



TOWN OF WARRENTON

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**MINUTES
PLANNING COMMISSION
TOWN OF WARRENTON
June 17, 2014
7:00 PM**

The regular meeting of the Town of Warrenton Planning Commission convened on Tuesday, June 17, 2014 at 7:00 PM in the Municipal Building.

The following members were present: Ms. Elizabeth Scullin, Chair, Dr. John Harre, Vice Chair, Mr. John Kip, Ms. Susan Helander, Ms. Brandie Schaeffer, Mr. Ali Zarabi, Mr. Yakir Lubowsky, Town Council Ex-Officio member and Ms. Sarah Sitterle, Director of Planning and Community Development. Mr. Lowell Nevill was absent.

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

Approval of Minutes

Mr. John Kip made motion to approve minutes of the May 20, 2014 meeting and Dr. Harre seconded the motion. The minutes were approved unanimously.

Presentation:

Ms. Jennifer Goldman, Executive Director of the Partnership for Warrenton made a presentation "Partnering for a Better Old Town"

Ms. Goldman provided a handout to the Commission members. She indicated that a group of Old Town Warrenton community members who wanted to ensure the historical integrity of the Town, yet keep it progressing into a modern and vibrant district for small businesses to thrive, started the Partnership for Warrenton 25 years ago. The Partnership is a nonprofit organization dedicated to foster economic revitalization and protect the downtown area that is now 204 years old. They are currently in the process of recreating their mission statement to update and change it to reflect with current time and connect more to the whole community. Ms. Goldman also indicated that the partnership website (Partnership for Warrenton.org) was also being revised to make it more community and business oriented. The Partnership follows the Virginia Main Street Four Point Program, (1) Design, (2) Economic/Restructuring (3) Promotion and (4) Organization, and a committee and work plan has been developed based on each point.

The Design Committee is currently looking at wayfinding sign messages with the goal of having more visitors from the by-pass area. The Committee is also working with the Town and County

for a pocket park behind Claire's Depot Restaurant for an amphitheater.

The Economic/Restructing Committee is looking at ways to help current businesses in the downtown area and recruit new businesses for the vacant properties in the downtown. In addition, the Economic Committee also works on various special events such as First Friday.

The Promotion Committee is involved in marketing existing businesses to shoppers, investors, new businesses and special events such as the Master Key Card Rewards Program that helps promote businesses.

The Organization Committee bring consensus with all of the committees and works to find volunteers for the Piedmont Campaign.

Ms. Goldman stated the Partnership Organization committee also works on fundraisers. Currently, the Town voted on the budget and \$30,000 from County and Town revenue sources has been earmarked for the Partnership, which is less than other municipalities receive. Current budget is \$160,000 and the impact is that resources are being used to raise additional funding which takes away from focusing on other issues. Evening Under The Stars is one of the primary fund raisers for Partnership.

Ms. Goldman outlined plans for workshops and seminars for small businesses with the Fauquier County Economic Development that will be taking place with possible collaboration with the Planning Commission. The purpose of the seminars and workshops is to make businesses aware of what is required. Ms. Goldman also expressed desire to have the Partnership involved with the Town Branding Project and Parking Garage projects.

Ms. Goldman expressed desire of the Partnership for the Town to fill an Economic Development position so that there was a liaison between the Town and Fauquier County and other local counties.

Mr. Ali Zarabi asked Ms. Goldman for analysis of dollars spent for Main Street versus other places and asked what the net benefit was.

Ms. Goldman stated she did not have exact figures but that she did know that dollars that are spent locally stay in the local area. Approximately 80% of money spent in large retail such as Walmart or Home Depot does not stay in the local area. The Partnership's goal is to strive, make Warrenton Old Town interesting, and capitalize to get businesses here.

Ms. Scullin asked Ms. Goldman if the Partnership's emphasis was only Old Town.

Ms. Goldman stated yes.

Mr. Yakir Lubowsky stated that perhaps the Partnership should work with the Town Planning Office and Planning Commission to provide some guidance with possible changes to the zoning ordinance as a way to make Main Street more vibrant and not so service oriented.

Ms. Scullin stated that the Partnership was looked at when developing the Comp Plan for the downtown area encouraging retail and not service businesses. She suggested that Ms. Goldman research other communities and find out how they have addressed their Main Street businesses through their Comprehensive Plan or Subdivision ordinances.

Ms. Goldman stated that the Partnership wants an interesting mix of businesses in Old Town.

Ms. Brandie Schaeffer asked if Manassas and Culpeper have their own Economic Development Director.

Ms. Goldman stated she did not know.

Ms. Schaeffer asked how the Partnership Board is appointed.

Ms. Goldman stated members of the board are referred to as stakeholders, but do not have to be a town merchant. Board members can be a business owner, employee or someone who is interested and energetic about Old Town. The Partnership fiscal year is from July 1 to June 30, the board membership rotates, and each member has a three-year term.

Ms. Schaeffer asked Ms. Goldman if the Partnership had heard reasons for vacancies in Old Town. She inquired whether they were related to the town ordinances.

Ms. Goldman stated no. She stated she did not think parking was the cause for the vacancies, but thought perhaps that the long hard winter could possibly be the reason for businesses leaving.

Public Hearing

- A. Zoning Text Amendment #14-01. Article 9-23. Massage Therapy Business.** The text amendment, per Article 11-3.9 of the Zoning Ordinance, is to provide regulations for permitting and inspections for massage therapists and massage therapy establishments under Article 9-Supplemental Uses in the Zoning Ordinance.

Ms. Sitterle stated the Town has proposed revisions to the Zoning Ordinance in response to increased concern about insuring health, safety and welfare of residents. The applicant was seeking an amendment to current ordinances to provide regulations for permitting and inspections for massage therapists and massage therapy establishments under Article 9 – Supplemental Uses in the Zoning Ordinance. The provision contains minimum standards for operation, cleanliness, penalties and enforcement of the regulations for massage therapists and establishments. Certain types of massages would be excluded from the regulations and include but not limited to: A massage administered in a hospital or medical clinic or in the office of a physician, chiropractor, osteopath or physical therapist licensed by the Commonwealth of Virginia; a massage administered in a nursing home, convalescent care facility, assisted living facility, progressive care facility or life care facility; and a massage administered by a physician, chiropractor, osteopath, physical therapist or nurse, licensed by the Commonwealth of Virginia in any location.

The proposed text amendment provides general provisions, exclusions, a permitting process,

minimum standards, and penalties and enforcement for Massage Therapy Businesses. Ms. Sitterle stated the text amendment further the public interest by providing health and safety standards for such businesses and meets the goals, objectives and policies of the Town Comprehensive Plan. The overall planning goal of the Comprehensive Plan is to promote the health, safety and general welfare of its residents.

Staff recommended approval of the proposed text amendment as being consistent with the goals, objectives and policies of the Comprehensive Plan and represents an improvement in public health and safety standards.

Public Hearing Open 7:37 p.m.

There was no one who wished to speak during the public hearing and no questions were asked by meeting attendees.

The Public Hearing was closed at 7:38 p.m.

Dr. Harre made motion to approve Zoning Text Amendment #14-01. Mr. John Kip seconded the motion. All voted in favor with a vote of 6 to 0. No members opposed the motion.

B. Zoning Map Amendment #14-01. Rezone property at 551 Frost Avenue. The application, per Article 11-3.9 of the Zoning Ordinance is to request a rezoning of a property from Residential Office (RO) to Commercial (C) at the subject property (GPIN) #6974-94-7967) at 551 Frost Avenue to allow for a greater variety uses.

Ms. Sitterle stated this property was currently zoned as residential office and there was a mix of commercial and service uses adjacent to the property. The adjacent property to the east is zoned RO and properties to the north, west and southeast are zoned Commercial. The Comprehensive Plan identifies the property as suitable for Limited Commercial use including planned retail and service commercial centers.

Ms. Sitterle indicated the proposed rezoning would not create an isolated district with zoning unrelated to the adjacent properties. The RO district is intended to make business compatible with residential uses; however, this property is not visible from residential areas and is surrounded by large multi-unit commercial and office buildings. Other properties on the north side of Frost Avenue are zoned C and on the west side is the Warrenton Town Shopping Center, therefore compatibility is not an issue.

Ms. Sitterle added that the Future Land Use Map of the Comprehensive Plan identified the property as Limited Commercial, which recommends planned retail and service commercial centers rather than high intensity traffic generating free standing uses in general commercial areas. The RO district does not allow retail. Rezoning from RO to C would allow the property to be used in a way consistent with the Economic and Land Use goals of the Comprehensive Plan.

Ms. Sitterle stated that the rezoning and potential uses would not have significant impact on

Frost Avenue because the owner seeks to reuse the existing house and the paved parking area for a possible independent retail tenant.

Ms. Sitterle indicated staff had reviewed the application in relation to the criteria and found the request for rezoning meets the criteria listed in Article 11-9.9.12 of the Zoning Ordinance and factors not positively addressing the criteria of Article 11-9.9.12 would not have a detrimental effect and staff recommended approval.

Dr. Harre asked if the house had any historic significance.

Ms. Sitterle indicated she thought it had some but she was not entirely certain.

Dr. Harre asked if something else was built would the applicant need to get permission.

Ms. Sitterle stated yes.

Mr. Ali Zarabi asked if the property could be used as residential.

Ms. Sitterle she had been informed that the property was modified years ago and was not aware of the residential history.

Mr. Lubowsky asked if the green box was the parcel.

Ms. Sitterle identified the structure and parking.

Mr. Lubowsky stated the property did not fit into the commercial area but it had charm and asked if there were any plans to take trees down.

Ms. Scullin stated she would open the Public Hearing and the owner could answer that question.

The public hearing was opened at 7:40 p.m.

Mr. Charles Sengstack, 551 Frost Avenue is one of the property owners and spoke on behalf of the application. Mr. Sengstack stated that the intent is to rent the property with best use and there were no plans to do any reconstruction. The structure is a Sears House and there are no plans to tear it down. The flowers and trees are shared with Dr. Weir's Office and there are no plans to remove any of them. The request is primarily to sustain economic viability with no foreseeable changes in the future, even though we reserve the right to do so.

Mr. Lubowsky stated it was encouraging to hear the history of the structure.

Mr. Sengstack indicated he had the original bill of sale and it was used as a boarding house and there was a brochure advertising it as the 'white house'. Mr. Sengstack indicated the house had recently been put on public sewer and for approximately 12 years, the property was used as a mortgage office.

The Public Hearing was closed at 7:45 p.m.

Mr. Lubowsky stated the property is out of the historic district and it would be a nice house to move as opposed to demolishing it. If the owner wanted to demolish it and put something else there, he inquired whether there was a permit process.

Ms. Sitterle stated there would be a permit process.

Ms. Scullin asked if the ordinance requires the owner to come before the Town. She inquired whether the owner could be prohibited from demolishing it.

Ms. Sitterle stated town has no provisions for preventing a proposal for demolition.

Ms. Scullin recommended that Sarah work with the applicant and come up with suitable proffer.

Ms. Scullin stated that since the applicant was requesting a rezoning, in the State of Virginia there is the proffer system so that the house could be protected through a voluntary proffer from the owner. The Town could be given first right of refusal to advertise to move the house or at least notify the Town that they anticipate selling the house so it can be protected and the person buying the house would not demolish it.

Mr. Sengstack asked if someone would buy the dwelling and move it to protect it, considering the time limits, if the Town does not buy it then would he have the right to sell it.

Ms. Scullin stated the Commission could delay for a month so the applicant could work with the Town to come up with a mutually agreeable arrangement.

Mr. Lubowsky stated that since it is a rezoning issue, it would come to Council attention and stated he would be happy to work with the applicant on this issue.

Mr. Sengstack stated that the property was not for sale but if the Commission wanted to make this a condition for the rezoning request he was okay with that.

Ms. Schaeffer stated that with the rezoning to commercial, she wondered if any required turn lane would become Town's responsibility.

Dr. Harre made motion to approve Zoning Map Amendment 14-01 with the condition that the applicant meets with the Town staff to work out proffer concerning possible movement of this structure. Mr. Kip seconded the motion and all voted in favor.

C. Special Use Permit #14-01. Cluster Development for R-15 Lots adjacent to Falmouth and East Lee Streets and Oliver City Road.

Ms. Sitterle stated the request is to apply Cluster Development provisions to lots associated with the proposed Warrenton Crossing subdivision that would consist of 135 housing units and an associated collector road providing a connection between Oliver City Road and Falmouth Street at the intersection with Old Meetz Road. The request for the R-15 Cluster Development provisions consists of six individual parcels totaling 21.3 acres. The subject parcels are located

to the east of Old Mill Lane and south of Oliver City Road. The Comprehensive Plan identifies this area as suitable for low-density residential use for single-family detached residential dwellings up to 2.5 dwellings per net acre.

Ms. Sitterle noted that the applicant is seeking to apply R-15 Cluster Development provisions to forty-five lots zoned R-15 as part of the Warrenton Crossing subdivision preliminary plat (14-01). The applicant has met the minimum standard for 30% open space with 6.44 acres with this proposal. The open space areas will be accessible to residents and placed in a conservation easement per the Ordinance requirements. Covenants that run with the land will ensure that the open space areas will be maintained properly. A homeowners association will be formed for the maintenance responsibilities. The proposed lots and open space configuration appear to meet the intent and requirements of the Zoning Ordinance.

Staff has reviewed the application in relation to the criteria and found that the submission is an acceptable use in the R-15 District. The proposal is in keeping with the surrounding uses and the requirement of the Special Use Permit.

Staff recommends approval of the applicant's request for a Special Use Permit for R-15 Cluster Development lots with the following conditions.

- 1) A site plan is submitted for review in accordance with Zoning Ordinance pending approval of the preliminary and final plats.
- 2) The approval of the preliminary plat (#14-01) is associated with and dependent upon approval of this application.

Mr. Zarabi asked Ms. Sitterle to elaborate on the history of the cluster theme and why it was not considered at the same time as the rezoning.

Ms. Sitterle stated this was a separate Special Use Permit and it could not be submitted at that time because the plat was not complete.

Mr. Zarabi stated that this appears to be a re-condition or re-education when there had been earlier lengthy discussions regarding lot placements.

Ms. Scullin asked if the cluster provisions were considered when the project was rezoned.

Ms. Sitterle states yes and it was not seen as something that was going separately. The Special Use Permit was not applied for at that time and rezoning was submitted first.

Ms. Scullin asked if they would have to come up with a different site plan if this request is not approved.

Ms. Sitterle stated that if the R-15 cluster does not apply then regular R-15 lots would be used.

Ms. Scullin asked what the reduction in lots would be.

Mr. Whitson Robinson stated that the rezoning was done in anticipation of this plan and was made part of the rezoning and as a result, it could not bring anything forward and the rezoning

had to be done first and it has not changed.

Ms. Scullin asked if this was an administrative procedure.

Mr. Robinson stated he would not classify it as administrative but at the same time this was the plan in advance and the plan anticipated for rezoning. This is the second phase, which in essence is administrative but not in same sense as what Sarah addresses.

Ms. Schaeffer asked if there was not an option to run the applications concurrently.

Mr. Robinson stated plans can run concurrently but there was some issue that prevented this from happening and Mr. Robinson could not recall what that issue was.

The public hearing opened at 8:07 p.m.

Mr. Steve Vento, Manager of BRS Mosby LLC, indicated he had copies of the distribution plan that was approved by the Town Council. Mr. Vento stated that the approved plan was consistent to what was originally proposed and that what was being presented tonight was consistent to the next step in the preliminary plan approved by Town Council.

Mr. Lubowsky asked if any dynamics had changed since the last time he met with the Planning Commission and his meeting with Town Council.

Mr. Vento stated no, that everything was in conformance to the plan.

The public hearing was closed at 8:07 p.m.

Mr. John Kip made a motion to approve Special Use Permit #14-01 Cluster Development for R-15 Lots adjacent to Falmouth and East Lee Streets and Oliver City Road be approved with conditions that was required by the Town Planning Department. Ms. Susan Helander seconded the motion and all voted in favor, none opposed.

New Business

A. Preliminary Plat #14-01 Warrenton Crossing Subdivision.

Ms. Sitterle stated this request was for a 135-lot subdivision with seventeen individual parcels with a combined acreage of 43.2 and a combination of R-6 and R-15 districts. The Comprehensive Plan identifies this area as low-density residential use for single detached residential dwellings up to 2.5 per acre. The minimum lot size for new development in R-6 District is 6,000 square feet and minimum lot size for new development in R-15 District is 15,000 square feet, and 7,500 square feet for Cluster Development lots. These requirements were being met.

Based on the zoning designation and information in the Comprehensive Plan, the density of 3.56 units per acre of R-6 land would be consistent as it is under five dwelling units per acre. For the

21.46 acres of R-15 land, the 2.09 dwelling units per acre would also be consistent with the low-density designation in the Zoning Ordinance and Comprehensive Plan of 2.5 dwelling units per acre.

The preliminary plat shows three lots facing Falmouth Street, which is a change from previous versions. A portion of one of the lots designated for open space is located within the Town Historic District but is vacant and not included in the inventory or State and National Registers. Portions of the proposed subdivision are within the Historic District.

Ms. Sitterle added that open space is provided as part of the plat and the R-6 district requires 6,000 feet of green for each 10 acres of gross site area. The R-6 green area is proposed to be 28,375 square feet and would be located adjacent to Williams Way. The green would serve as open space and be focal point and visual element of the neighborhood or subdivision. There is a requirement to provide 30% open space with the R-15 Cluster Development and this will be provided with 6.44 acres.

A tree and preliminary landscaping plan was included with the plat. However, the landscape plan and inventory appear to be adequate but there is a discrepancy with tree replacement calculations and the applicant has agreed to correct the sheets.

Staff mentioned that a previous traffic study had been done in 2012 and it assumed that 70% of the trips would use the spine road to travel to and from the north towards E. Lee Street and 30% the trips would travel south towards Falmouth Street. With this assumption, the study suggested that 788 vehicles per day would use the northern portion of the spine road while 338 vehicles would use the southern portion of the road. The applicant is proposing to make the improvements within the existing Oliver City Road right-of-way, which will become Williams Way. This should alleviate some stacking issues that may occur on Williams Way. Two lots on Oliver City Road will have driveways extended to connect with the realigned portion of Oliver City Road that will connect with William Way. The existing Ball property will have driveway access provided to Tomkins Drive, as the former Oliver City Road connection will be discontinued.

The collector street through the subdivision is proposed to have 60-foot right-of-way with 26 feet pavement curb to curb. The remaining local street is proposed to have 50-foot right-of-way with 24 feet pavement curb to curb.

Ms. Sitterle stated that included in the packet of material submitted to the Commission were two waiver request submitted by the applicant to Town Council for consideration for reduction of the pavement width on Williams Way to 26 feet and for the local streets to have pavement width of 24 feet. Ms. Sitterle indicated staff's opinion is there is no justification for reduction of the local streets to 24 feet curb to curb with parking on one side. The narrower width and parking scenario proposed would create a challenge to snow removal operations and limit the use of smaller pickup plow trucks according to Department of Public Works. In addition, the Fire Department had concerns about reducing the width and ability to navigate the trucks through the neighborhood. There was also concern about providing bus circulation if the pavement width was reduced.

Ms. Sitterle indicated that public streets, water lines and sewer lines will serve the development and stormwater management/BMP ponds are planned for the development. Staff is requesting additional information on the stormwater management calculations to determine if the proposed system will adequately manage run-off. Additional review of the stormwater management calculations will occur during the site development process.

Ms. Sitterle noted that the applicant had previously submitted a waiver request for cul-de-sacs with the preceding version of the preliminary plat (12-02) that had 110 lots and a new waiver request applicable to the current preliminary plat would require approval by the Town Council.

Ms. Sitterle indicated the property is not situated within the 100-year flood plain and a substantial wetland is located within the proposed subdivision and a portion of which will be disturbed during construction. A portion of the wetlands will be located within open space area. The applicant has submitted a Jurisdictional Determination letter and it confirmed the Department of Army Corps of Engineers jurisdiction of waters and wetlands on the property. This letter does not authorize any work in the wetland areas or indicate mitigation has been approved. The applicant has stated that they will submit the wetlands permit to USACE and DEQ but it will be held until construction drawings are finalized. Ms. Sitterle indicated that documentation of the submission would be required as part of the review process and approval of the permits from USACE and DEQ will be a requirement for site plan approval and before a Land Disturbance Permit will be issued.

Ms. Sitterle stated that staff review of the preliminary plat revealed that lots appear to conform to the Zoning Ordinance, but identified the following outstanding items as conditions

1. Documentation on the wetland permit to USACE and DEQ is to be submitted
2. Provide to staff correct calculations for tree replacement per Article 8-10.3 of the Zoning Ordinance.
3. The subdivision is dependent on the acceptance by the Town Council of the cul-de-sacs and must be approved as part of the Final Plat process.
4. Town Council must approve waiver requests for the pavement widths of William Way 26 feet and the local streets 24 feet before plat is approved.
5. Approval of the R-15 Cluster Development lot Special Use Permit (SUP #14-01) is required for approval of the preliminary plat.
6. A Final Plat is submitted to Council for review.
7. A site development plan for the subdivision is submitted for review and approval by the Director of Public Works and Utilities and the Planning Director.

Ms. Scullin asked Mr. Whitson Robinson to inform the Commission as to what the criteria are for reviewing this preliminary plat.

Mr. Robinson indicated there were two concerns for both the applicant and the Town and they were the application to the Army Corps of Engineers, which the applicant agreed to submit after final data is completed within 30 days of approval of the final plat; and final calculations could not be determined until the road width issue was resolved, which is the second issue. The applicant agreed to submit road width issue to Council separately as a waiver and then once that issue was resolved the applicant can complete their calculations and submit Army Corps of

Engineers plan within 30 days. If they remove density then the risk falls upon the applicant.

Ms. Sullin stated that technically the Planning Commission can look at the preliminary plat and if it meets all requirements of the ordinances, the Commission should pass the application.

Mr. Robinson stated yes and that is what they considered (subdivision and zoning ordinances) as part of the condition, which was secondary to the first condition, the rezoning that has passed. The road width was something staff felt the applicant did not meet in accordance to the PFM (Public Facilities Manual) and as result, needed to be brought to the attention of Council and the applicant has agreed to do that.

Mr. Vento stated the road width issue would be submitted as a waiver to Town Council. He stated that was the original width proposed for the subdivision and their attempt was to provide Warrenton with quality streets that have tree lining on both sides. Mr. Vento stated the road widths were identified on the rezoning original application and what is shown is consistent to that original application and asked the Commission to move forward.

Ms. Scullin asked Mr. Robinson if the Town allowed requests for waivers as part of a rezoning or did it have to be submitted separately.

Mr. Robinson stated it would have to be submitted separately to Town Council.

Ms. Scullin asked Mr. Vento why they wanted to reduce the width of the street because they have the right-of-way and it was not affecting the density.

Mr. Vento stated traffic and wanted to make trees part of the right-of-way so that the HOA will be responsible for the trees.

Ms. Scullin asked if the streets were public streets.

Mr. Vento stated the streets were public but the HOA will be responsible for the trees.

Ms. Scullin stated normally VDOT does not allow that type of arrangement.

Mr. Vento stated the Town does allow it and indicated there was an existing community in Town with that type of arrangement.

Mr. Robinson stated the applicant had been in discussion with Town staff for many months regarding this issue and it is way to assure trees were being maintained consistently throughout the community with HOA being responsible.

Ms. Scullin stated the Town had raised safety issues and asked Mr. Vento how safety concerns would be addressed.

Mr. Vento stated all safety concerns will be addressed before appearing before Town Council and this will be done consistent with VDOT requirements.

Mr. Kip asked if parking were on one side of the street would the applicant yellow stripe the other side.

Mr. Vento stated yes as well as post any signs that may be required.

Mr. Kip asked that as time progresses and the yellow stripping fades off, does it become the Town's responsibility.

Mr. Vento stated it could become an HOA responsibility.

Mr. Kip stated that painted curbs are not an HOA responsibility

Ms. Scullin stated it would be VDOT responsibility.

Ms. Schaeffer stated signage would be the better way to go instead of painted curbs.

Mr. Robinson indicated this would become part of the discussion with Town Council.

Ms. Schaeffer indicated she liked the waiver and designing a small street especially putting an adjacent one in for a connector road reducing some of the run off area and having it be more neighborhood friendly and alerting drivers to slow down does improve safety regardless of what VDOT thinks.

Mr. Zarabi asked Ms. Sitterle if this development would be under the new stormwater management regulation MS-4.

Ms. Sitterle stated yes that it would be under the new regulations.

Mr. Kip stated that the staff recommendation was to table it for 30-day period.

Mr. Robinson stated that was prior to discussion about application to Army Corps of Engineers and street width were the initial concerns, and wanted to bring the street width waiver issue to Town Council for their decision.

Mr. Kip indicated applicant does not have a Town waiver.

Mr. Robinson stated that the applicant has stated the waiver is a condition of approval.

Ms. Scullin stated that waiver did not come from Planning Commission.

Mr. Kip made a motion to approve Preliminary Plat #14-01 with all staff recommendations and the following two conditions.

1. Submitting application to the Army Corps of Engineers within 30 days from receipt of final plat approval and any reduction in density would be a risk taken by the applicant.
2. The applicant is required to submit a street width waiver to Town Council.

Dr. Harre seconded the motion and all approved, none opposed.

WORK SESSION

A. Draft Comprehensive Plan Update Discussion – Demographics & Housing

Ms. Sitterle stated she was still researching answers to the community survey that was done and she did find an economic survey.

Ms. Scullin stated that earlier results of the 2000 surveys were recorded in the Comprehensive Plan and if research the minutes because the results should be part of those minutes and it would be valuable to see how much change there was.

Ms. Scullin stated that they needed to know what the earlier responses were, what percentage of the people responded, and how it was distributed.

Ms. Sitterle noted that there was a letter submitted with the survey.

Ms. Scullin stated she recalled letter of invite for participants to work on strategic plan and the emphasis at that time was recreation.

Ms. Scullin asked Ms. Sitterle what she needed from the Planning Commission.

Ms. Sitterle stated she would continue to look and research and asked if the Commission wanted additional material from the staff.

Ms. Scullin asked if there had been in any discussion with the Town of Berryville. She stated the conference they had recently attended was very informative and there are structures already formed that could be followed but Fauquier County plans the Town of Warrenton with no input and we need to work together for better community, with the Planning Commission taking the lead and they take the lead for outside of Warrenton. Right now, it was us against them.

Ms. Scullin stated that the Partnership presentation this evening was interesting and that when The Partnership was first established it consisted of members that had a stake in the downtown area. The Board consisted of business owners and there were concerns as to how to make their businesses better for the downtown area. Now it appears it has revolved into something completely different and the government funds it but she expressed concern about the organization as to what they currently do.

Ms. Helander stated she was a member of the Partnership Board in early 2000 and it was loose at that time and the organization has gotten tighter and as result, she feels they have more visibility and success than what they have had in the past. She stated she would like to see the Partnership become more involved with the Town with the signage.

Ms. Scullin stated that when Partnership first started their emphasis was to make Main Street look nice and they were responsible for purchasing lampposts for the area.

Ms. Helander stated that the Main Street renovation from concrete to brick and planting of trees were done by Partnership during that time.

Ms. Schaeffer stated she had stopped by several of the businesses in old town and asked the owners about the Partnership and she found that they were not that favorable. Ms. Schaeffer stated she found the presentation to be a little concerning because Ms. Goldman was unable to answer questions from the Commission. Ms. Schaeffer stated she spoke with the Director of the Main Street Program and was told that she was not aware of the Partnership for Warrenton involvement because all she had been told was that the Board was a member. Looking at grant programs, Manassas and Culpeper Renaissance have applied for it and been awarded. The Director of the Main Street Program indicated there had not been that much correspondence with the Partnership in comparison to the Town of Culpeper and City of Manassas. There were opportunities to do more.

Ms. Scullin stated that the Culpeper Renaissance was under the Town of Culpeper.

Ms. Schaeffer stated Culpeper Renaissance was like the Town, having a separate group such as the Partnership, but the Main Street Program has given them money.

Ms. Scullin stated that through the years, she has heard negative comments from business owners about the Partnership because of being excluded and the Town needs to work to make it a viable organization because it has been working for 25 years. The visions and goals identified by Ms. Goldman tonight were viable but the question was how they get done.

Ms. Helander stated that there was a bad balance between the Old Town community and Old Town business owners. In order for Ms. Goldman to get people to come to Old Town events, it requires streets to be closed and that infuriates business owners.

Mr. Zarabi stated there was value in old nostalgia and that is evident of the old cars on Main Street on Father's Day and there are developers that build new and make it look old and the old part of Main Street with the authentic buildings with their blemishes and issues but it is part of the branding that Ms. Goldman mention that would be all inclusive and Mr. Zarabi stated he believed it is a struggle and 25 years later we are still spinning our wheels and we have not gotten the essence or roots of the matter. If someone sees value to spend \$7 million in a shopping center to make it look inviting to bring people to the businesses, Mr. Zarabi stated he felt it was worth it but indicated there was no money to bring forward. Mr. Zarabi mentioned the shopping center in Gainesville. He noted there was resistance putting those types of resources into authentic places, and people needed to ask themselves why this was the case. He wondered if there was a perception that there will not be a return on that investment and if that is the case, Mr. Zarabi stated he would be the first to speak up. Not everything should center on profit, such as libraries are not in the business of making money, they exist because they enrich and broaden lives.

Mr. Zarabi stated he had a friend that was involved in commercial real estate who he had asked why he was not involved in the Partnership. Commercial real estate people sell the community and their involvement in other aspects of the community and his friend understood. Mr. Zarabi

stated Warrenton was not Leesburg, which has a much larger footprint and in some ways greater opportunities to play with ideas because they can spread it out and Old Town is very contained with very limited real estate and each becomes very valuable

Mr. Zarabi mentioned Old Town Café that has been gone for 16 years and nothing viable has replaced it and as result that is 16 years of loss of dreams, resources and opportunity for residents to have a great place to eat. Mr. Zarabi mentioned the frequent and fast turnover of businesses in Old Town and questioned how much thinking and weighing of the tenants and their experiences and backgrounds went into the decision-making. All things being equal, property owners needed to know what was their proven record, business experiences and if they have a line of credit of \$200,000 in case there was a winner. Mr. Zarabi stated that inclement weather could cause Old Town restaurants to lose revenue because customers cannot get to the establishments and as result, they go to shopping centers that have been cleared. All things being equal, these people have resources and business experiences then we need to help property owners come up with a better decision-making process because something was not working with current system with the entire turnover that was happening.

Ms. Scullin stated that incentives were talked about when looking at the Zoning Ordinance and Comprehensive Plan revisions as a way to keep certain businesses in and certain businesses out. The Town took care of snow this past winter and that certainly helped Old Town businesses.

Ms. Schaeffer stated there was bad relationship between businesses and the Partnership and felt Council may need to step up and become more involved in the Public/Private Partnership.

Mr. Lubowsky stated the Council allocated money to the Partnership, there was focus on the Partnership, and two new Council members that are coming on board are interested in pursuing Partnership opportunities.

Ms. Schaeffer stated that the first step needed to be with the Town Manager and the Mayor.

Staff Comments

Ms. Sitterle stated that a Special Use Permit for Cecil's Tractor Supply has been submitted. The business is moving to the former Stock Building Supply property located across from Walmart. This will provide them larger retail space and will come forward at the July 17th meeting.

The meeting was adjourned 8:57 p.m.

Minutes submitted by Dee Highnote

