



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

Location Change:

Warrenton Community Center located at 430 E. Shirley Avenue

**February 21, 2017
7:00 PM**

- 1) Call to order and establishment of a quorum.
- 2) Approval of Minutes – January 17, 2017
- 3) Regular Meeting
 - a) Public Hearing
 - i) **Special Use Permit 2016-06 – Chilton House Bed and Breakfast.** The request, per Article 3-4.3.3 of the Zoning Ordinance, is to convert the existing dwelling at 97 Culpeper Street into a Bed and Breakfast. The parcel is zoned R-6 (Residential) and the Comprehensive Plan identifies the property as Low Density Residential on the future land use plan. The property owner is the Beatrice M. McDonnell Revocable Trust with Co-Trustees Barbara M. Walker, Mary Byrne McDonnell, and Katherine McDonnell. GPIN: 6984-32-7714-000.
 - ii) **Zoning Map Amendment 2016-01 – Walker Drive Planned Unit Development Rezoning.** The applicant is proposing to rezone multiple parcels along the southeast portion of Walker Drive including parcels bounded by East Lee Street to the south, Walker Drive to the west, US 15/17/29 to the east, and Academy Hill Road to the north. The request is to rezone these parcels from Industrial (I) to Industrial Planned Unit Development (I-PUD) overlay district, allowing for a mixed-use development. The proposal for the site (Land Bays A – E, plus the Existing Land Bay) comprises approximately 31.3804 acres of primarily undeveloped land, two existing buildings, and one by-right building currently under construction. The proposed square footages include a request for the industrial and commercial uses to vary by 10% for each land bay, yet not exceed the proposed total square footage for the overall project.

The rezoning request includes proffers, waiver requests, a Master Development Plan, and Design Guidelines. The Comprehensive Plan identifies the area as Light Industrial in the Future Land Use Map. Light Industrial Uses in the Comprehensive Plan are described as flex industrial uses and wholesale commercial uses, with limited office uses, with densities not to exceed a floor area ratio (FAR) of 0.35 on a single site. The maximum allowable density under the proposed I-PUD rezoning is 0.60 FAR. Applicants and parcels within the proposal include:
- 4) Comments from the Commission
- 5) Comments from the Staff
- 6) Adjourn