

At a regular meeting of the Warren County Planning Commission held in the Warren County Government Center on August 13th, 2025.

Present: Robert Myers, Chairman (Happy Creek District); Hugh Henry, Vice-Chairman (Fork District); Scott Kersjes (North River District); Brigitte Miller (South River District); also, present; Daniel Rose, of Litten & Sipe LLP, attorney for the County; Chase Lenz, Zoning Administrator; Kelly Wahl, Planner; Allison Mutter, Clerk to the Planning Commission

Absent: William Gordon (Shenandoah District)

Call to order and Pledge of Allegiance of the United States of America

Adoption of the Agenda

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission approved the Adoption of the Agenda.

Ayes: Myers, Henry, Kersjes, Miller.

Adoption of Regular Meeting Minutes

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission approved the minutes from July 9th, 2025, as presented.

Ayes: Myers, Henry, Kersjes, Miller.

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.

Public Hearings:

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.

Mrs. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental for the property he purchased in September of 2022. The owner would like to make the property available for short-term lodging for visitors of the Warren County area seeking peace in nature. The property will be managed by a neighbor, Morgan Harris, who resides approximately 500 ft away.

This property has not had any previous conditional use permits issued for uses in the Residential-One zoning district. The dwelling was constructed in 1983 and there are no active zoning violations on file for this property. The owner applied for a conditional use permit for a short-term tourist rental for the property in October of 2023, but the application was denied in February of 2024 by the Board of Supervisors. The owner of the property intends on installing noise alert devices to help control noise levels.

There is a Health Department operation permit approving a maximum of eight (8) occupants for the four-bedroom dwelling. A request for comments was submitted to the Blue Mountain Property Owners Association who stated they have no objections to this application. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 230' to the south.

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1. The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2. The maximum number of occupants shall not exceed the system capacity as determined by the Health Department permit per Warren County Code §180-56.4B. The Certificate of Zoning shall only be issued with approved Health Department records.
3. The applicant shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.
4. The applicant shall have the septic system serviced every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

Mr. Myers opened the public hearing and, with no one coming forward, closed the public hearing.

Mr. Henry stated that he received a letter with concerns about parking. He reminded the applicant that parking is not allowed in the street and repercussions such as towing or revocation of the permit could result if the issue continues.

Mr. Myers stated that a letter was received discussing the possibility of fires occurring at the property. He stated that fire pits were prohibited as a part of the permit.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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.

Mr. Lenz stated that the applicant is requesting a conditional use permit for a short-term tourist rental on behalf of the current owners who purchased the property in February of 2022. The owners would like to make the property available for short-term lodging for tourists and visitors of the Warren County area. The applicant will serve as the local property manager by helping to oversee property maintenance, cleaning, and the booking of rental requests.

No previous conditional use permits have been applied for nor approved for the subject property. The dwelling recently finished construction in June of 2025. There are currently 7 active conditional use permits for short-term tourist rentals for properties in the Junewood Estates subdivision. There is a Health Department operation permit approving a maximum of six (6) occupants for the three-bedroom dwelling.

The applicant is requesting a waiver to this supplementary regulation as the dwelling does not meet the 100' setback requirement from neighboring residences. The nearest neighboring residence, located approximately 80' to the east of the dwelling on the subject property, was approved for a conditional use permit for a short-term tourist rental in 2024.

Staff is recommending the standard conditions as previously mentioned along with:

4. The applicant shall have the septic system maintained annually by a licensed operator as required for an alternative onsite sewage disposal system. The applicant shall also have the septic system pumped every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.
5. A waiver to the required setback of 100' to neighboring dwellings shall be granted for the existing 80' setback to dwelling east of the subject property.

Mr. Myers opened the public hearing and, with no one coming forward, closed the public hearing.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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-and is located in the Shenandoah Magisterial District.

Mrs. Wahl stated that the applicants are requesting a conditional use permit for a short-term tourist rental for the property they recently constructed. The owners would like to make the property available for short-term lodging to offer a peaceful retreat to visitors of Warren County and contribute to Warren County's tourism economy. The applicant will manage the property directly with assistance from a local cleaner, Tammy, with Cleaning your Chaos, LLC.

No previous conditional use permits have been issued for the subject property for land uses in the Residential-One zoning district. The dwelling was constructed in 2025 and there are no records of any active zoning violations for this property. There is a Health Department operation permit approving a maximum of two (2) occupants for the one-bedroom dwelling.

A request for comments was submitted to the Property Owners of Shenandoah Farms who stated they have no objections, however, they do advise the owners advertise the necessary use of 4-wheel drive during inclement weather. The dwelling on the subject property meets the 100' setback requirement from all neighboring dwellings. The nearest residence is located approximately 194' to the east.

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1. The applicant shall comply with all Warren County Health Department, Warren County Building Inspections, and Virginia Statewide Fire Prevention Code regulations and requirements.
2. The maximum number of occupants shall not exceed the system capacity as determined by the Health Department permit per Warren County Code §180-56.4B. The Certificate of Zoning shall only be issued with approved Health Department

records.

3. The applicant shall have the well water tested annually for e-coli and coliform bacteria and a copy of the results shall be submitted to the Planning and Health Departments.
4. The applicant shall have the septic system maintained annually by a licensed operator as required for an alternative onsite sewage disposal system. The applicant shall also have the septic system pumped every five years as recommended by the Health Department and a copy of the service invoice shall be provided to the Planning Department.

Mr. Myers opened the public hearing.

Kathleen Mancini, 1085 High Top Road

Ms. Mancini stated that she wanted the Planning Commission to be aware of how many of the short-term tourist rentals were in new construction.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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.

Mr. Lenz stated that The applicant is requesting a conditional use permit for a short-term tourist rental for the property he purchased in April of 2025. The owner would like to make the property available for short-term lodging for tourists and visitors of the Warren County area. The applicants will serve as the primary property managers with assistance from a local point of contact.

No previous conditional use permits have been applied for nor approved for the subject property. The dwelling was constructed in 1975. There is a Health Department operation permit approving a maximum of two (2) occupants for the two-bedroom dwelling. Comments have been received from the Property Owners of Shenandoah Farms Board of Directors indicating they have no objections to the property short-term tourist rental, but advise the owners should be required to advertise as 4-wheel drive being necessary to reach the destination. The dwelling on the subject property meets the minimum setback of 100' from all neighboring residences. The nearest residence is located approximately 160' to the north.

Staff is recommending the standard conditions.

Mr. Myers opened the public hearing and, with no one coming forward, closed the public hearing.

Mr. Kersjes asked if there is an easement to allow the driveway to go through the property owned by Mardishy's LLC?

Mr. Salazar stated that the branch that goes through the neighboring property is not being used.

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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.

Mrs. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental on behalf of his mother for the property she purchased in 2016. Due to unforeseen familial needs, the owner is not able to spend much time at the property and would like to make the property available for short-term rental to visitors wishing to decompress and reconnect with the Shenandoah Valley while not being used by her family. The property will be managed by a local property manager, Suzana Diaz Jimenez.

No previous conditional use permits have been issued for the subject property for land uses in the Agricultural (A) zoning district. The dwelling was constructed in 2003 and no zoning violations have been recorded for the property. here is a Health Department operation permit approving a maximum of six (6) occupants for the three-bedroom dwelling. A request for comments was submitted to the River Oak Property Owners Association but no comments have been received at this time. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 220' to the west.

Staff is recommending the standard conditions.

Mr. Myers opened the public hearing and, with no one coming forward, closed the public hearing.

Mr. Kersjes noted that a gas fire pit was listed for use on the property.

Mrs. Wahl stated that the fire pit would not be allowed, but something like a Solo Stove that has an on and off function would be permissible.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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.

Mrs. Wahl stated that the applicants are requesting a conditional use permit for a short-term tourist rental for the property they recently purchased in June of 2025. The owners would like to make the property available for short-term lodging to offer a quality lodging option for visitors of Warren County. Shenandoah Valley Property Maintenance Co will serve as the local property manager and Dave Whalen will serve as the local emergency contact.

No previous conditional use permits have been issued for the subject property for land uses in the Residential-One zoning district. The dwelling was constructed in 2025 and there are no records of any active zoning violations for this property. There are currently three active conditional use permits for short-term tourist rentals for properties on Donna Court.

There is a Health Department construction permit and record of inspection for the onsite sewage system approving a maximum of six (6) occupants for the four-bedroom dwelling. Comments have been received from the Property Owners of Shenandoah Farms Board of Directors indicating they do not object to the proposed use of the property as a short-term tourist rental, but advise the operator to be required to advise as 4-wheel drive being necessary to reach the destination.

The applicants are requesting a waiver to the 100' setback requirement from neighboring residences. The residence on the property to the west is located 33' from the dwelling on the subject property and the residence on the property to the east is located 44' from the dwelling on the subject property. The applicants have submitted signed letters of support from the owners of the adjacent residences. The applicant received letters of support from both neighbors. Staff is recommending standard conditions along with the following:

5. A waiver to the required setback of 100' to neighboring residences shall be granted for the existing 33' setback to the dwelling west of the subject property and for the existing 44' setback to the dwelling east of the subject property.

Mr. Myers opened the public hearing.

Kathleen Mancini, 1085 High Top Road

Ms. Mancini reiterated her previous comments.

Mr. Myers closed the public hearing.

Mr. Kersjes corrected himself to state that this was the rental with the fire pit.

Mrs. Wahl stated that the fire pit was propane and had an on/off switch.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Miller

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).

Mr. Lenz stated that The applicant is requesting to amend the Warren County Zoning Map and rezone 28.23139 acres from Agricultural (A) and Commercial (C) to Industrial (I). The properties are located at (0) Winchester Road, 6560 Winchester Road, 6644 Winchester Road, and 6720 Winchester Road in Front Royal, VA and are identified on tax map 12 as lot 6F and on tax map 4 as lots 44B, 43A, and 45B. The properties are located in the North River Magisterial District. All four parcels are located within the Highway Corridor Overlay District and a portion of lot 6F is located within the Special Flood Hazard Area.

The applicant is seeking the proposed rezoning to Industrial (I) for the proposed development of a 220,000-square foot warehouse building with associated parking areas. The applicant has also applied for the necessary conditional use permit to allow for a building in excess of 50,000 square feet in the Highway Corridor Overlay District. A 2.63491-acre portion of lot 45B has been excluded from the rezoning request to maintain the current Commercial (C) zoning designation for the future development of an automobile filling station or another commercial use that will be complimentary to the

proposed industrial building. The intended use is a warehousing/distribution facility, which is permitted by right in the Industrial (I) zoning district; however, the applicant is requesting flexibility to develop the subject properties with any other listed permitted land use under the Industrial (I) zoning district regulations given that the total developed area will not exceed 220,000 square feet. The properties will be consolidated into a single Industrial zoned lot with a boundary line adjustment to separate the area to remain zoned Commercial (C) into its own separate parcel.

All four subject properties are designated Industrial (I) on the current Future Land Use Map in the 2024 Comprehensive Plan Draft. The proposed rezoning does not require any revisions to the current Future Land Use Map in the Comprehensive Plan.

This application has been submitted for review and comment to the following agencies: Warren County Building Inspections, Virginia Department of Transportation, Town of Front Royal Public Works, RSW Regional Jail, and Rappahannock Electric Cooperative. All comments received regarding this request will be included in the meeting packet. The applicant has submitted the necessary application to the Front Royal Town Council to request out-of-town sewer and water connections. An easement agreement between the applicant and the RSW Regional Jail Authority has been prepared to convey a sanitary sewer easement for the subject property to have access to the Town of Front Royal public sewer infrastructure.

Mr. Lenz stated that the applicant had revisions that they wished to make to the proffer statement based on the TIA that was provided by VDOT and requested that the public hearing be held open until those revisions could be made.

Mr. Myers opened the public hearing and, with no one coming forward, requested as motion.

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission moved to delay closure of the public hearing until the September 10th, 2025 meeting.

Ayes: Myers, Henry, Kersjes, Miller

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 and Commercial (C) and are located in the North River Magisterial District.

Mr. Lenz stated that the applicant is requesting a conditional use permit to construct a building in excess of 50,000 square feet in size within the Route 340/ 522 Highway Corridor Overlay District. The properties are located on Winchester Rd. and identified on tax map 12 parcel 6F, tax map 4 parcel 43A, parcel 44B, and parcel 45B in the North River Magisterial District. The intended use is a warehousing/ distribution facility, which is permitted by right in the Industrial (I) zoning district; however, the applicant is requesting flexibility to develop the subject properties with any other listed permitted land use under the Industrial (I) zoning district regulations given that the total developed area will not exceed 220,000 square feet. A steep slope area to the southwest of the structure will be preserved as open space to mitigate impacts within the Special Flood Hazard Area.

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors.

1. The applicant shall comply with all Virginia Department of Transportation, Town of Front Royal Public Works Department, Warren County Building Inspections, Virginia Department of Environmental Quality and any other applicable regulations and requirements.
2. The applicant shall submit a formal site plan, building elevations, and exterior finishes color rendering samples to the County prior to issuance of a building permit and zoning permit.
3. Off-street parking shall be provided in the amount of 2.0 spaces per worker on the main shift, as required for a manufacturing establishment per Warren County Code §180-15.
4. The development shall meet the requirements of the Highway Corridor Overlay District set forth under Warren County Code §180-29.1.
5. The total developed area of the property shall not exceed 220,000 square feet.

Mr. Henry stated that VDOT was requiring a turn lane into the property when headed South on 522 and there was not one on the median in the Northbound lanes.

Mr. Lenz stated that if the improvement was identified in the TIA, VDOT may have just agreed to that improvement and it would not be included in the body of the TIA.

Mr. Henry stated that he would not approve of the conditional use permit without that turning lane.

Mr. Myers stated that his opinion was to just hold the public hearing open as well. He

then opened the public hearing and, with no one coming forward, requested as motion.

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission moved to delay closure of the public hearing until the September 10th, 2025 meeting.

Ayes: Myers, Henry, Kersjes, Miller

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.

Mr. Lenz stated that The Board of Supervisors held a work session on July 8, 2025 to discuss the 100' setback requirement for short-term tourist rentals and waiving supplementary regulations. After extensive discussions, the Board directed staff to bring forward three options for text amendments to address concerns with the 100' setback requirement for short-term tourist rentals and how it has been waived historically. The three options requested by the Board are as follows:

OPTION A: Proposes to eliminate the 100' setback requirement from the supplementary regulations for short-term tourist rentals.

OPTION B: Proposes to make the 100' setback requirement for short-term tourist rentals non-waivable by moving the requirement from the supplementary regulations to the listed "short-term tourist rental" use in the zoning district regulations.

OPTION C: Proposes to change the setback requirement for short-term tourist rentals to 50' and to make it non-waivable by moving the requirement from the supplementary regulations to the listed "short-term tourist rental" use in the zoning district regulations.

Mr. Myers opened the public hearing.

Watts Hill, 208 Mountain Top Road

Mr. Hill stated that he is concerned moving the setbacks to a smaller distance would make any noise that is generated higher and that is not the kind of noise levels that residential areas have.

Gary Smullen, 537 Bifrost Way

Mr. Smullen stated that waivers are granted arbitrarily and recommended applying the current ordinance strictly.

Kathleen Mancini, 1085 High Top Road

She stated that more focus should be put on the opinions of the people who live here and that waivers should be rare.

Matt Cornwell, 209 Luchase Road

Mr. Cornwell stated that property owners should have the right to use their property as they see fit and that there are already restrictions put on short-term tourist rentals to prevent disturbances and the restriction should be done away with.

Don Broadway, 57 Pepper Court

Mr. Broadway stated that he thinks that the setback should remain at the same distance but the waiver should be eliminated.

Gillian Greenfield, 14 East Picadilly Street, Winchester

Ms. Greenfield stated that the system as it is currently allows for arbitrary decisions that infringe on owners' land rights.

Richard Butcher, 1423 Greystone Terrace

Mr. Butcher stated that he is in favor of eliminating the setbacks entirely because it infringes on property rights and would discourage the renovation of derelict properties.

Mr. Myers closed the public hearing.

Mr. Henry stated that many people who spoke made salient points but there are many things that need to be considered because there are scenarios where having short-term tourist rentals are beneficial. He then stated that he has always approved of waivers that came with approval from the neighbors.

Mr. Myers stated that he would prefer that the waiver distance be based on location because there are places where 100' for a setback would be impossible to meet.

Mr. Kersjes stated that the Planning Commission only grants waivers when both neighbors agree to having a waiver. He then stated that the setback is an arbitrary number and that noise is always going to happen, in some capacity. He then stated that while he is in favor of some setback, but there are cases where it should not apply.

Ms. Miller acknowledged the concerns of the residents and does not see the value in changing the ordinance because there is too much diversity in property to make a blanket change.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the zoning text amendment to the Board of Supervisors with the recommendation of denial.

Ayes: Myers, Henry, Kersjes, Miller

New Business:

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.

Mr. Lenz stated that attached is the preliminary site plan for Rockland Road Industrial - Phase 1 submitted on behalf of Rushmark Properties, LLC with agency approvals from County Zoning, VDOT, VA DEQ, Building Inspections, and Front Royal Public Works. Phase 1 includes the development of the property identified on tax map 12A--116---A3 for two warehouse buildings totaling approximately 269,500 square feet in size. The property is zoned Industrial (I) with proffers from the rezoning of the property. The proposed warehousing and distribution facility land use is permitted by right in the Industrial district. The development was approved for a conditional use permit to allow for a building in excess of 50,000 square feet in size within the Highway Corridor Overlay District; however, Phase 1 is located entirely outside the Highway Corridor Overlay District. The CUP will be necessary for the development of Phases 2 and 3, which are located on adjacent properties within the Highway Corridor Overlay District.

The zoning administrator determined the proposed site plan is compliant with Chapter 180 of the Warren County Code (zoning ordinance) and that all necessary agency approvals have been obtained as of July 21, 2025.

Per Warren County Code Section 180-64A(5)(C)[4]: *"The Planning Commission shall act on any preliminary site plan within 60 days after it has been officially submitted for approval to the Planning Commission. If the Planning Commission does not approve the preliminary site plan, the Planning Commission shall set forth in writing the reasons for such denial and shall state what corrections or modifications will permit approval by the Planning Commission. After the plan has been modified, the Planning Commission shall act on the plan that it previously disapproved within 45 days."*

Mr. Kersjes asked what VDOT would be doing to Rockland Road?

Mr. Lenz stated that VDOT provided comments that had instructions about the road.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved approve the "Rockland Road Industrial - Phase 1" site

plan.

Ayes: Myers, Henry, Kersjes, Miller

Consent Agenda – Authorization to Advertise for Public Hearing:

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission approved the Authorization to Advertise.

Ayes: Myers, Henry, Kersjes, Miller.

Commission Matters:

Attorney for the County: Mr. Rose had nothing.

Commission Members: The Commissioners had nothing.

Zoning Administrator: Mr. Lenz had nothing.

Planner: Mrs. Wahl had nothing.

Clerk to the Planning Commission: Ms. Mutter reminded the Commissioners to check their emails.

Adjournment:

On a motion made by Mr. Henry and the following vote, the meeting was adjourned at 8:25PM.

Ayes: Myers, Henry, Kersjes, Miller.



Warren County Planning Commission
Chairman