

**MINUTES
TOWN COUNCIL
PLANNING COMMISSION
TOWN OF SHENANDOAH
JOINT PUBLIC HEARING
REZONING REQUEST**

MARCH 10, 2026

The Shenandoah Town Council and the Shenandoah Planning Commission held a Joint Public Hearing on Tuesday, March 10, 2026, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

ATTENDANCE: Council Members present were: Mayor Clinton O. Lucas, Jr.; Vice Mayor William Kite; Council Members Denise Cave; Lynn Fox; Brenda Haggett; I. Michael Lowe; and Christopher Reisinger.

Council Members absent were: None

Planning Commission Members present: Chairman I. Michael Lowe; Vice Chairman Authur “Todd” Stroupe; Commissioners Karen Comer, Stephanie Richards, Timothy Seal.

Planning Commission Members absent: Commissioners Jonathan Comer and Mckenzie Watson.

Other Town Officials present were: Charlie Jenkins, Town Manager; Angie Schrimsher, Town Clerk; Rodney Hensley, Chief of Police.

Citizens present were: Brittaney Sutherland, Monica Brewer, Abby Brewer, Larry W. Turner, and McKayla Lam.

Media Representatives: Lee Zion, Page News Courier

CALL TO ORDER: Mayor Lucas opened the public hearing at 7:00 p.m. noting a quorum of the Planning Commission and Town Council is present. He stated the purpose of this Joint Public Hearing is for a rezoning request of Larry W. Turner and McKayla Lam, from Industrial to Residential 1 (R-1) on property located on Shenandoah River Road, Shenandoah. This property is identified by tax map number 102A1-A-8D. He noted if approved, this rezoning would allow for any items allowed as a matter of right and in compliance with Town Code Section 50-66.

Mayor Lucas inquired if there was anyone present to speak *for* the rezoning request?

McKayla Lam stated she is here to answer questions from anyone about why they are requesting the rezoning.

Town Manager Charlie Jenkins inquired if Larry W. Turner and Makayla Lam would want to change their request for rezoning from Residential 1 (R-1) to Residential 2 (R-2), noting R-2 would be a better option for them.

Larry W. Turner and Makayla Lam both agreed to change their rezoning request from Residential 1 (R-1) to Residential 2 (R-2).

Mayor Lucas inquired if there was anyone present to speak *against* the rezoning request?

There was no one to speak against the rezoning request.

There being no further questions, a *motion* was made by Council Member Lowe, *seconded* by Council Member Reisinger to close the Joint Public Hearing at 7:06 p.m.

Members Vote was as follows:

YEA: Vice Mayor Kite	NAY: None
Council Member Cave	
Council Member Fox	
Council Member Haggett	
Council Member Lowe	
Council Member Reisinger	

ABSTAIN: Mayor Clinton O. Lucas, Jr

ABSENT: None

VOTE: Unanimous in favor of motion

Mayor Lucas asked if the Planning Commission wanted to discuss the request and make a recommendation to Council, or if they needed more time for review?

There being no questions, a *motion* was made by Commissioner K. Comer, *seconded* by Vice Chairman Arthur "Todd" Stroupe. to recommend approval of the rezoning request from Industrial to Residential 2 (R-2), for Larry W. Turner and McKayla Lam for property located on Shenandoah River Road, identified by tax map numbers 102A1-A-8D, as presented.

Planning Commission Members Vote was as follows:

YEA: Vice Chairman Arthur "Todd" Stroupe	NAY: None
Commissioner K. Comer	
Commissioner S. Richards	
Commissioner T. Seal	

ABSTAIN: Chairman I. Michael Lowe

ABSENT: Commissioner J. Comer and Commissioner M. Watson

Mayor Lucas asked if the Council had any questions.

There being no other questions, a *motion* was made by Vice Mayor Kite, *seconded* by Council Member Fox to concur with the Planning Commission's recommendation and approve the rezoning request from Industrial to Residential 2 (R-2) for Larry W. Turner and McKayla Lam on property located on Shenandoah River Road, identified by tax map numbers 102A-1-A-8D, as presented.

Council Members Vote was as follows:

YEA: Vice Mayor Kite
Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Lowe
Council Member Reisinger

NAY: None

ABSTAIN: Mayor Clinton O. Lucas, Jr.

ABSENT: None

VOTE: Unanimous in favor of motion

ADJOURN

There being no further discussion, a *motion* was made by Council Member Fox, *seconded* by Council Member Reisinger, to adjourn the Joint Public Hearing at 7:08 p.m.

Members Vote was as follows:

YEA: Vice Mayor Kite
Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Lowe
Council Member Reisinger

NAY: None

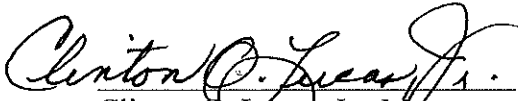
ABSTAIN: Mayor Clinton O. Lucas

ABSENT: None

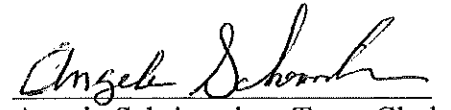
VOTE: Unanimous in favor of motion

APPROVED:

ATTESTED:



Clinton O. Lucas, Jr., Mayor



Angela Schirmscher, Town Clerk