



AGENDA

Planning Commission Meeting

7:00 PM

June 10, 2026

I. 4:30 PM Closed Session

A. Section 2.2-3711(A)(8) - -

II. 5:00PM Work Session

Regular Meeting

III. Call to Order

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Adoption of the Regular Meeting Minutes

A. Adoption of the Regular Meeting Minutes from May 13, 2026

VII. 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.

VIII. Public Hearings:

IX. New Business

- A. **SP2026-05-01 - 0 John Marshall Highway (Tax Map ID: 31G--2-5--19A, 31G--2-5--19B, and 31G--2-5--19C) - Reduction to Setback Requirements for the Highway Corridor Overlay District** - Attached is the initial submission of the general concept plan for a proposed flex space, drive-through coffee kiosk, electric vehicle charging stations, family-oriented park and rest area, and cabin. The properties are identified as Tax Map #31G--2-5--19A and 31G--2-5--19C, and are zoned Commercial, and Tax Map #31G--2-5--19B, which is split zoned Agricultural and Commercial. The properties are located South of John Marshall Highway and reside within the County's Highway Corridor Overlay District (HCOD). The proposed land-uses are allowed by either a conditional use permit or by-right in the commercial zoning district. A final site plan is required for review and approval by the Planning Commission when it has been completed and reviewed by County Planning Staff and outside agencies.

This initial application with concept plan is a request by the applicant, Valley Gate, LLC, to waive the setbacks of the HCOD which is 100' to building and the parking setbacks which is 50', in order to have the flexibility for placement of the structures and associated parking on the sites. The existing average depth of the parcels is 200' and this would be prohibitive to the buildable area.

As stated in the applicant's statement of justification, the proposed layout provides for site

circulation, connectivity with adjacent parcels, and commercial development meeting the standards as set forth in the County Code, 180-27 and 180-29.1. The requested waiver to these setbacks will not impact or negate the other standards set forth in the HCOD ordinance and will be included as part of the final site plan when brought back to the Planning Commission. - Kelly Wahl , Planning Director

B. Senate Bill 346 - Zoning; Manufactured Housing - Senate Bill 346 amends existing provisions that require localities to permit manufactured homes in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed, with certain conditions. - Kelly Wahl , Planning Director

C. Senate Bill 531 - Zoning; Development and Use of Accessory Dwelling Units - Zoning; development and use of accessory dwelling units. Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, as a permitted accessory use - Kelly Wahl , Planning Director

X. Consent Agenda - (Authorization to Advertise):

A. CUP2026-06-01 - Short-Term Tourist Rental - 339 River Oak Drive - A request for a conditional use permit for a short-term tourist rental. The property is located at 339 River Oak Drive and is identified on tax map 35B, section 3, as lot H. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Planning Director

B. 22026-05-01 Zoning Text Amendment for Data Centers in the Industrial (I) Zoning District - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for data center and other associated definitions, to amend §180-28D to add data center as a use permitted by conditional use permit in the Industrial (I) zoning district, and to enact new performance standards for data centers. - Kelly Wahl , Planning Director

XI. Commission Matters

A. Commission Members - -

B. Planning Director - Withdrawl of the Comprehensive Plan Review application by Rappahannock Electric Cooperative -

C. County Attorney - -

D. Clerk to the Planning Commission - -

XII. Adjournment