

At a regular meeting of the Warren County Planning Commission held in the Warren County Government Center on December 10th, 2025.

Present: Robert Myers, Chairman (Happy Creek District); Paul Barnhart (Fork District); Scott Kersjes (North River District); Brigitte Miller (South River District); William Gordon (Shenandoah District); also, present; Jason Ham, of Litten & Sipe LLP, Attorney for the County; Chase Lenz, Zoning Administrator; Kelly Wahl, Planner; Allison Mutter, Clerk to the Planning Commission

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

Adoption of the Agenda

Mr. Kersjes requested that Z2025-09-01 - Zoning Text Amendments for Backyard Beekeeping be removed from the consent agenda for further discussion.

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

Ayes: Myers, Barnhart, Kersjes, Gordon, Miller.

Adoption of Regular Meeting Minutes

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission approved the minutes from, as presented.

Ayes: Myers, Barnhart, Kersjes, Gordon, 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.

John Jenkins, 241 Gimlet Ridge Road

Mr. Jenkins stated that he is concerned with the amount of money spent on completing the currently uncompleted audit and on other things.

Public Hearings:

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.

Mrs. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental for the property he recently built. The owner would like to make the dwelling available for short-term rent for people seeking to be close to the Shenandoah National Park and other areas of Warren County. The owner, Xin Li and Christina Carter, a local property manager, will oversee all aspects of the rental process and management of the

rental property. There 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 Woodland Springs LLC, but no comments have been received at this time. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 661' to the west.

Planning Staff is recommending the following conditions be added to this conditional use permit should the Board of Supervisors choose to approve this conditional use permit.

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.

Xin Li, 422 Bowman Hollow Road

Mr. Li gave a brief presentation on his property, including the construction history and addressing the concerns of an anonymous email about trespassing.

Mr. Myers opened the public hearing.

John Jenkins, 241 Gimlet Ridge Road

Mr. Jenkins stated that he is against short-term tourist rentals because they are causing problems in neighborhoods, that they are not worth the money they bring in, and that they are taking away from the already limited housing supply.

Mr. Myers closed the public hearing and stated that short-term tourist rentals are not considered businesses by state law.

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission moved to forward the conditional use permit for a short-term tourist rental to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

CUP2025-11-02 - Short-Term Tourist Rental - 3221 Freezeland Road - 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.

Mr. Lenz stated that the applicant is requesting a conditional use permit for a short-term tourist rental for the property she purchased in October of 2021. The owner 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 primary property manager with assistance from a local point of contact.

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 setback requirement. The dwelling on the subject property is located approximately 90 feet from the dwelling on the property to the east. The applicant submitted a letter of support for this application from the neighbor within 100 feet. The PMP has been provided and reviewed by Planning staff. The local point of contact, John Morash, lives within the required 30-miles distance from the property.

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.
5. A waiver to the required setback of 100' from neighboring dwellings shall be granted for the existing 90' setback to the dwelling east of the subject property.

Mr. Myers opened the public hearing.

John Jenkins, 241 Gimlet Ridge Road

Mr. Jenkins stated that he believes that waivers shouldn't be granted.

Mr. Myers closed the public hearing.

Mr. Kersjes asked Mr. Lenz which neighbor provided the letter of support?

Mr. Lenz stated that it came from 3241 Freezeland Road, Mr. Thomas Martin.

Mr. Kersjes stated that he measured the distance between the applicant and 3163 Freezeland Road and got 93 feet. He then asked how Mr. Lenz measured it?

Mr. Lenz stated that he measured off of the two closest points on the County's GIS map.

Mr. Kersjes stated that, to Mr. Jenkins' point, that the Planning Commission only approves waivers with written consent from the neighbors who require the waiver.

On a motion made by Mr. Gordon, seconded by Mr. Kersjes, and by the following vote, the Planning Commission moved to forward the conditional use permit for a short-term tourist rental to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

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.

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 order to offset the costs of owning a second home. The applicants would like to make the dwelling available for short-term rental for people seeking to be close to the Shenandoah National Park, Shenandoah River, Skyline Caverns, and other areas of Warren County while not utilizing the dwelling themselves as their second home. Viktor Kutsevich will serve as the local property manager, residing less than 10 miles away from the subject dwelling.

There is a Health Department operation permit approving a maximum of four (4) occupants for the three-bedroom dwelling. A request for comments was submitted to the Property Owners of Shenandoah Farms, but no comments have been received at this time. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 145' to the west.

Planning Staff is recommending the following conditions be added to this conditional use permit should the Board of Supervisors choose to approve this conditional use permit.

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.

Eric Schneider, 174 Wendy Hill Road

Mr. Schneider has concerns about having strangers coming through their neighborhood because of safety, the changing of the community by allowing short-term occupants, and taking from the limited housing supply.

Erin Wood, 195 Wendy Hill Road

Ms. Wood stated that there has already been disruption from an AirBnB in the neighborhood and would not like to have another next door.

Luzia Cruz-Sheehan, 97 Wendy Hill Road

Ms. Cruz-Sheehan is also concerned about the safety of having strangers around and the disruption that having an AirBnB would cause.

Mr. Myers closed the public hearing and stated that, in regards to the disruptions, the permit can be revoked and recommends that the neighbors contact the Sheriff's Office. He then stated that, as opposed to a conditional use permit, long term renters are not held to the same restrictions.

Mr. Gordon stated that disruptions should also be reported to the Planning Department.

Mr. Kersjes stated that if they are not reported, then Staff cannot take action against the owner.

On a motion made by Mr. Gordon, seconded by Mr. Barnhart, and by the following vote, the Planning Commission moved to forward the conditional use permit for a short-term tourist rental to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

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.

Mr. Lenz stated that the applicant is requesting a conditional use permit for a contractor storage yard for the property located at 444 Baugh Drive. The intended use of the subject property includes both indoor storage within a proposed 328,600-square-foot warehouse building and two outdoor storage yards totaling 21.76 acres. The Industrial zoning district regulations under Warren County Code §180-28 allow for the indoor storage/warehousing by right while "yard for storage of coal, lumber, building materials or contractors' equipment" is permissible only upon issuance of a conditional use permit by the Board of Supervisors. This request for a conditional use permit is for the storage of electrical, HVAC, power generation equipment, and equipment necessary for data center construction in outdoor storage yards while the equipment awaits installation at various locations throughout the Mid-Atlantic region.

The applicant has submitted a supplemental conceptual layout plan with this application showing the warehouse building location, storage yard locations, potential stormwater management areas, and associated parking areas and internal access roads. A site plan compliant with Warren County Code §180-64 will be required prior to the development of the subject property.

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. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

1. The applicant shall comply with all Virginia Department of Transportation (VDOT), Warren County Building Inspections, Warren County Fire & Rescue Services, Front Royal Public Works and Virginia Department of Environmental Quality applicable regulations and requirements.
2. A site plan shall be prepared and approved by the Warren County Planning Department prior to issuance of a building permit, showing the buildings, ingress/egress, parking areas, outdoor lighting, landscaping, screening, storage areas, trash receptacles, signage, and other applicable zoning site requirements.
3. All mechanical equipment servicing the building shall be screened from public view and designed to be perceived as an integral part of the building.
4. All light fixtures shall be fully shielded and shall comply with Warren County Code §180-49.2 regarding lighting.
5. The site plan shall comply with Warren County Code §180-49.1 regarding

landscaping.

6. Outdoor storage areas shall be screened from view of Baugh Drive with fencing approved by County staff. Such fencing shall be a minimum of 6 feet in height and may consist of chain link with opaque fabric covering, slats, or similar element(s) to achieve visual screening. Outdoor storage areas shall also comply with the applicable screening and buffering requirements of Warren County Code §180-18.

Mr. Myers invited the applicant to speak.

Ashley Kyle, Roth Jackson.

Ms. Kyle gave a brief presentation on the site and it's adjacent properties, the intended use and concept plan, and the associated impacts of the use.

John Mason, Lingerfelt Development LLC.

Mr. Mason stated that his business works in commercial development and are seeking the conditional use permit based on development trends.

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

Mr. Gordon asked if the permit would restrict a new owner to the listed uses or would they be allowed store other things?

Mr. Lenz stated that, under the permit, a different occupant would be allowed to do anything that is listed under the use.

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

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

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.

Mrs. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental for the property they recently built. The applicants would like to make the dwelling available for short-term rental for people seeking a quiet and restful escape while contributing to the local economy and when not in use for their own respite. Chris Young will serve as the local property manager, residing less than 30 miles away from the subject dwelling.

There is a Health Department operation permit approving a maximum of four (4)

occupants for the three-bedroom dwelling. A request for comments was submitted to the Property Owners of Shenandoah Farms, but no comments have been received at this time. The dwelling meets the setback requirement to adjacent single-family dwellings. The closest dwelling is 380' to the north.

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 and, with no one coming forward to speak, closed the public hearing.

Mr. Kersjes stated that the management plan has six cars for four occupants.

Mrs. Wahl stated that it will be changed prior to taking the application to the Board of Supervisors.

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission moved to forward the conditional use permit for a short-term tourist rental to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

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).

Mr. Lenz stated that the applicant is requesting to amend the Warren County Zoning Map

and rezone 0.37 acres from Residential-One (R-1) to Commercial (C). The property is located at 8363 Winchester Road, Front Royal, VA 22630 and is identified on tax map 12A, section 1, block 9, as lot 1B. The property is located entirely within the Highway Corridor (HC) overlay district in the North River Magisterial District.

In addition to lot 1B, the applicant also owns adjacent lots 1A, 1, 2, 3, 4, 15, 16, 16A, 17, 18, 19, 20, and 21, which were previously rezoned to Commercial (C) in 2006. The owner intends to consolidate all the lots into a single Commercial-zoned lot once the zoning designation of lot 1B is aligned with the adjacent lots. The applicant intends to develop the property for commercial purposes to provide space for by right retail and/or service businesses. The existing single-family dwelling on the subject property will be demolished as part of the development.

The Future Land Use Map in the Comprehensive Plan identifies the subject property to be used for commercial purposes with Commercial zoning. The request is compatible with the Future Land Use Map of the Comprehensive Plan since the property is designated as Commercial.

The applicant has submitted a voluntary proffer statement dated August 6, 2025 with the intent to align the proffers with the 2008 proffers (from the 2006 rezoning) applicable to the previously rezoned adjacent parcels under the same ownership. Staff suggested this approach to align the conditional zoning regulation for the parcels once consolidated into a single parcel.

The submitted voluntary proffer statement includes a one-time monetary contribution to the North River volunteer fire department to assist in the capital improvement program, building materials, screening and landscaping requirements conforming with the Highway Corridor overlay district requirements, and additional requirements related to transportation, utilities, and stormwater management. The proffer statement also includes a provision requiring the lot consolidation with the adjacent lots, demolition of the existing dwelling, a maximum average daily vehicle trip rate of 1,243 trips per day limitation, and a listing of permissible land uses including building service establishment, general retailing/wholesaling, office space, personal service establishment, and hotel.

Andrew Hill, Mada and Hill PLC.

Mr. Hill stated that his client's intent is to consolidate the lots and use it for commercial development.

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

Mr. Kersjes asked if VDOT had been consulted about the southbound traffic for this parcel?

Mr. Lenz stated that all of their by-right uses would necessitate a site plan review, which

would allow VDOT to review and set their parameters for the location. He then noted that a fast food restaurant was removed from the proffers.

Mr. Barnhart asked if sending traffic down Rockland Road would be an option.

Mr. Gordon stated that the site plan was probably conceptual and that VDOT would put their qualifications on it. He then asked, in regards to the proffers, if they were in line with the surrounding proffers?

Mr. Lenz stated, while not identical, they were in line with the rest of the proffers, per Mr. Bowman's approval.

Mr. Gordon asked what happens to the proffers when the parcels are consolidated?

Mr. Lenz stated that the proffers would apply to all the uses that are listed.

Mr. Barnhart stated that his view was that the proffers cover all the lots once they were consolidated?

Mr. Ham asked if Mr. Hill had access to the other proffers?

Mr. Hill stated that he did not currently, but stated that the monetary and number of vehicle trips proffered was designed to be inclusive of the project in its' entirety.

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

Ayes: Myers, Henry, Kersjes, Gordon, Miller.

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.

Mr. Lenz stated that attached is a draft ordinance to amend the supplementary regulations for backyard chickens to add an exception to allow for one rooster to be permitted on a Residential-One (R-1) zoned lot or contiguous lots under the same ownership provided such lot or lots total one (1) acre or greater in size. These text amendments are being requested by Planning staff at the direction of the Board of Supervisors following their discussion of this potential change to the current total prohibition of roosters in the Residential-One (R-1) zoning district at the October 14th work session. The exception includes a requirement for the rooster to be kept in a coop between the hours of 10:00 PM and 7:00 AM and that the coop be insulated for sound.

Mr. Myers opened the public hearing.

Watts Hill, 208 Mountain Top Road

Mr. Hill stated that he is the President of the High Knob Property Owner's Association and that they are concerned with the change. The High Knob Property Owner's Association does not allow for roosters, based on the guidance of the established zoning ordinance. He is concerned about the amount of noise that a rooster would make, as they can be up to 90dB of sound at unpredictable times of day. He stated that the Sheriff's Office does not have the resources or equipment to enforce noise complaints that could be caused by the roosters. He noted that the burden of enforcement of this ordinance would be shifted to the neighbors.

Carol Phillips, 202 Greenfield Road

Ms. Phillips requested the Planning Commission reject the request for the text amendment because of the noise that the rooster would make, especially when the houses are close together, that there is no standard for insulation for the coop to dampen the noise, and that there are other ways to protect a flock from predators.

Magen Cody, 16 Broadway Court

Ms. Cody stated that she is speaking for 250 residents who support this change. She stated that roosters do protect against smaller predators. She noted that the Town of Front Royal allows for roosters on plots that are greater than 1 acre. She stated she wanted the roosters for self-reliance purposes and stated that there are many other things that make more noise than the roosters.

Brenden Cody, 16 Broadway Court

Mr. Cody stated that he is in support of the amendment change to match what the Town provides and, if the HOA wishes to, they can restrict the roosters if they see fit.

David McGee, 141 Arrow Road

Dr. McGee stated that he is in support of having roosters because it is a more rural area.

Mr. Myers closed the public hearing.

Mr. Barnhart stated that, as a former chicken owner, there is no predicting when the roosters will crow. He then stated that chickens will lay eggs whether there is a rooster present or not and asked if they were also going to allow for guinea fowl, turkey, or any of the other prohibited birds along with the roosters? He stated that, by the logic of allowing roosters, they should then allow things, like peahens, geese, and other fowl, that make less noise than a rooster.

Mr. Myers stated that, while the County is considered to be rural, the ordinance is targeting non-agricultural lots. He then stated that, as a former rooster owner, the rooster would cause disruption in the densely inhabited areas.

Mr. Barnhart stated that, when you have roosters and fertile eggs for hens to brood on,

the owner is looking at doubling their flock every 21 days.

Mr. Kersjes stated that if someone was interested in having a farm, they should have bought land zoned agriculture. He then stated that, based on conversations he had with a friend that raised chickens, that insulation that would dampen the sound would inhibit the airflow in a coop and that would cause illness in the flock, even in the short amount of time required in the ordinance.

Mr. Gordon stated that he had conflicting feelings about this ordinance because there are animals in these areas that could cause similar or greater noise levels, but those animals could be brought in where the roosters would remain outside. He also has questions about what the insulation requirement because there is no standard stated. He then stated that he is against this as well.

Mrs. Miller stated that her concern is that, when the animals are breeding, it is hard to tell how many roosters will be laid in a clutch of eggs and what happens when the owner has too many roosters. She then stated that the ordinance should consider the obstacles that would be commonly faced in the course of owning and raising chickens.

Mr. Barnhart stated that he agrees with the concern about the chicken populations that would be generated by allowing the ownership of roosters and what is going to happen when the owners have more chickens than are allowed.

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

Ayes: Myers, Henry, Kersjes, Gordon.
Abstain: Miller

Consent Agenda – Authorization to Advertise for Public Hearing:

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

Ayes: Myers, Barnhart, Kersjes, Gordon, Miller.

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".

Mr. Gordon stated that he was satisfied with the amended draft.

Mr. Barnhart agreed because it was following the state's best practices.

Mrs. Miller stated that she did initially have concerns, but best practices are more favorable for the ordinance.

Mr. Barnhart asked who is in charge of regulating the hives?

Mr. Lenz stated that a site plan showing the setbacks will be required and the zoning department could inspect the construction.

Mr. Barnhart asked about who would be monitoring the well-being of the bees?

Mrs. Miller stated that the keepers and the bees will regulate themselves. She then asked for clarification about the sales of bee products.

Mrs. Wahl stated that on-site sales would be prohibited, but the beekeepers could sell their products at places like farmers markets, craft fairs, or anywhere that wasn't on-site.

Mr. Kersjes asked Mrs. Miller if she felt a quarter acre was safe?

Mrs. Miller stated that the bees would do as they please and would not cause problems.

On a motion made by Mr. Kersjes, seconded by Mr. Gordon, and by the following vote, the Planning Commission approved the Authorization to Advertise for Z2025-09-01 - Zoning Text Amendments for Backyard Beekeeping.

Ayes: Myers, Barnhart, Kersjes, Gordon, Miller.

Commission Matters:

Commission Members:

Mr. Myers wished everyone a happy, merry, and joyful whatever anyone celebrates.

Mr. Kersjes stated he attended the Rappahannock Electric symposium and stated the REC chairman wished to speak to the Planning Commission at a work session and offered an overlay to show the current maximum load on the power lines. He then stated he attended the Board Meeting and noted a discussion that was had about short-term tourist rentals and the housing issues with the suggestion of a having a cap on the number that would be allowed and possibility of putting a moratorium on short-term rentals for new builds in the first two years after construction.

Mr. Barnhart expressed concerns about using new constructions for short-term rentals.

Mr. Kersjes suggested a joint work session about his concerns.

Mr. Ham recommended speaking with Mr. Bowman about the feasibility of moratoriums on uses.

Mr. Barnhart asked what the surrounding jurisdictions were doing?

Mrs. Wahl stated a study had been completed over the summer and stated that many of the surrounding jurisdictions have little to no regulations in place for short-term tourist rentals.

Attorney for the County:

Mr. Ham wished everyone happy holidays.

Zoning Administrator:

Mr. Lenz asked if Mr. Myers and Mr. Barnhart were interested in serving another term on the Planning Commission. Mr. Myers and Mr. Barnhart both stated they would be interested.

Planner:

Mrs. Wahl noted that Planning Staff is in the process of developing a pre-development committee.

Clerk to the Planning Commission:

Ms. Mutter reminded the Commissioners that there would be an election in January, that they would be receiving a FOIA refresher and real estate disclosure form, and details about getting the Commissioners sworn in.

Adjournment:

On a motion made by Mr. Kersjes and the following vote, the meeting was adjourned at 9:06 PM.

Ayes: Myers, Barnhart, Kersjes, Gordon, Miller.



Warren County Planning Commission Chairman