



AGENDA

Planning Commission Meeting

6:00 PM

October 8, 2025

I. Work Session

- A. Discussion of Front Setback Requirements in the Residential-One (R-1) and Residential-Two (R-2) Zoning Districts - -**
- B. Preliminary Discussion of Future Data Center Regulations - -**

7:00 PM - Regular Meeting

II. Call to Order

III. Pledge of Allegiance

IV. Adoption of the Agenda

V. Adoption of the Regular Meeting Minutes

- A. Adoption of the Regular Meeting Minutes from September 10, 2025**

VI. 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.

VII. Public Hearings:

- 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

VIII. New Business

- A. SP2025-03-01 - Preliminary Site Plan for Toray Property - Manufacturing/Warehousing/Distribution Facility** - A request for final site plan approval for a manufacturing/warehousing/distribution facility. Identified on tax map 12G, section 1, block 2, as lot 5A1, the subject property is zoned Industrial (I) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

IX. Consent Agenda - (Authorization to Advertise):

- A. CUP2025-10-01 - Short-term Tourist Rental - 565 Ridgeway Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 565 Ridgeway Road and is identified on tax map 27 as lot 10B. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Planner
- B. CUP2025-10-02 - Short-term Tourist Rental - 262 Woodcliff Lane** - A request for a conditional use permit for a short-term tourist rental. The property is located at 262 Woodcliff Lane and is identified on tax map 36 as lot 13A. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Planner
- C. CUP2025-10-03 - Accessory Dwelling Unit - 150 High Bluff Road** - A request for a conditional use permit for an accessory dwelling unit (detached). The property is located at 150 High Bluff Road and is identified on tax map 11E as lot 21. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator

X. 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

XI. Adjournment