



AGENDA

Planning Commission Meeting

7:00 PM

April 8, 2026

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 March 11, 2026
- 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. **CUP2026-03-01 - Church - 0 Russ Johnson Road** - A request for a conditional use permit for a church. The property is located at 0 Russ Johnson Road and is identified on tax map 28R, section 2, as lot 4. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Interim Planning Director
 - B. **CUP2026-03-02 - Short-Term Tourist Rental - 112 Woods Way** - A request for a conditional use permit for a short-term tourist rental. The property is located at 112 Woods Way and is identified on tax map 11E as lot 32. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Kelly Wahl , Interim Planning Director
 - C. **CUP2026-03-03 - Short-Term Tourist Rental - 375 Orchard Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 375 Orchard Road and is identified on tax map 31E, section 1, block 3, as lot 3. The property is zoned Agricultural (A) and is located in the Happy Creek Magisterial District. - Kelly Wahl , Interim Planning Director
 - D. **CUP2026-03-04 - Building Service Establishment - 10358 Stonewall Jackson Hwy** - A request for a conditional use permit for a building service establishment. The properties are located at 10358 Stonewall Jackson Highway, identified on tax map 28 as lot 21; 6567 Browntown Road, identified on tax map 28 as lot 122; and identified on tax map 28 as lot 122A. The properties are zoned Agricultural (A) and are located in the South River Magisterial District. - Kelly Wahl , Interim Planning Director
 - E. **CUP2026-03-05 - Short-Term Tourist Rental - 77 Eagles Crag Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 77 Eagles Crag Road and is identified on tax map 15H, section 4, as lot 8. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Interim Planning Director

- F. CUP2026-03-06 - Short-Term Tourist Rental - 103 Luchase Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 103 Luchase Road and is identified on tax map 23A, section 4, block 9, as lot 15A. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Interim Planning Director
- G. CUP2026-03-07 - Short-Term Tourist Rental - 530 Wilderness Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 530 Wilderness Road and is identified on tax map 23A, section 319, as lot 72. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Interim Planning Director

VII. New Business

- A. S-03-2026 - Comprehensive Plan Review - 386 Ashby Station Road** - A request for a Comprehensive Plan Review for an Electric Substation. The property is located at 386 Ashby Station Road and is identified on tax map 5 as lot 5. The property is zoned Agricultural (A) and located in the North River Magisterial District. - Kelly Wahl , Interim Planning Director

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2026-04-01 - Mobile Home Park - 123 Brinklow Road** - A request for a conditional use permit for an expansion of an existing mobile-home park. The property is located at 123 Brinklow Road and is identified on tax map 19 as lots 23 and 24F. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Interim Planning Director
- B. Z2026-04-01 - Zoning Text Amendments for Rest Home in the Rural Residential (RR) Zoning District** - A request to amend Chapter 180 of the Warren County Code to amend §180-24D to add rest home as a use permitted by conditional use permit in the Rural Residential zoning district. - Kelly Wahl , Interim Planning Director
- C. R2026-04-01 - Rezoning from Residential-One (R-1) to Commercial (C)** - A rezoning application to amend the Warren County Zoning Map to rezone 3.82-acres across 28 parcels from Residential-One (R-1) to Commercial (C). The properties are located at 0 Diamond Ridge and 0 Emerald Lane and identified on tax map 12B section 2 block 7 as lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, tax map 2B section 2 block 3 as lots 11, 12, 14, 16, and tax map 12B section 2 block 4 as lots 11, 12, 13, 14, 15, 16. The properties are located in the North River Magisterial District and is proposed for by-right commercial land use. The future land use zoning map in the Comprehensive Plan is shown as Commercial zoning for this property. - Kelly Wahl , Interim Planning Director
- D. CUP2026-04-02 - Short-Term Tourist Rental - 691 Harris Drive** - -

IX. Commission Matters

- A. Commission Members** - -
- B. County Attorney** - - Jordan Bowman, Legal Counsel
- C. Interim Planning Director / Zoning Administrator** - -
- D. Clerk to the Planning Commission** - - Allison Mutter, Office Manager

X. Adjournment

