

Well and Septic Board Appeals Meeting

At a regular meeting of the Well and Septic Appeals Board of Warren County held in the Warren County Government Center on May 11th, 2026, at 3:00PM.

Present: Ralph Rinaldi, citizen member; Jim Davis, Warren County Health Department; Hugh Henry, Board of Supervisor for the Fork District; Kelly Wahl, Interim Planning Director; Allison Mutter, Clerk to the Well & Septic Appeals Board.

Call to Order:

Chairman Henry called the meeting to order at 3:00pm.

Adoption of Agenda:

Mr. Rinaldi moved the Adoption of Agenda meeting as presented; Mr. Davis seconded the motion which passed by the following vote 3-0:

Ayes: Henry, Davis and Rinaldi

Adoption of Regular Meeting Minutes of November 5, 2025:

Mr. Renaldi moved the Adoption of Minutes of November 5, 2025 meeting as presented; Mr. Davis seconded the motion which passed by the following vote 2-0:

Ayes: Davis and Rinaldi.

Abstain: Henry

Public Hearing:

WS2026-09-01 - A request for a variance from Warren County Code §179-8D to allow for a proposed drainfield to be located 20.5 feet from a wet-weather drain way. The subject property is located at an unassigned lot on High Top Road and is identified on tax map 23C as section 2, block 2, lot 69. The property is zoned Residential One (R-1) and is located in the Shenandoah Magisterial District.

Mrs. Wahl stated that attached is a request for a variance from Warren County Code §179-8D to allow for a proposed drainfield to be located 20.5 feet from the wet-weather drainway located on the same parcel in lieu of the required 50 feet of separation. The subject property is located on High Top Road and is identified on tax map 23C, section 2, block 2, as lot 69. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. This request is for the construction of a new single-family dwelling on the subject property.

Included in the meeting packet are the variance application, statement of justification, denial letter from the Health Department, and the Onsite Soil Evaluator's report.

Warren County Code §179-12A states, "*Variances may be granted if a thorough investigation reveals that the hardship, which may be economic, imposed by this article outweighs the benefits that may be received by the public, provided that the granting of such variance shall not subject any member of the public to unreasonable health risks or jeopardize groundwater resources.*"

Well and Septic Board Appeals Meeting

Warren County Code §179-12C states, *"The Board shall act on any variance request within 60 calendar days of receipt of the request. In the evaluation of a variance application, the Board shall consider the following factors: (1) The effect and cost and other economic considerations in granting a variance as opposed to not granting a variance; (2) The effect such variance would have on protection of the public health; (3) The effect that such a variance would have on protection of groundwater resources; and (4) Such other factors as the Board may deem appropriate."*

Mr. Henry opened the public hearing and, with no one coming forward, closed the public hearing. He then asked if it was only the drainage ditch that was too close.

Mr. Davis confirmed that the ditch was too close.

Mr. Henry stated he spoke to Mr. White, the on-site soil evaluator, and did not have any objections to the request.

Mr. Rinaldi asked where the lot was on High Top Road?

Mr. Humphreys stated that the lot was on the straightaway, on the right, before Crossway Lane.

Mr. Davis stated that the standards are to keep 10 feet out of the low point of the drainway.

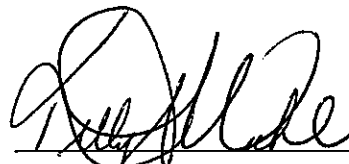
On a motion made by Mr. Renaldi, and seconded by Mr. Davis, and by the following vote, the Well and Septic Board of Appeals moved to approve the variance request for WS2026-09-01.

Ayes: Henry, Davis and Rinaldi

Adjournment:

Mr. Henry moved to close the meeting with Mr. Renaldi seconding.

Mr. Henry adjourned the meeting 3:13pm.



Kelly A. Wahl
Planning Director
Zoning Administrator