Matters

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

X. Adjournment