



AGENDA

Planning Commission Meeting

7:00 PM

September 9, 2026

I. 6:00 PM Work Session

A. Capital Improvement Program - -

7:00 PM Regular Meeting

II. Call to Order

III. Pledge of Allegiance

IV. Adoption of the Agenda

V. Adoption of the Regular Meeting Minutes

A. Adoption of the Regular Meeting Minutes for August 12, 2026

VI. 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.

VII. Public Hearings:

A. CUP2026-09-02 - 0 Locust Grove Rd - Maintenance Building in Residential-One (R-1) - 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. Old Business

A. 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

IX. Consent Agenda - (Authorization to Advertise):

A. CUP2026-09-01 - 3620 Bentonville Road - Short-Term Tourist Rental - A request for a conditional use permit for a short-term tourist rental. The property is located at 3620 Bentonville Road and is identified on tax map 43 as lot 38. The property is zoned Agriculture (A) and is located in the South River Magisterial District. - Kelly Wahl , Planning Director

- B. CUP2026-09-03 - 135 Pineview Drive - Short Term Tourist Rental** - A request for a conditional use permit for a short-term tourist rental. The property is located at 135 Pineview Drive and is identified on tax map 21B, section 3, block 6, as lot N. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planning Director
- C. CUP2026-09-04 – Private Use Camping (Up to Four (4) Recreational Vehicles) – Little Boy Ventures, LLC (Rick Rumbarger)** - A request for a conditional use permit for Private Use Camping (up to four (4) recreational vehicles). The property is located at 714 Rivermont Drive and is identified on tax map 27 as lot 24D. The property is zoned Agricultural (A) and is located in the Fork Magisterial District. - Kelly Wahl , Planning Director
- D. CUP2026-09-05 - 0 Fairground Road - Contractor Storage Yard** - A request for a conditional use permit for a contractor storage yard for the property located at 0 Fairground Road and identified on tax map 15C as lot 2. The subject property is zoned Industrial (I) and is located in the North River Magisterial District. - Kelly Wahl , Planning Director
- E. CUP2026-09-06 - 240 Ehlers Drive - Short Term Tourist Rental** - A request for a conditional use permit for a short-term tourist rental. The property is located at 240 Ehlers Drive and is identified on tax map 15G, Section 1, Block 5, as lot 17. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planning Director
- F. CPA2026-09-01 – Comprehensive Plan Amendment – Ramsey Inc.** - A request to amend the Warren County Comprehensive Plan to designate properties located on tax map 20 as parcel 26 (3853 Guard Hill Road) and tax map 12 as parcel 45C (Unassigned address) currently zoned Agricultural (A) as future High Density Residential (HDR). - Kelly Wahl , Planning Director

X. Commission Matters

- A. Commission Members** - -
- B. Planning Director** - -
- C. County Attorney** - -
- D. Clerk to the Planning Commission** - -

XI. Adjournment