



AGENDA

Board of Supervisors Meeting

7:00 PM

December 9, 2025

Moment of Silence - Opening with Prayer

- A. E. Wilson Morrison Elementary School Choir Performance
- B. Call to Order and Pledge of Allegiance of the United States of America
- C. Adoption of Agenda – Additions or Deletions
- D. Presentation and discussion on a community farm proposal at Rockland Park
- E. Public Comment Period for **Items on the Agenda** (30-Minute Time Limit)
- F. Reports – Board Members, County Administrator, County Attorney
- G. Appropriations and Transfers
- H. Approval of Accounts
- I. Approval of Minutes - November 18th Regular Meeting

7:30 PM - Public Hearings

- J. **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
- K. **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
- L. **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
- M. **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
- N. **R2023-07-01 - Tax Map #12-----9, 12-----6, and 4-----41 - Rezoning from Agricultural (A) to Industrial (I) and Commercial (C)** - A request to amend the Warren County Zoning Map and rezone approximately 448.21+/- acres from Agricultural (A) to Industrial (I) and Commercial (C). The property

identified as Tax Map 12, as lot 9 is requested to be rezoned from Agricultural (A) to Commercial (C) is 4.47 acres. The properties identified on tax map 12, as lot 6 and tax map 4 as lot 41 are requested to be rezoned from Agricultural (A) to Industrial (I) and are 443.74+/- acres. The properties are located off Winchester Road in the North River Magisterial District. - Chase Lenz, Zoning Administrator

Unfinished Business

- O. 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
- P. 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

New Business

- Q. Consent Agenda**
1. Contract Renewal - Carroll Construction Company - Alisa Scott, Finance Director
 2. Purchase of 2 Fleet Vehicles for Warren County Sheriff's Office - Vehicle Replacement - Crystal Cline, Sheriff
 3. Contract Renewal - LaBella Associates, for Engineering Services - Alisa Scott, Finance Director
 4. Resolution - Legal Services Transparency and Review Policy
 5. Procurement of Two Ambulance Transport Units - Gerry Maiatico, Assistant Fire Chief
 6. Adoption of a Resolution Regarding the Second Amendment of the Constitution of the United States of America
 7. Amendment to the 2026 Board of Supervisors Meeting Schedule
 8. Contract Assignment - Talbert, Bright & Ellington, LLC - Mike Berry, Public Works Director
 9. **Authorization to Advertise for Public Hearing - 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
 10. **Authorization to Advertise for Public Hearing - 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

11. **Authorization to Advertise for Public Hearing - 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
12. **Authorization to Advertise for Public Hearing - 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
13. **Authorization to Advertise for Public Hearing - CUP2025-11-05 - Short Term Tourist Rental - 347 Riley Court** - Kelly Wahl , Planner
14. **Authorization to Advertise for Public Hearing - 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
15. **Authorization to Advertise for Public Hearing - 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

R. Additional New Business

S. Public Comment Period - **General Comments** (30 Minute Time Limit)

T. Adjournment