



AGENDA

Planning Commission Meeting

7:00 PM

August 12, 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 for July 8, 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. **CUP2026-07-01 - Short Term Tourist Rental - 285 Dry Run Court** - A request for a conditional use permit for a short-term tourist rental. The property is located at 285 Dry Run Court and is identified on tax map 15C, section 1, block 6, as lot 32. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planning Director
 - B. **CUP2026-07-02 - Private-Use Camping - 0 Rivermont Acres Road** - A request for a conditional use permit for private use camping. The property is located at 0 Rivermont Acres Road and is identified on tax map 19F1 section 1 as lot 16C. The property is zoned Residential-One (R-1) and is located in the Fiddlers Green Subdivision in the Fork Magisterial District. - Kelly Wahl , Planning Director
 - C. **Z2026-07-01 - Zoning Text Amendment for Rural Aging In Place Community** - An ordinance to amend Chapter 180 of the Warren County Code to amend §180-8C to add a new definition for Aging In Place Community, to amend §180-21D to add Aging In Place Community as a new use allowed by conditional use permit in the Agricultural (A) zoning district, and to enact §180-55.5 to add new supplementary regulations for Aging In Place Community. - Kelly Wahl , Planning Director
 - D. **CUP2020-10-03-Guesthouse MODIFICATION - 6435 Strasburg Rd** - A request for a conditional use permit modification for a guesthouse. The property is located at 6435 Strasburg Road and is identified on tax map 9 as lot 48C1. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Planning Director
 - E. **CUP2026-07-03 - Short Term Tourist Rental - 1716 Ridgeway Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 1716 Ridgeway Road and is identified on tax map 18 as lot 71. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Planning Director

VII. Consent Agenda - (Authorization to Advertise):

- A. CUP2026-09-02 Maintenance Building in Residential-One (R-1) - 0 Locust Grove Rd** - A request for a conditional use permit for a maintenance building in a residential subdivision, owned and operated by the subdivision's homeowners' association or the County. The property is located at 0 Locust Grove Road and is identified on tax map 13C, Section 3, Block 3, as lot 490. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planning Director

VIII. Commission Matters

- A. Commission Members** - -
- B. Planning Director** - Capital Improvements Program (CIP) Work Session Request - Kelly Wahl , Planning Director
- C. County Attorney** - -
- D. Clerk to the Planning Commission** - -

IX. Adjournment