



JOINT PLANNING COMMISSION & BOARD OF SUPERVISORS MEETING  
BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER  
MARCH 5<sup>TH</sup>, 2026 AGENDA

**MEETING ON ZONING ORDINANCE UPDATE - 5:30PM**

**SITE TOUR - None.**

**CALL TO ORDER - PLANNING COMMISSION - 7:00 PM**

**INVOCATION & PLEDGE OF ALLEGIANCE**

**APPROVAL OR AMENDMENT OF MARCH 5<sup>TH</sup>, 2026 MEETING AGENDA**

**APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR JANUARY 7<sup>TH</sup>, 2026**

**APPROVAL OR AMENDMENT OF MEETING DRAFT MINUTES FOR FEBRUARY 11<sup>TH</sup>, 2026 WORK SESSION**

**CALL TO ORDER - BOARD OF SUPERVISORS**

**REPORTS - None.**

**PUBLIC HEARINGS**

1. Special Use Permit (Special Use Permit 26-03-01): A Special Use Permit pursuant to Section 1695-17B(3)(a) of the County Code allowing wholesale and warehouse activities on 3.373 acres, more or less, on certain real property zoned B-2 General Business, located at 16409 Old Valley Pike (Tax Map No. 070 A 008). The wholesale and warehouse activities will consist of storage, shipment, and packaging of teas, and related accessory structures.
2. AFD Request For Withdraw (AFD Request For Withdraw 26-03-01): AFD Request For Withdraw, removing approximately 7 acres from the Woodstock West District, from certain real property zoned A-1 Agriculture, located at Mauser Lane (Tax Map No. 033 A 024).

**ADJOURNMENT - BOARD OF SUPERVISORS**

**PUBLIC COMMENT NOT PREVIOUSLY, OR TO BE, DISCUSSED AS PART OF A PUBLIC HEARING**

**OLD BUSINESS**

1. Recommendation to the Board of Supervisors
  - a. Special Use Permit 26-01-01

**NEW BUSINESS**

1. Recommendation to the Board of Supervisors
  - a. Special Use Permit 26-06-01
  - b. AFD Request for Withdrawal 26-03-01
2. Staff request for approval to review and update Industrial Code
3. Appointment Of Chair And Vice Chair
4. Adoption Of 2026 Calendar



## **PLANNING COMMISSION ACADEMY**

1. [Strong Towns 101 Free Online Course](#)
2. Selection of Planning Essential Videos on our YouTube Channel

## **OTHER BUSINESS - None**

## **CLOSED SESSION(S) - None**

## **STAFF COMMENTS**

1. AFD Committee In Session Update - McKenzie Allen
2. April 2<sup>nd</sup>, 2026 Planning Commission Meeting - Lemuel Hancock
  - a. AFD 26-04-01 Request for Withdrawal
  - b. SUP 26-04-01 Short-Term Rental
  - c. SUP 26-04-02 Storage Buildings
  - d. SUP 26-04-03 Short-Term Rental

## **ADJOURNMENT**