



TOWN OF WARRENTON

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MINUTES PLANNING COMMISSION TOWN OF WARRENTON

**October 18, 2016
7:00 PM**

The regular meeting of Town of Warrenton Planning Commission (PC) convened on Tuesday, October 18, 2016 at 7:00 PM in the Municipal Building.

The following members were present: Dr. John Harre, Chair; Ms. Brandie Schaeffer, Vice-Chair; Mr. Ali Zarabi; Mr. John Kip; Ms. Susan Helander; Ms. Anna Maas; Ms. Christine Dingus; Mr. Brett Hamby, Town Council Liaison; and Mr. Whitson Robinson, Town Attorney. Ms. Denise Harris, Interim Director of Planning and Community Development represented staff. Mr. Lowell Nevill was absent.

Dr. Harre called the meeting to order at 7:00 PM and a quorum was determined.

Approval of Minutes

Dr. Harre asked if anyone had changes for the September 20, 2016 meeting minutes. Mr. Kip made motion to approve September 20, 2016 minutes as submitted. Ms. Helander seconded the motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent).

Regular Meeting

Dr. Harre congratulated Ms. Schaeffer on her selection as the new Planning and Community Development Director for the Town of Warrenton then opened the floor for Vice Chair nominations. Mr. Kip nominated Ms. Helander. Ms. Schaeffer seconded the nomination. Ms. Schaeffer motioned to close nominations. Mr. Kip seconded the motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent). Ms. Helander will begin serving as Vice Chair effective November, 2016.

Dr. Harre made the PC aware of November and December Meeting schedule. Ms. Harris explained Thanksgiving fell on the same day as the Architectural Review Board so the meeting was moved from November 22nd to November 17th. Ms. Harris asked if the PC wished reschedule the November 22, 2016 Work Session (week of Thanksgiving). After discussion, the PC decision was to leave the Work Session as scheduled. Mr. Zarabi made a motion to remove December 27, 2016 Work Session. Ms. Helander seconded motion. All were in favor and the motion passed unanimously (7-0-1; Nevill absent).

Dr. Harre closed the regular meeting and opened the Work Session at 7:07 PM.

Work Session

Zoning Map Amendment (ZMA) 2016-01 – Walker Drive Planned Unit Development. The request is to rezone multiple parcels along Walker Drive from Industrial (I) to Industrial Planned Unit Development (I-PUD) overlay district. The rezoning request packet includes proffers, waiver requests, a Master Development Plan, Design Guidelines, Transportation Impact Analysis, and Economic Analysis. The properties included within ZMA 2016-01 comprise approximately 31.9131 acres. The Comprehensive Plan identifies the property as light industrial on the future land use plan. The application includes multiple applicants and their representative is Walsh, Colucci, Lubeley & Walsh PC. The property owners and parcels within the request include:

PARCEL ID:	PROPERTY OWNERS:
6984-74-5565	Walker Drive Investment Group, LLC.
6984-73-7494	Springfield Properties, LLC.
6984-72-3635	The Drew Corporation
6984-73-6957-101	CCMK, LLC.
6984-73-6957-202	CCMK, LLC.
6984-73-6957-201	Ram Holdings, LLC.
6984-73-6957-203	J.S. Woodside Properties, LLC.
6984-73-6957-204	J.S. Woodside Properties, LLC.
6984-74-8242-001	Hirshman Hoover, LLC.
6984-74-8242-002	J.S. Woodside Properties, LLC.
6984-74-8242-003	F&R Development, LLC.
6984-74-8242-006	F&R Development, LLC.
6984-74-8242-007	F&R Development, LLC.
6984-74-8242-004	CCMK, LLC.
6984-74-8242-005	CCMK, LLC.
N/A	Town of Warrenton

Ms. Harris explained the applicant would be providing a presentation of the zoning text amendment followed by discussions of transportation. In addition to Applicant representatives and Town of Warrenton personnel, Virginia Department of Transportation (VDOT) and Town transportation consultant Mr. Ed Papazian from Kimberly-Horn & Associates were also in attendance.

Applicant's representative, Mr. John Foote, provided an overview presentation requesting rezoning from Industrial to I- PUD. He stated his staff has been struggling with the project as specific tenants are still unknown. He introduced Mr. Mickey Cornelius, Senior Vice President, The Traffic Group. Mr. Cornelius said traffic studies identified a total of 10 intersections. He provided details and replied to various questions from PC. He stated that VDOT came back with suggestion of installing roundabouts instead of traffic signals. Mr. Cornelius said they were unsure if there was room for roundabouts. Mr. Foote noted the cost for roundabouts is unknown so he has requested The Traffic Group to research along with getting VDOT input.

Ms. Harris provided a transportation presentation highlighting April 2016 Transportation Impact Analysis; intersection impacts; turn lanes movements; multi-mode accommodations; and design. She stated the Warrenton Volunteer Fire Department has requested all signals comply with Opticom Infrared System allowing traffic signals to be preempted or extended.

Ms. Harris invited Mr. Papazian to talk on traffic issues as the Town's transportation expert. He explained the issue of failures at intersections with signalization was based on traffic volume. They were satisfied

with TIA analysis and stated with some areas were still to be resolved. He said the Roundabout Study has merit and can be discussed as suggested by VDOT. He discussed expanding the proposed 5' wide sidewalk to 10' wide multi-use trail along Walker Drive and adding an additional left turn lane on Walker Drive.

Mr. Nathan Umberger, Regional Traffic Engineer, VDOT Northwest Region, provided a briefing on roundabouts. He said VDOT has been directed to review intersections for roundabouts prior to consideration of signalization. Mr. Umberger explained that intersections are traditionally examined for peak hour usage; however it is also important to consider traffic at all hours of day as thousands of hours can be saved over a year by using roundabouts instead of signal intersections. Mr. Umberger responded to questions from PC and offered to share information about other areas as requested. Dr. Harre asked for cost estimates, which Mr. Umberger said varies. Mr. Umberger said cost of Fluvanna roundabout was \$125k while roundabout in Culpeper cost more as it was more engineered to accommodate a larger scale. A roundabout feasibility study would cost approximately \$5,000-6,000.

Ms. Harris introduced Ms. Margaret Rice, Director of Parks & Recreation to discuss a multi-use trail along Walker Drive. Ms. Rice explained this would be key linkage between County and Town trails specifically, Academy Hill Park to incorporate linkages to nearby communities/trails in county. This would enhance the project by providing a portion of the link to White's Mill Trail and allow pedestrians to safely transfer between Town and County.

The final topic was street design with Ms. Harris providing examples of parallel and angle parking designs at nearby areas. If going with angled parking, then backing into parking spot and driving forward to exit is safer. In response to Ms. Schaeffer's question, the applicant confirmed the area with proposed angled parking is two-way traffic. Ms. Maas and Ms. Schaeffer stated they prefer parallel parking.

Meeting adjourned at 9:02 PM with remaining items to be addressed at October 25, 2016 meeting.

Minutes submitted by Karen Kowalski.

Minutes were approved on November 15, 2016.