



AGENDA

Planning Commission Meeting

7:00 PM

October 9, 2024

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Adoption of the Agenda
- IV. Adoption of the Regular Meeting Minutes
 - A. Planning Commission Meeting Minutes for 9/11/2024
- 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. **CUP2024-09-01 - Jennifer Wynn (Beau Whiteman & Jerry Morant) - Short-Term Tourist Rental** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 198 Sunrise Lane and is identified on tax map 27D, section 3, as lot G. The property is zoned Residential-One (R-1) and is located in the Junewood Estates subdivision in the Fork Magisterial District. - Chase Lenz, Zoning Administrator
 - B. **CUP2024-09-02- Balachander Rajasekaran - Short-Term Tourist Rental** - A request for a conditional use permit for a Short-Term Tourist Rental. The property is located at 377 Avalon Drive and is identified on tax map 20C, section 1, block 2, as lot 21. The property is zoned Residential-One (R-1) and is located in the Shenandoah River Estates subdivision in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
 - C. **CUP2024-09-03- SouthFork RiverSide Campground, LLC Land-use - Campground** - The applicant is requesting a conditional use permit for a campground and a river sports outfitter business for rental of canoeing, kayaking, boating and fishing equipment as an accessory use located at 204 Russ Johnson Rd. off Rivermont Drive. The property is identified on tax map 28 as parcel 17 and zoned Agricultural (A). It is located in the Wayland subdivision and in the Fork Magisterial District. The property is approximately 142.09 acres. - Matt Wendling, Planning Director
- VII. **New Business**

- A. 2024 Comprehensive Plan Review Chapter 8 – Implementation** - Includes implementation plan for goals and objectives identified in Chapters 3, 4, 5, 6 and 7 – Discussion and comments. - Kelly Wahl , Planner

VIII. Consent Agenda - (Authorization to Advertise):

- A. 2024 Warren County Comprehensive Plan** - Authorization to advertise for the public hearing on November 13th Planning Commission meeting. The community outreach will be held on November 12th from 4:00PM to 6:00PM in the Boardroom and BOS work session will be held after the outreach session. - Matt Wendling, Planning Director

IX. Commission Matters

- A. Planning Director - November 12th Joint BOS and PC work session at 6:00PM. Community outreach for Comp Plan 4:00PM to 6:00PM same night.** - 2024 Comprehensive Plan updates and other planning related items. - Matt Wendling, Planning Director
- B. Commission Members** - -
- C. County Attorney** - - Jordan Bowman, Legal Counsel
- D. Clerk to the Planning Commission** - Planning Commission administrative items. - Allison Mutter, Office Manager
- E. Planner** - 2024 Comprehensive Plan and other planning related items. - Kelly Wahl , Planner
- F. Zoning Administrator - Contractor Storage Yard in Agricultural District Text Amendment Update** - Upcoming Text Amendments and other zoning related items. - Chase Lenz, Zoning Administrator

X. Adjournment