



AGENDA

Planning Commission Meeting

7:00 PM

November 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. Adoption of the Regular Meeting Minutes from October 8th, 2025
 - B. Adoption of the Work Session Minutes from October 8th, 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. **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
- VII. **Old Business**
 - A. **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
- 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". - Kelly Wahl , Planner
- B. CUP2025-11-01 - Short-Term Tourist Rental - 422 Bowman Hollow Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 422 Bowman Hollow Road and is identified on tax map 3C as lot 24B. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Kelly Wahl , Planner
- C. CUP2025-11-02 - Short-term Tourist Rental - 3221 Freezeland Rd** - A request for a conditional use permit for a short-term tourist rental. The property is located at 3221 Freezeland Road and is identified on tax map 23E, section 1, as lot 9. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2025-11-03 - Short-Term Tourist Rental - 137 Wendy Hill Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 137 Wendy Hill Road and is identified on tax map 15D, section 2, block 5, as lot 124A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- E. CUP2025-11-04 - Contractor Storage Yard - 444 Baugh Drive** - A request for a conditional use permit for a contractor storage yard for the property located at 444 Baugh Drive and identified on tax map 12G, section 2, block 1, as lot 10A. The subject property is zoned Industrial (I) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- F. R2025-08-01 - Rezoning from Residential-One (R-1) to Commercial (C) - Tax Map #12A--1-9---1B (8363 Winchester Road)** - A request to amend the Warren County Zoning Map to rezone tax map #12A--1-9---1B from Residential-One (R-1) to Commercial (C). - Chase Lenz, Zoning Administrator
- G. Z2025-11-01 - Zoning Text Amendments for Rooster Exception to Backyard Chickens in the Residential-One (R-1) Zoning District** - An ordinance to amend Chapter 180 of the Warren County Code to amend subsection 180-35.1B(2) of the supplementary regulations for backyard chickens to add an exception to allow for one rooster to be permitted on Residential-One (R-1) zoned lots one (1) acre or greater in size. - Chase Lenz, Zoning Administrator

IX. Commission Matters

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

X. Adjournment