



# **BOARD OF COUNTY COMMISSIONERS**

## **WARREN COUNTY, OHIO**

**406 Justice Drive, Lebanon, Ohio 45036**

***www.co.warren.oh.us***

***commissioners@co.warren.oh.us***

***Telephone (513) 695-1250***

***(513) 261-1250***

***(513) 925-1250***

***(937) 425-1250***

***Facsimile (513) 695-2054***

***TOM GROSSMANN***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS**

**WARREN COUNTY, OHIO**

**MINUTES: Regular Session – November 10, 2015**

The Board met in regular session pursuant to adjournment of the November 3, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the October 27, 2015 and November 3, 2015 meetings were read and approved.

15-1761      A resolution was adopted to Amend Resolution #15-1067, approving hiring of Vicki Perry to the position of Part-Time Administrative Assistant, within the Warren County Grants Department. Vote: Unanimous

15-1762      A resolution was adopted to Amend Resolution #15-1673, Administering Disciplinary Action against Lisa Dabbelt, Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

15-1763      A resolution was adopted to accept the Proposed 2016 Schedule and Rates pertaining to Excess Loss Coverage with United Healthcare. Vote: Unanimous

15-1764      A resolution was adopted to acknowledge Closure of Clarksville Road Bridge #37-4.57 to Traffic by the Warren County Engineer. Vote: Unanimous

15-1765      A resolution was adopted to Waive Building and Electrical Permit Fees Associated with the Construction of a Substation along Columbia Road for the City of Lebanon. Vote: Unanimous

- 15-1766 A resolution was adopted to Set Public Hearing to consider Map Amendments to the Official Warren County Zoning Map pursuant to Ohio Revised Code Section 303.12. Vote: Unanimous
- 15-1767 A resolution was adopted to Set Public Hearing for Rezoning Application of Margaret and Daniel Cunningham, owners of record, to Rezone 87.9 acres from Rural Residence "R-1" to Mixed Use Neighborhood Zone "MXU-N" in Turtlecreek Township. Vote: Unanimous
- 15-1768 A resolution was adopted to Transfer 2001 International Dump Truck being utilized by the Warren County Engineer to the Wayne Township Trustees. Vote: Unanimous
- 15-1769 A resolution was adopted to approve Sale of Vehicle to Monroe County Commissioners on behalf of the Warren County Board of Developmental Disabilities. Vote: Unanimous
- 15-1770 A resolution was adopted to approve and authorize the Warren County Juvenile Court to submit a Grant Application to the Ohio Department of Youth Services for the Juvenile Accountability Block Grant for an Upgrade Case Management System. Vote: Unanimous
- 15-1771 A resolution was adopted to approve and authorize the Warren County Juvenile Court to Submit a Grant Application to the Ohio Department of Youth Services for the Juvenile Accountability Block Grant for an Image Viewer System. Vote: Unanimous
- 15-1772 A resolution was adopted to Amend the Contract with Child Focus, Inc. on behalf of Warren County Children Services. Vote: Unanimous
- 15-1773 A resolution was adopted to authorize the Board to enter into Agreement with Fibertech Networks on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-1774 A resolution was adopted to authorize the President and/or the Vice President of this Board to sign a Satisfaction of Mortgage for Paul and Michelle Pitzer. Vote: Unanimous
- 15-1775 A resolution was adopted to approve Notice of Intent to Award Bid to Stauffer Site Services LLC for FY12 Union Township - Riley Street Storm Sewer CDBG Project. Vote: Unanimous
- 15-1776 A resolution was adopted to authorize Public Advertisement of a Request for Proposals for the Voice Over iP Telephone System for the Warren County Board of Commissioners. Vote: Unanimous

- 15-1777 A resolution was adopted to authorize Request for Proposals for Child Care Training Classes for In Home Providers for Warren County Job and Family Services, Division of Human Services. Vote: Unanimous
- 15-1778 A resolution was adopted to approve and authorize President of the Board to sign Department of the Army offer to sell Easement and Sanitary Sewer Easement with United States of America relative to the Granting of a Sanitary Sewer Easement for the Kings Mills Army Reserve Center in Hamilton Township. Vote: Unanimous
- 15-1779 A resolution was adopted delegating specific functions to the County Administrator pursuant to Section 305.30(J)ORC in the event of Disaster or Emergency situations as Defined in Section 5503.21ORC. Vote: Unanimous
- 15-1780 A resolution was adopted to acknowledge receipt of October 2015 Financial Statement. Vote: Unanimous
- 15-1781 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 15-1782 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1783 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-1784 A resolution was adopted to approve Bond Release for Miami Valley Gaming and Racing, LLC for completion of improvements in Miami Valley Gaming and Racetrack Development situated in Turtlecreek Township. Vote: Unanimous
- 15-1785 A resolution was adopted to enter into Erosion Control Bond Agreement for Prus Properties, LLC for completion of improvements in the Villages of Classicway Section 5 situated in Hamilton Township. Vote: Unanimous
- 15-1786 A resolution was adopted to enter into a New Streets and Appurtenances Security Agreement with Soraya Farms, LLC for Soraya Farms, Section 3, in Clearcreek Township, replacing the current Street and Appurtenances Security Agreement #14-012(P/S). Vote: Unanimous
- 15-1787 A resolution was adopted to enter into a New Streets and Appurtenances Security Agreement with Soraya Farms, LLC for Soraya Farms, Section 2, in Clearcreek Township, replacing the current Street and Appurtenances Security Agreement #14-011(P/S). Vote: Unanimous
- 15-1788 A resolution was adopted to enter into Erosion Control Bond Agreement for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section 3 situated in Clearcreek Township. Vote: Unanimous

- 15-1789 A resolution was adopted to approve Bond Release for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section 3 situated in Clearcreek Township. Vote: Unanimous
- 15-1790 A resolution was adopted to approve a Street and Appurtenances Bond Release for Soraya Farms, LLC for completion of improvements for Soraya Farms, Section 2, situated in Clearcreek Township. Vote: Unanimous
- 15-1791 A resolution was adopted to approve a Street and Appurtenances Bond Release for Soraya Farms, LLC for completion of improvements for Soraya Farms, Section 3, situated in Clearcreek Township. Vote: Unanimous
- 15-1792 A resolution was adopted to enter into Erosion Control Bond Agreement for Soraya Farms, LLC for completion of improvements in Soraya Farms Lifestyle Community, Section 3 situated in Clearcreek Township. Vote: Unanimous
- 15-1793 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Soraya Farms, LLC for installation of certain improvements in Soraya Farms Lifestyle Community, Section 3 situated in Clearcreek Township. Vote: Unanimous
- 15-1794 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Soraya Farms, LLC for installation of certain improvements in Soraya Farms Lifestyle Community, Section 3, situated in Clearcreek Township. Vote: Unanimous
- 15-1795 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Caesar Creek Properties, LLC for installation of certain improvements in Caesar Creek Lake Estates Subdivision, Section 1, Phase I situated in Harveysburg. Vote: Unanimous
- 15-1796 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with the Drees Company for installation of certain improvements in Heritage at Miami Bluffs, Phase 4, Block "C" situated in Hamilton Township. Vote: Unanimous
- 15-1797 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Roberts Park Subdivision, Section 2 Block "A" situated in Deerfield Township. Vote: Unanimous

- 15-1798 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Robert's Park, Section 2, Block "A" situated in Deerfield Township. Vote: Unanimous
- 15-1799 A resolution was adopted to approve the following Record Plats.  
Vote: Unanimous
- 15-1800 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-1801 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation for 2013 Radio System Acquisition Bond Fund #368. Vote: Unanimous
- 15-1802 A resolution was adopted to approve Operational Transfers from Commissioners Fund #101-1110 into Radio System Bond Fund #368. Vote: Unanimous
- 15-1803 A resolution was adopted to Transfer Balances within certain Subfunds of the Emergency Management Agency Fund #264 to close prior years completed EMA Subfunds. Vote: Unanimous
- 15-1804 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation into Sheriff's Office DARE Fund #291.  
Vote: Unanimous
- 15-1805 A resolution was adopted to approve Supplemental Appropriations into Warren County Garage Parts Fund #619. Vote: Unanimous
- 15-1806 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Court of Common Pleas Pretrial Services Fund #101-1222. Vote: Unanimous
- 15-1807 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Court of Common Pleas Pretrial Services Fund #101-1222. Vote: Unanimous
- 15-1808 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Telecommunications Fund #101-2810. Vote: Unanimous
- 15-1809 A resolution was adopted to approve Appropriation Adjustment within Juvenile Probation Fund #101-2500. Vote: Unanimous

- 15-1810 A resolution was adopted to approve Appropriation Adjustments within Juvenile Court Fund #101-1240, Juvenile Detention Fund #101 - 2600 and Juvenile Probation Fund #101-2500. Vote: Unanimous
- 15-1811 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 15-1812 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Funds #101-2200 and #630. Vote: Unanimous
- 15-1813 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Board Fund #238. Vote: Unanimous
- 15-1814 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 15-1815 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 15-1816 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 15-1817 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Department Fund #492. Vote: Unanimous
- 15-1818 A resolution was adopted to approve Appropriation Adjustments within Water Revenue Fund #510. Vote: Unanimous
- 15-1819 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-1820 A resolution was adopted to Close Public Hearing to consider Map Amendments to the Official Warren County Zoning Map and Render a Decision at a later date. Vote: Unanimous
- 15-1821 A resolution was adopted to enter into an Agreement with the City of Middletown for Sanitary Sewer Service to two properties along State Route 122. Vote: Unanimous
- 15-1822 A resolution was adopted to authorize Amendment No. 5 to the Sanitary Sewer Service Agreement with Butler County. Vote: Unanimous
- 15-1823 A resolution was adopted to authorize Amendment No. 5 to the Butler-Warren Road Water Improvement Area No. 1 Agreement. Vote: Unanimous

- 15-1824 A resolution was adopted to approve Emergency Water Purchase Agreement between Butler County and Warren County. Vote: Unanimous
- 15-1825 A resolution was adopted to Waive a Portion of the Sewer Connection Fees for the Department of the Army, 88<sup>th</sup> Regional Support Command. Mrs. South - yea; Mr. Grossmann- yea; Mr. Young - nay
- 15-1826 A resolution was adopted to Issue Request for Professional Service Qualifications for Coating Inspection. Vote: Unanimous
- 15-1827 A resolution was adopted to approve and authorize County Administrator to sign Liability Agreements with Townships and Municipalities relative to the use of Water and Sewer Equipment and Personnel. Vote: Unanimous
- 15-1828 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with the Drees Company for installation of certain improvements in Heritage at Miami Bluffs, Phase 4, Block "C" situated in Hamilton Township. Vote: Unanimous
- 15-1829 A resolution was adopted to accept Resignation of William Palmer, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department, Human Services Division, effective November 6, 2015. Vote: Unanimous
- 15-1830 A resolution was adopted to promote Jodi Campbell from Unit Support Worker II to the position of Eligibility Referral Specialist II within the Warren County Department of Human Services. Vote: Unanimous
- 15-1831 A resolution was adopted to hire Allison McHugh as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1832 A resolution was adopted to hire Sarah Smith as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1833 A resolution was adopted to hire Amy Cole as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1834 A resolution was adopted to hire Danielle Docter as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 15-1835 A resolution was adopted to hire Andrea R. Williams as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1836 A resolution was adopted to hire Clifford Rogers Radcliffe as Emergency Communications Supervisor, within the Warren County Emergency Services Department. Vote: Unanimous
- 15-1837 A resolution was adopted to hire Shannon Fuls as Custodial Worker within the Warren County Facilities Management Department. Vote: Unanimous
- 15-1838 A resolution was adopted to approve the Promotion of Robert Ruffner from Water Distribution Worker I to the position of Water Distribution Worker II within the Water and Sewer Department. Vote: Unanimous
- 15-1839 A resolution was adopted to hire Angela Tipton as Wastewater Treatment Plant Operator III, within the Warren County Water and Sewer Department. Vote: Unanimous
- 15-1840 A resolution was adopted to hire James Randolph as Wastewater Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 15-1841 A resolution was adopted to accept Resignation, of Rachel Reid-Abel, Screener within the Warren County Job and Family Services Department, Children Services Division, effective November 20, 2015. Vote: Unanimous
- 15-1842 A resolution was adopted to accept Resignation of Andrew Allgeyer, Screening Supervisor, within the Warren County Job and Family Services Department, Children Services Division, effective November 13, 2015. Vote: Unanimous
- 15-1843 A resolution was adopted to approve Probationary Period Extension of Sixty Days for Ron Kronenberger, Emergency Communications Supervisor within Emergency Services. Vote: Unanimous

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.



Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

1. Otterbein & Zoar Elevated Water Storage Tank Painting—Mr. Brausch reviewed the proposed tank logo to be painted on the tank co-owned with Otterbein. There was discussion relative to a concern with advertising for Otterbein including various reasons to allow vs. reasons to deny the Otterbein logo.

The Board determined to continue Mr. Bausch's work session after the scheduled public hearing.

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#### PUBLIC HEARING

#### CONSIDER MAP AMENDMENTS TO THE OFFICIAL WARREN COUNTY ZONING MAP (GATEWAY NORTH)

The public hearing to consider map amendments to the Official Warren County Zoning Map relative to Gateway North Area in Turtlecreek Township was convened this 10<sup>th</sup> day of November 2015, in the Commissioners' Meeting Room.

Michael Yetter, Zoning Supervisor, reviewed the timeline of the process the Zoning Commission followed as well as the property owners that were notified. He provided a PowerPoint presentation showing the proposed properties to be rezoned.

Mr. Yetter then stated that Mr. DeBord and Mr. Richeson, property owners within the rezoning area, desire to have their properties remain mixed use center (MXU-C) rather than the proposed mixed use neighborhood (MXU-N). He then explained the difference between the two zoning classifications being the center allows more retail and manufacturing uses where the neighborhood classification is a less intense use on retail and manufacturing and more residential in character.

Matt Obringer, Regional Planning Commission, stated the reason behind the map amendment is to avoid endless strips of commercial in a residential setting. He explained that MXU-N is more residential where MXU-C is more commercial. He then stated that the area along Hendrickson Road is serviced by Butler County for sanitary sewers and they have concerns with the ability to sewer a big box retail development.

Stan Williams, Regional Planning Commission, stated that consensus of the property owners in the area is to preserve the residential feel.

There was discussion relative to the notification process and how the public was involved in process.

Mr. Yetter stated that they notified between around 30 – 40 property owners, however, he did not have the exact number with him.

Commissioner Grossmann stated his opposition to rezoning a property against the desires of the owner.

Mr. Yetter stated that there are approximately 110 acres along Hendrickson Road that the property owners desire to remain MXU-C zoned.

Chris DeBord, property owner, stated that he is one the property owners that were initially opposed to the rezoning but has had a change of heart now that he fully understands the differences in classifications. He stated that he and his neighbor, Kent Richeson, are no longer opposed to the map amendment for their property.

David Frasure, Hendrickson Road property owner (old Hunter Pool property), stated he does not desire to have his property rezoned to R-2. He stated that it is currently not being utilized as a residential property as previously stated by staff.

Commissioner Grossmann stated that all the surrounding property is zoned R-2.

Mr. Frasure stated that he bought the property the first of the year and it is contiguous to their family farm on Hendrickson Road. He stated his desire to have the property remain zoned as is in order to keep his options open for his entire property.

The Board stated their concurrence to remove this parcel from the proposed map amendment.

Commissioner Grossmann stated his desire to hear directly from Mr. Richeson that he is not opposed to his property being included in the map amendment.

Upon further discussion, the Board resolved (Resolution #15-1820) to close the public hearing and render a decision at a later date.

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Chris Brausch, Sanitary Engineer, continued his discussion relative to various water and sewer matters.

1. Mr. Brausch stated he has checked with Otterbein and they are in agreement to remove the "Senior Lifestyle Choices" from the water tower. Upon discussion, the Board agreed to keep Otterbein with the removal of the above language. They then requested Mr. Brausch to work with the Communications Director on a font for the Zoar water tower.
2. City of Middletown Sewer Agreement—Mr. Brausch presented the sewer agreement with the City of Middletown for Warren County to provide sanitary sewers to certain customers within Middletown's service area. Upon discussion, the Board resolved (Resolution #15-1821) to approve the agreement.
3. Irwin Simpson Road Water and Sanitary Sewer Service Agreement with Butler County—Mr. Brausch stated the need to amend the current water and sanitary sewer service agreement with Butler County to include the properties along Irwin Simpson Road who now have access to services through Butler County. Upon discussion, the Board amended both the water and sanitary sewer agreements with Butler County.
4. Irwin Simpson Interconnection Emergency Water Purchase Agreement —Mr. Brausch presented the agreement with Butler County for approval by the Board. Upon discussion, the Board approved the agreement.
5. Request to waive fees for sewer connection—Army Reserve Center in Hamilton Township

Mr. Brausch presented the request of the Department of Army to consider waiving the sanitary sewer connection fees for the US Army Reserve Center on Striker Road in Hamilton Township. He stated the required fees total \$80,555.

Commissioner Young stated that the US government recently charged Warren County approximately \$130,000 for the Healthcare Reform Reauthorization Tax and he feels the need to not waive the required \$80,555 in sanitary sewer connection fees for the US government.

There was discussion relative to why the Army needs the waiver. Mr. Brausch explained that the Army appropriated funds for the construction of the line but did not take into consideration any connection charges.

Commissioner Grossmann stated his desire to waive the tap in fee and Commissioner South stated her desire to consider waiving one-half of the fees.

Commissioner Grossmann moved to approve a tap in fee waiver for the US Army Reserve Center on Striker Road in Hamilton Township. The motion died for the lack of a second.

Mrs. South moved to approve a one-half tap in fee waiver for the US Army Reserve Center on Striker Road in Hamilton Township. Commissioner Grossmann seconded the motion with Commissioner Young voting nay.

6. Western Water Interconnect—Chris Wojnicz, Assistant Sanitary Engineer, requested the Board's consideration in the extending of a waterline 2900' within the Warren County water service area and 6900' within the Western Water service area in order to provide for an emergency interconnect for approximately 500 Warren County customers at a cost of approximately \$200,000. The Board stated their desire to proceed with the project.
7. Mr. Brausch requested the Board to issue a Request for Professional Service Qualifications for water tank coating inspection. The Board approved his request.
8. Liability Agreement for use of County property, equipment and personnel—Mr. Brausch stated approval for him as department head to sign liability agreements as necessary when his department is helping other political subdivision.

Tiffany Zindel, Deputy County Administrator, stated the need to add language relative to providing proof of insurance certificate within the agreement.

Bruce McGary, Assistant Prosecutor, stated the need for the County Administrator to sign the agreement rather than the department head.

Upon further discussion, the Board granted the approval for the County Administrator to sign liability agreements with the inclusion of the wording relative to proof of insurance.

9. Shelly Pump Station—Mr. Brausch stated that approximately 20 acres that has become available adjacent to the Shelly Pump Station in Franklin that would be advantageous to Warren County to acquire. The Board authorized Mr. Brausch to proceed.
10. Waynesville Sewer System Transfer—Mr. Brausch informed the Board that they are proposing to sign documents this Friday relative to the transfer of assets effective January 1, 2016.

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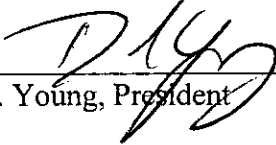
On motion, upon unanimous call of the roll, the Board entered into executive session at 11:20 a.m. to discuss personnel matters relative to hiring within Facilities Management, Human Services, Emergency Services and Water and Sewer pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:26 a.m.

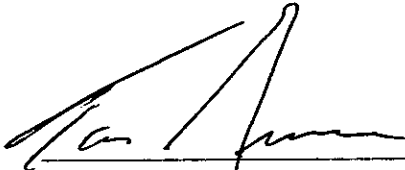
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The Board recessed into the back conference room for a work session with Tiffany Zindel, Deputy County Administrator, to discuss the 2016 budget.

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Upon motion the meeting was adjourned.

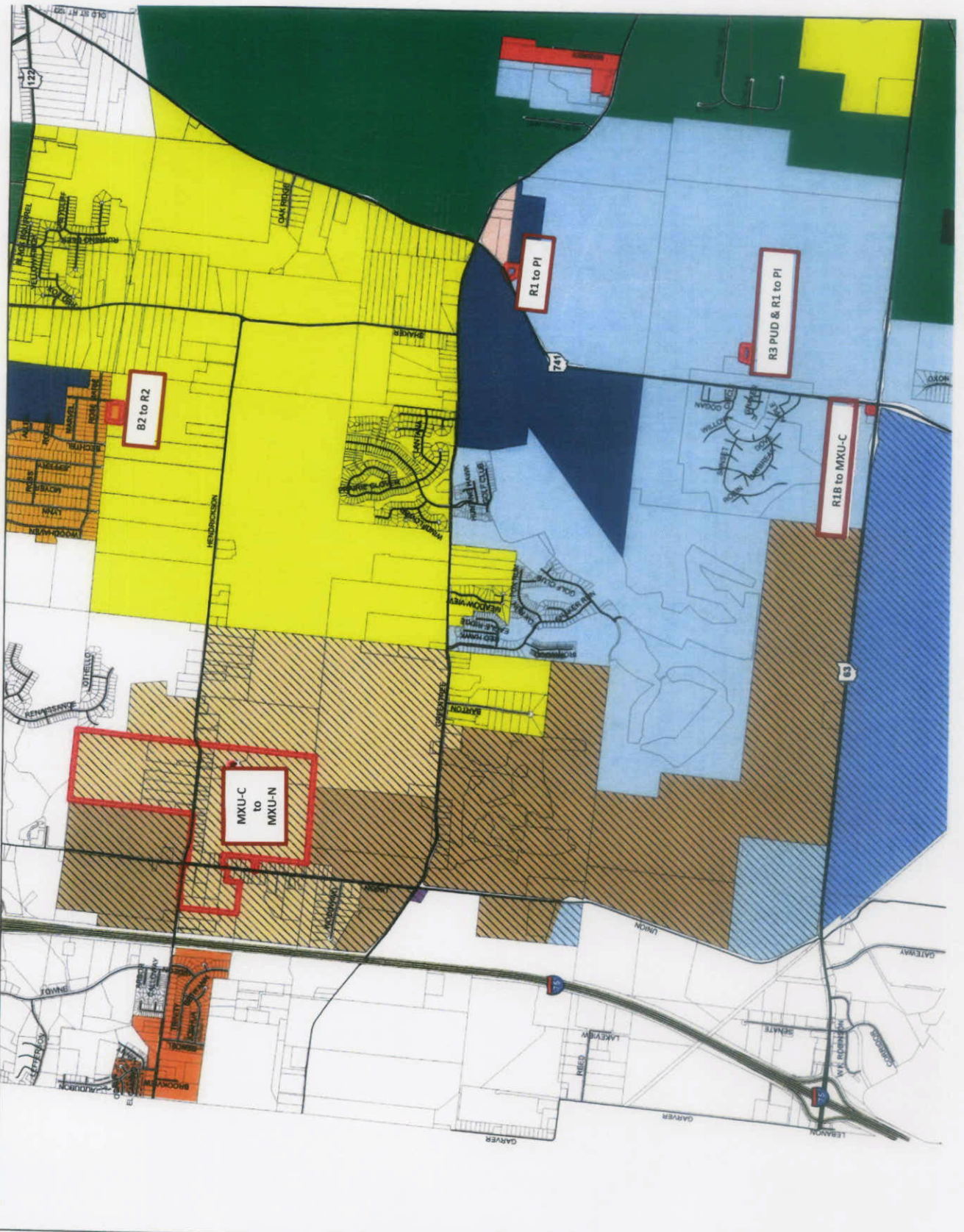
  
\_\_\_\_\_  
David G. Young, President

  
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Tom Grossmann

  
\_\_\_\_\_  
Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on November 10, 2015, in compliance with Section 121.22 O.R.C.

  
\_\_\_\_\_  
Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio



# PROPOSED WARREN COUNTY RURAL ZONING

Interstate	US	State	County	Local Roads	DOI	Big Zone DMO Interstate/PUD
Agriculture Zone (41 acre density)	R1 Rural Residential Zone (5 acre density)	R1A Single Family Residential Zone (3 acre density)	R1B Single Family Residential Zone (2 acre density)	R2 Two Family Residential Zone (1 acre density)	R3 Multi Family Residential Zone (114 acre density)	P1 Public Institutional Zone
B1 Neighborhood Commercial Business Zone	B2 Community Commercial Business Zone	B3 Regional Commercial Business Zone	B4 Office Research Business Zone	B5 Warehouse Distribution Zone	I1 Light Industrial Manufacturing Zone	I2 General Industrial Manufacturing Zone
ME Mixed Medium Density Zone	SI Single Medium Density Zone	ST Solid Medium Density Zone	ST Solid Medium Density Zone	ST Solid Medium Density Zone	ST Solid Medium Density Zone	ST Solid Medium Density Zone
MXU-C Mixed Use Center Zone	MXU-N Urban Neighborhood Zone	PI Public Recreation Zone				



1 inch = 2,000 feet

JULY 23, 2015



WARREN COUNTY, NORTH CAROLINA  
PLANNING DEPARTMENT  
100 WEST MAIN STREET, SUITE 200  
WARREN, NC 28580  
704.755.1234  
WWW.WARRENCOUNTYNC.GOV

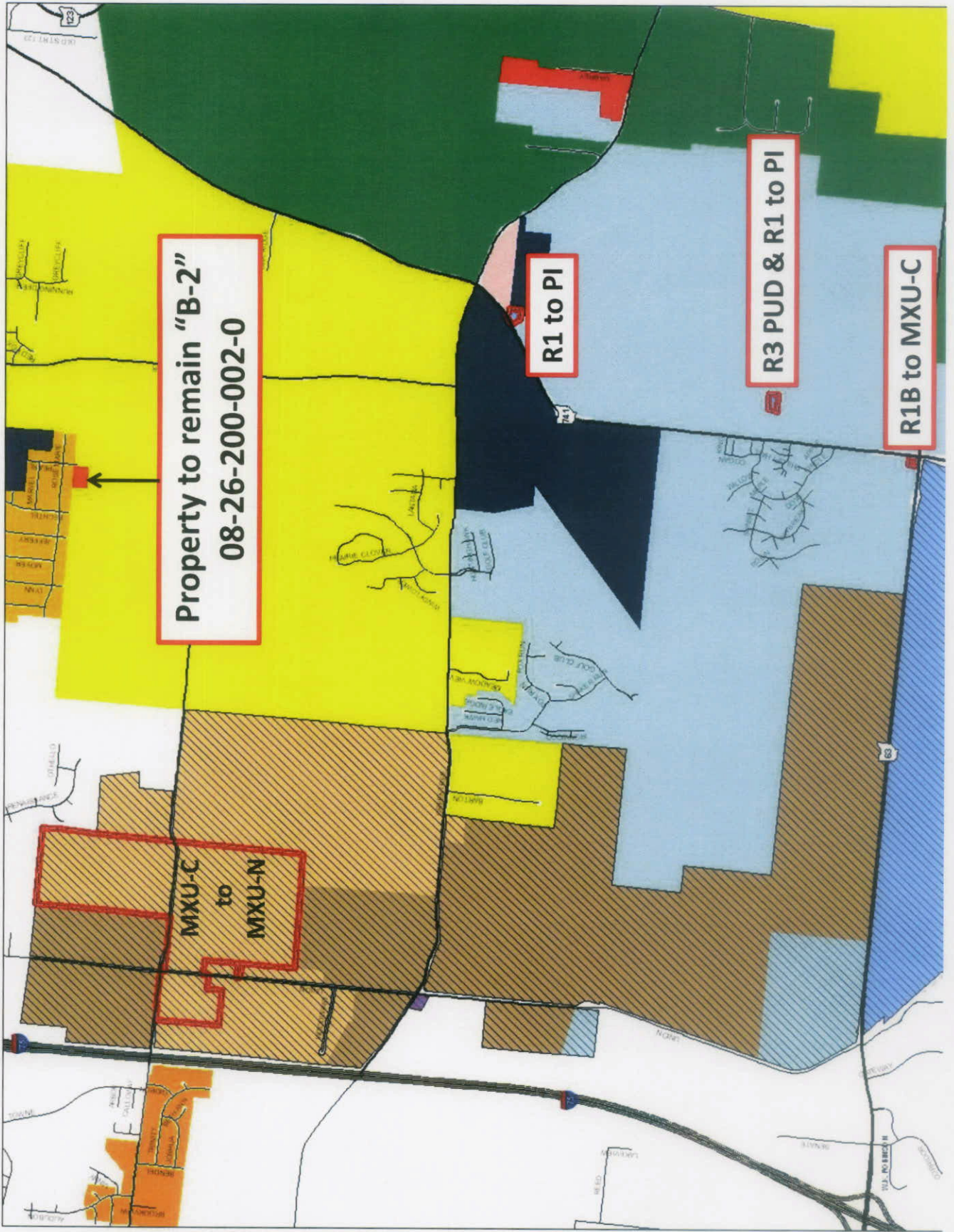


**REVISED**  
WARREN  
COUNTY  
RURAL  
ZONING

Symbol	Description
Red outline	Boundary
Yellow outline	County
Blue outline	Local Roads
Blue hatched	R1 to PI
Red hatched	R3 PUD & R1 to PI
Blue hatched	R1B to MXU-C
Green hatched	Property to remain "B-2" 08-26-200-002-0
Orange hatched	MXU-C to MXU-N
White	Unzoned
Blue	R1 Single Family Residential
Orange	R2 Two Family Residential
Red	R3 Multi Family Residential
Green	R4 Single Family Residential
Yellow	R5 Single Family Residential
Light Blue	R6 Single Family Residential
Light Green	R7 Single Family Residential
Light Purple	R8 Single Family Residential
Light Yellow	R9 Single Family Residential
Light Blue	R10 Single Family Residential
Light Green	R11 Single Family Residential
Light Purple	R12 Single Family Residential
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Light Blue	R90 Single Family Residential
Light Green	R91 Single Family Residential
Light Purple	R92 Single Family Residential
Light Yellow	R93 Single Family Residential
Light Blue	R94 Single Family Residential
Light Green	R95 Single Family Residential
Light Purple	R96 Single Family Residential
Light Yellow	R97 Single Family Residential
Light Blue	R98 Single Family Residential
Light Green	R99 Single Family Residential
Light Purple	R100 Single Family Residential

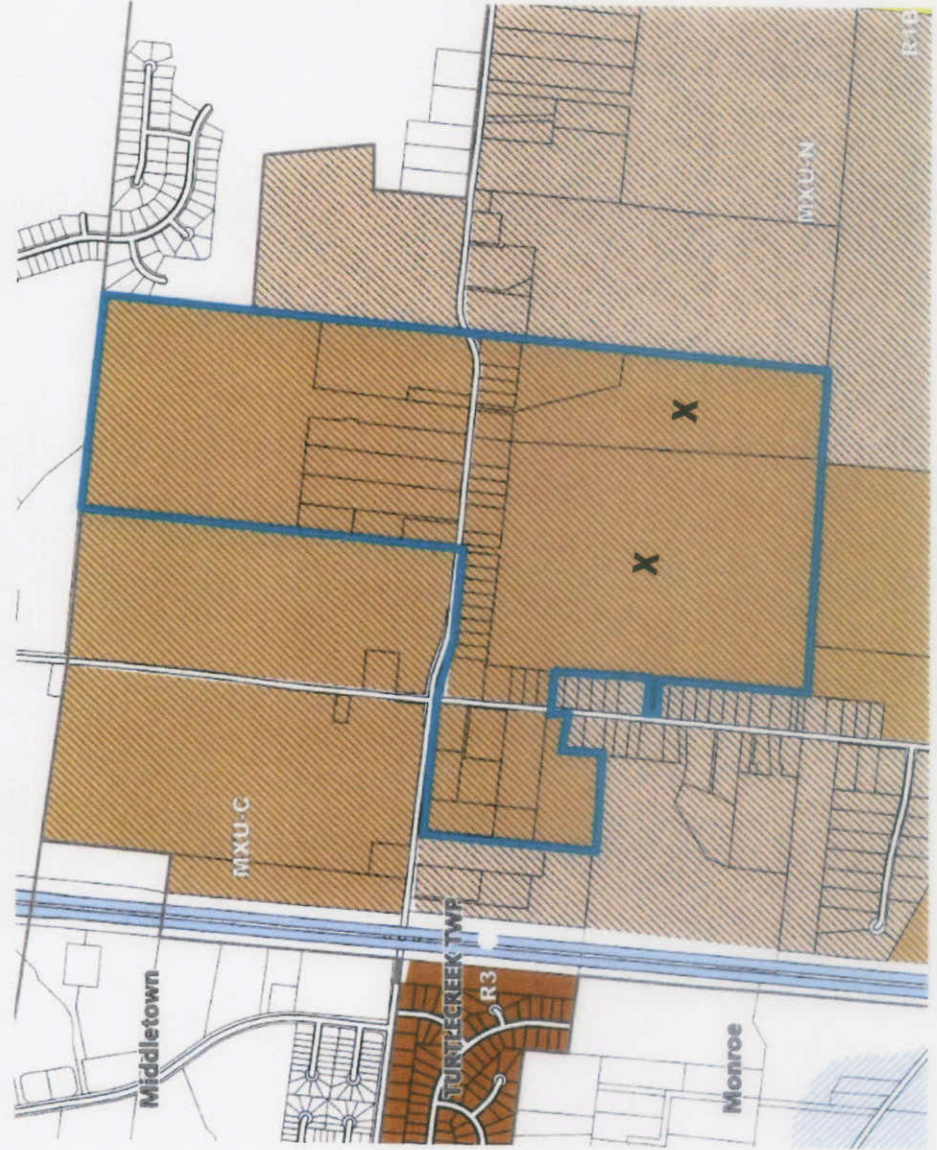


1 inch = 1,812 feet  
NOVEMBER 10, 2015





# Adopted Zoning





# Mixed-Use Center

## Permitted Uses

(Mixed Use/Integrated Projects Only)

- ❖ Single-Family
- ❖ Duplex
- ❖ Live/Work Units
- ❖ Townhouses
- ❖ Upper Story Residential
- ❖ Multi-Family
- ❖ General Retail
- ❖ Light Industrial

# Zone Comparison

	MXU-C	MXU-N
Density	8 u/ac	4 u/ac
Min. House Size	1,200 sq ft	1,200 sq ft
Front Setback	0-30 ft	35 ft
Side Setback	0-30 ft	15 ft
Rear Setback	15-50 ft	30 ft
Max Height	35-50 ft	35 ft

# Mixed-Use Neighborhood

## Permitted Uses

- ❖ Single-Family
- ❖ Duplex
- ❖ Live/Work Units
- ❖ Townhouses
- ❖ Upper story residential
- ❖ Multi-Family
- ❖ Small scale retail and limited manufacturing