



AGENDA

Planning Commission Meeting

7:00 PM

December 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. Adoption of the Regular Meeting Minutes from November 13th, 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. **CUP2025-11-01 - 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
 - B. **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
 - C. **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
 - D. **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
 - E. **CUP2025-11-05 - Short-term Tourist Rental - 347 Riley Court** - A request for a conditional use permit for a short-term tourist rental. The property is located at 347 Riley Court and is identified on tax map 15E, section 4, block 4, as lot 58. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner

- 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

VII. 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. CUP2025-12-02 - Short-Term Tourist Rental - 3151 Freezeland Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 3151 Freezeland Road and is identified on tax map 23E, double circle 1, as lot 10B. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
- C. CUP2025-12-03 - Building Service Establishment - 0 Strasburg Road (TM #10L--2-----2)** - A request for a conditional use permit for a building service establishment. The property is located at (0) Strasburg Road and is identified on tax map 10L, section 2, as lot 2. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
- D. CUP2025-12-04 - Short-Term Tourist Rental - 48 Pineview Drive** - A request for a conditional use permit for a short-term tourist rental. The property is located at 48 Pineview Drive and is identified on tax map 13A, double circle 4, block 7 as lot 3. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- E. Z2025-12-01 - Zoning Text Amendments to Modify Front Setback Requirements in the Residential-One (R-1) and Residential-Two (R-2) Zoning Districts** - An ordinance to amend Chapter 180 of the Warren County Code to amend the yard requirements for corner lots and accessory structures and to amend the zoning district regulations for the Residential-One (R-1) and Residential-Two (R-2) zoning districts to modify the front yard setback requirements. - Chase Lenz, Zoning Administrator

VIII. Commission Matters

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

IX. Adjournment

