



TOWN OF WARRENTON

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MINUTES
PLANNING COMMISSION
TOWN OF WARRENTON
May 19, 2015 – 7:00 P.M.

The regular meeting of the Town of Warrenton Planning Commission convened on Tuesday, May 19, 2015 at 7:00 PM in the Municipal Building.

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

The meeting was called to order at 7:02 p.m.

1. Approval of Minutes

Dr. Harre stated that the minutes reference board and suggested that it be revised to state Commission. Ms. Sitterle stated the revision would be made. Mr. Kip made motion to approve the minutes as amended and was seconded by Ms. Helander. The minutes were approved unanimously.

2. Citizen Concern About Lighting

Mr. Larry Kovalik requested an opportunity to present his concerns about lighting regulations for commercial corridors. Mr. Kovalik did not attend.

3. Public Hearing

A. SUP 15-01. Assisted Living Facility at 345 Legion Drive. Application for establishment of an assisted living facility on a 4.74 acre portion of the property at 345 Legion Drive per Article 3-4.2.3 of the Zoning Ordinance. The property is zoned R-10 residential, and consists of one parcel (GPIN 6984-30-1806) that is 6.74 acres. The property contains the John D Sudduth American Legion Post 72. The Comprehensive Plan identifies the property as low-density residential and the potential site for a park. The proposed future land use map indicates the property is suitable for residential uses with density of up to 2.5 dwellings per net acre and for public and private park facilities for passive and/or active use to be developed in conjunction with residential neighborhood development. The property owner is John D. Sudduth Post No. 72 INC.

Ms. Sitterle stated the application was submitted in February and has been through some review, but there are still a couple of points that need clarification with the applicant. A work session and a meeting were requested but it did not take place and the applicant wanted to proceed with a public hearing. The applicant does plan to follow-up with meetings with Commission members two at a time or have a work session to address these concerns. Ms. Sitterle stated the applicant is aware that with these outstanding concerns, tabling will be needed in order to complete it.

The applicant is requesting approval to construct a 120 bed assisted living facility on a 4.74 acre portion of the existing American Legion Post 27 that is located at 345 Legion Drive and is in the R-10 District. The use requires a Special Use Permit (SUP) under the Zoning Ordinance as well as a subdivision (administrative) and Site Development Plan approval.

The applicant is also requesting a waiver of Public Street Standards as noted in the Public Facilities Manual per the Subdivision Ordinance to extend the street to the subdivided facility site. It is anticipated that the facility will be operated and managed by Fauquier Health Hospital.

There is a variety of uses surrounding the property. Immediately to the west is the Brookshire Manor Subdivision comprised of single family homes and the Warrenton Horse Show Grounds is directly adjacent to the property. The surrounding zoning is R-10 residential, with the exception of the adjacent property to the west, which is zoned R-15 residential.

The proposed use is compatible with the adjacent American Legion Hall but may have effect on the nearby single family dwellings. However, there has already been a development that has impacted existing adjacent properties.

Ms. Sitterle identified the following points as being outstanding.

There is a subdivision of the property and frontage is required that would be achieved on the extended Legion Drive. A driveway does exist; however, there needs to be some tweaking to make sure both lots achieve the requirement of 75 foot frontage setback. Ms. Sitterle stated this was something that can be determined and worked out.

As far as the SUP is concerned, the residential use is consistent with the zoning, but the density is considerably higher than contemplated in the R-10 District.

The Statement of Justification for the proposal needs augmenting. The applicant includes a national trend but a local projection is required in relationship to existing available units for such housing.

The site is somewhat isolated from commercial services; however, there is a local commuter and supplemental service onsite. Police and fire protection are nearby and can serve the site. However, on-site security and sprinklers must be provided to accommodate the residents. It is recommended that an ambulance or equivalent vehicles be available on site to offer emergency assistance to residents.

Public utilities need to be evaluated because it appears that the water usage of 96 gallons per day for the 120 units would equate to 11,520 gallons per day. This would be higher than the

estimated usage for the 4.74 acre remnant parcel at a normal single family residential density of 4 dwelling units per acre that would equate to 19 dwelling units and 300 gallons per day for single family residential dwellings. Single family dwelling estimated sewer usage would equal 5,700 gallons per day. The Town recently completed a water and sewer capacity study and this information is from Public Works. The additional water usage may not be an issue but the additional sewer usage is problematic with current Town commitments projected to use 106% of existing treatment capacity at full Town build out. Mr. Tucker is recommending that this be checked to make sure the sewer request is within the limits the Town can provide.

Mr. Tucker also recommended that additional storm water management be shown on the proposal because of the adjacent flood plain.

The impact of the project on area traffic and circulation has not been evaluated. The potential traffic generation of the development is approximately 260 additional vehicles with 20 to 25 vehicles during peak hour. The applicant has offered an improved entrance at Legion Drive/East Shirley without turn lanes.

The applicant has requested a waiver of public street standards as identified in the Public Facilities Manual. The Commission should consider whether the existing fifteen (15) foot drive would be adequate or would need expansion to a full 24 foot roadway to handle the anticipated traffic.

The applicant has provided a plan for buffering and landscaping due to the differences in the adjacent land uses. Remaining landscaping will be subject to the Site Development plan, however a tree inventory is required as part of this application to assess the landscape impact of the development. The majority of the vegetation around the perimeter of the baseball diamond currently onsite will be removed as part of this proposal.

Because additional information is needed for the application, staff is recommending tabling for 30-days pending submission of the aforementioned items including

1. The American Legion property and the remnant parcel should have adequate frontage on Legion Drive. The American Legion parcel appears to have frontage that is slightly undersized with the subdivision proposal shown on the plan.
2. Confirmation of side and rear yards is needed to ensure minimum setback requirements are met.
3. The density calculation appears to be slightly higher than 25 dwelling units per acre and should be adjusted.
4. Additional supporting data for the local need for elderly housing should be added.
5. Evaluation of the anticipated sewer usage is needed per the Town's most recent Water Sewer Capacity Study. Potential impacts to the Taylor Middle School pump station and the collection system will need evaluation and impact fees assessed.

6. Adequate storm water management and restriction of impact on the adjacent flood plain on the Warrenton Horse Show Grounds should be shown on the plan.

Ms. Helander asked Ms. Sitterle if left turns would still be allowed.

Ms. Sitterle stated with this type of site and its close proximity to the intersection of Culpeper and Shirley Avenue and a traffic study is not included that indicate a traffic signal is warranted however this would need to be confirmed.

Ms. Helander stated that the entrance into Suffield has been improved because of traffic issues and she stressed concern over this proposed entrance. She also noted that the facility will have 120 beds but only 90 parking spaces and asked if presumption was being made that the residents of the facility will not have cars or visitors. She stated that 50 spaces were required for 25 people when shift changes occur.

Ms. Sitterle stated assumption was residents typically would not have cars.

Ms. Schaeffer suggested that everyone has a series of questions and suggested that the questions be asked in the order of justification and questions begin with the need for the facility and address those questions and then go on to the other issues.

Mr. Nevill stated the town and county assessment of housing needs was completed in 2010 and asked if abstracts from that are included and requested Ms. Sitterle send to the Commission members an email with the link to the 2010 assessment.

Ms. Sitterle stated she would send that information.

Ms. Schaeffer asked if there had been a market study done for this proposal.

Ms. Sitterle stated no market study was provided.

Mr. Nevill stated he was unclear about the staff analysis and asked if this would be a private or public street.

Ms. Sitterle stated that it is currently a public right-of-way and is maintained by the Town.

Ms. Schaeffer stated the proposal did not warrant a TIA and asked if the staff had any other traffic study conducted.

Ms. Sitterle stated no.

Ms. Schaeffer asked how the Town parking requirements compare to others and trying to understand the additional parking onsite especially considering the site is prone to flooding.

Ms. Sitterle stated that it would be a question better asked to the applicant.

Ms. Schaeffer asked if there was any review by emergency management on the access components.

Ms. Sitterle stated not at this point.

Ms. Schaeffer asked if any input was received from the Town Economic Director.

Ms. Sitterle stated no not at this point.

Ms. Helander stated that it looks like a lot of parking spaces but when there is a shift change they will be needed.

Mr. Nevill asked what comparable facility is in town.

Mr. Kip stated Suffield Meadows but Ms. Helander stated that facility was not in town but in the county.

Mr. Nevill stated that Suffield Meadows was a Villa style development, which is not what is being proposed.

Mr. Kip stated that the definition of what is assisted living was needed because assisted living in Moffett Manor is not the same as Suffield Meadows. He stated that where there is a health care facility the parking demands are excessive because of the number of employees and shift changes that create parking problems during certain times of the day. He noted that parking will be a similar problem at this proposed site, as well as egress and ingress issues.

Ms. Schaeffer stated the proposal stated a maximum of 25 employees at any one point would be present and if you double that to 50 employees, 75 spaces would accommodate that demand.

Ms. Helander stated she would like to know how many parking spaces are at Suffield Meadows.

Dr. Harre suggested that the applicant address the Commission.

Mr. Jim Carson, of Carson/Ashley Associates, stated that his firm is providing the site planners for this project. He stated that Ms. Sitterle had done an excellent job of addressing all the parts of this undertaking. He stated that he recognized that the Commission had been thrown a curve ball with being early in this process but stated that the discussions that have taken place this evening were invaluable and is the reason he wanted to move forward. He stated that if he has put Ms. Sitterle in a difficult spot, he wanted to apologize but his reason for wanting to come forward early was so he could get feedback and be able to come back to the Commission with answers as opposed to more questions.

The issue of a Special Use Permit and land use questions are outlined and broad thoughts on basic access, emergency services, parking, water, and sewer are things that are easily addressed and will be fully as he moves forward.

He stated he was there to answer the Commission questions and indicated that as it relates to

parking it is a fine balance when there is peak demand and there is acres and pavement sitting there empty and trying to find some balance between that is a nuance that requires experience and then there is the conflict with the site engineer with trying to improve water quality and environmental concerns with landscaping, green spaces, water treatment and at the same time requiring a great deal more pavement. Mr. Carson indicated that VDOT was famous for this and trying to find a balance that will work well is another nuance. As for use of the property for parking for employees, residents, and visitors, they are trying to balance that with environmental issues but empty parking lots do not look nice. Mr. Carson stated he would work hard on the parking issue and he thinks the number of spaces proposed may be more than needed but his firm is partners with the American Legion and we see opportunities where we can help them and also work with the Warrenton Horse Show events.

Mr. Carson stated that a market study has been done but it was not submitted as part of the Special Use Permit but it is something that can be brought forward as we work together in a work session as we move forward during the next 30 days. The Emergency Management and Economic Development offices have not been contacted and it was good input.

Mr. Carson identified the assisted living process in four categories.

1. Active Adults that are restricted by age not by infirmity and he identified the facility recently built behind the fire department as Active Adult facility.
2. Independent Living – People like the communal living, needing nursing care and not able to stay in their home.
3. Assisted Living – People are more debilitated and need more medical attention
4. Nursing Care – People that are severely debilitated and need 24 hour nursing assistance.

Mr. Carson also stated that Memory Care is a growing need that requires assisted living.

He stated as far as parking for residents, personal cars will not be there but hopefully they will have visitors and a significant amount of staff but not as many as a nursing facility.

Mr. Carson stated that access is a concern and Suffield Meadows sits on a highway with high speeds and is not the same as this proposal. He indicated there were some practical and useful improvements that could be made at Green Street but the reality is unless other properties are torn down, there is not a whole lot that can be done. He stated a traffic light would create a break and make it easier to egress or perhaps squeeze in a left turn lane at Green Street but there are no substantial frontage improvements that can be made without tearing down real estate. Another possible option is to lower the speed limit to 25 as opposed to 40.

Mr. Kip stated that the brochure describes the area as no wetland however the planning staff identify the property in front of the facility as wetlands.

Mr. Carson stated there is no flood plain or wet land that is part of the development area.

Mr. Kip stated there was a creek that runs behind it.

Mr. Carson stated the creek is not part of the developmental area being proposed.

Mr. Kip asked if run off was a concern.

Mr. Carson stated no. There is State and Federal regulations concerning run off for water quality and peak discharge that can be discharged into streams and how to deal with flood plains and wet lands. He stated that last year the Town was taken up in terms of water regulations and are required to meet higher standards. He stressed there is no escaping wet lands, flood plain, and storm water management issues and the plan is to stay within the boundary identified.

Mr. Nevill stated that there is a problem at the Warrenton Horse Show Grounds with flood drainage and asked how it can be improved. He stated he understood that the entire problem could not be resolved but any mitigation that improves things will make it more beneficial. He also asked if there was any possibility of an improved entrance for the Horse Show Grounds being included in the proposal.

Mr. Carson stated the proposal is below the flood problem and there was not much the applicant can do to mitigate the problem that has been in existence for over 50 years; however, he stressed his key objective is to be a good neighbor and partner with the American Legion and Horse Show Ground folks that will allow them to survive and prosper and we are working with them to make it a win for all.

Mr. Kip asked if there was a plan for a service area or loading dock.

Mr. Carson stated he knew where it would not be located but he is not that far along to identify a specific location.

Mr. Carson stated that the Special Use Permit is a land use evaluation of the purpose of what is being proposed and seeing if that makes sense in the context of the neighborhood and Town ordinances. He noted that details will come with the architectural plans. We are aware that emptying dumpsters at 5 am is a nuisance to home owners.

Ms. Schaeffer asked Mr. Carson if the property was currently subdivided.

Mr. Carson stated no it was not currently subdivided.

Ms. Schaeffer asked if Mr. Carson would be making improvements to the American Legion property with this Special Use Permit.

Mr. Carson stated yes.

Ms. Schaeffer asked why the American Legion is not shown on the boundary of the SUP.

Mr. Carson stated that was more of a site plan issue because changes will be related to landscaping and parking.

Ms. Schaeffer asked if there was an opportunity for inter-connection activity such as joint dumpsters and things of that nature.

Ms. Schaeffer stated the property was not subdivided and legally it could not be secluded from the SUP and suggested Mr. Carson look into it and recommended he evaluate both at the same time as one development.

Mr. Carson stated that the American Legion is a conforming use.

Ms. Schaeffer stated that was correct.

Mr. Nevill asked why an additional 21 parking spaces were being proposed.

Mr. Carson stated this was a nuance and the requirement is one space for four beds and one for each employee. With the shift changes overlapping it requires additional spaces for staff and for visitor parking. The number spaces identified was a way to assure adequate parking for everything needed.

Ms. Schaeffer asked how the proposal compares to local or similar uses such as Suffield Meadows, Moffett Manor and places in Prince William and Fairfax Counties and are they providing parking above their requirement.

Mr. Carson stated he did not know if they were providing spaces above their requirements. He stated Suffield Meadows is a 72 bed facility with 58 parking spaces and the proposal is being modeled after Suffield Meadows and he is working in partnership with the hospital.

Ms. Schaeffer recommended that a comparison be provided, because she wants to make sure the applicant is not over parking a place that is prone to flooding and there is a two year monitoring period and the additional parking lots are added later or reserve the area rather than just putting something there on a nuance.

Mr. Nevill stated another major issue that has not been addressed is the increase sewer usage and impacts to sewer capacity. It is an additional 5,820 gallons per day estimated usage which is an equivalent of an extra 19.4 additional dwellings which is more than doubling the density and is a serious impact to sewer capacity.

Mr. Whit Robinson, Town Attorney, stated that Mr. Carson knew he was moving quickly and as result requested that the proposal be tabled for 30 days and his reasoning for coming before the Commission now was to get feedback.

4. Public Hearing

Mr. Marshall Wallace, a resident that lives at 220 Green Street directly across from the Warrenton Horse Show Grounds stated that his home is on the edge of the Historic District and is 125 years old and he knows the history of the area. He stated that in 1992 Bev Jenkins donated that land to be used for Shirley Avenue and the fence along the road has been hit about six times. He stated his concern with the proposal is safety and noise because Green Street is heavily travelled. He stated he was a veteran and in support of the American Legion and used to belong to that chapter. He has been driving to the Pentagon since 1992 so he could live in this Town

peacefully and quietly. About 10 years ago that peace and quiet disappeared. Now from about 4 am to 10 pm it is noisy with traffic such as tractor trailers that go down Green Street every night to Car Quest Auto Parts because Green Street has become a cut through due to the light on Culpeper Street becoming so busy. Mr. Wallace asked the Commission to fix the problems we currently have before moving into another project. He stated that in 1994 he stood with his daughter with water up to his knees and the system has just been repaired by Mr. Tucker. Mr. Wallace stated he appreciated what the hospital was trying to provide and has no problem with the facility but asked that safety and noise be taken care of first before going forward. There is a child care center located on Green Street and he has serious concerns about safety for the children and the residents of Green Street and suggestions have been made to make Green Street one way, closing it off, installing speed bumps, but every time the discussion has occurred the business people come in and say it will impact their child care business. He asked the Commission to provide some solution to the current safety and noise problem on Green Street before giving him more noise and traffic in his neighborhood.

Mary Reed, a resident that lives at 320 Culpeper Street, is an officer of the Warrenton Horse Show. She stated she grew up going to the show grounds and participating in the Warrenton Horse Show events, and listening to the complaints of those living on Brookshire Drive. There needs to be a noise study because she does not think the applicant clearly understands how noisy the weekends can be when activities are going on. She stressed the need also for a traffic study to be done especially on a weekend when there are events being held and not only is there horse show traffic but also American Legion traffic and the time it takes to go from the light on Culpeper Street to the Horse Show Grounds is timely because of traffic that includes tractor trailers. She expressed concern over how much would be taken away from the Warrenton Horse Show Grounds because there is currently a parking issue and we need to know where we will be able to park our trucks and trailers. She stated that in the past the American Legion space has been used for parking when there has been over flow and hopefully they will still be able to do that, but when the creek floods, parking is not available.

Sharon Burke is a resident of 38 Garrett Street and a past board member of the Warrenton Horse Show. She stated the American Legion did a fill in several years ago and as result created the water problem that exists today and she expressed concern over what is going to be done and what is going to happen to the horse show.

Gretchen Yahn is a member of the development team working on this project. She elaborated more on the parking and flood issues. She stated she has had benefit of working for the past several years on some major conservation easements and these easements go more into water quality and how to deal with run off. As result with long driveways into estates, she has had to address it with permeable asphalt and run the water off to cisterns that involved a riding area and barn on Zula Road and took all the storm water and put it into a 60,000 gallon cistern and put 10 horsepower pumps in there in order to allow high pressure water irrigation. Ms. Yahn stated they are not here to take away what is already there but there are a number of engineering items that will be undertaken through the use of permeable asphalt, cisterns, and make this project a LEED standard utilizing these aspects and it would have a net affect with regards to the amount of water on the site. We do understand the concern over flooding and there are some things that can be done and landscaping is a large part. Each assisted living facility as pointed out by Mr. Carson have people that do not leave and are very much oriented to the facility. We are looking at

Suffield Meadows and learning from their mistakes and one of them has been parking. In regards to access and traffic we have looked at the front for widening and one of the best ways to deal with curves is with a geo block grid that will take the weight of a fire truck. She stated she worked on a project in Reston Town Center and conducted tests for some very difficult areas. She indicated that the location and accessibility for residents, staff, and emergency staff is being looked at with the possibility of widening of Legion Drive with utilization of some circles.

Ms. Yahn stated they were approached by the American Legion who has the by-right ability to do something and something will be built and we are willing to work with everyone in respect to engineering, and community needs. She stated a market study had been done and apologized to Ms. Sitterle for not receiving it. She stated the market study shows that the villas in Suffield Meadows were needed and a waiting list has existed since they opened. She stated that memory care component should be included because they have found residents do not want to leave the facility once they are there. This would include approximately 16 to 20 units.

The American Legion is partners in this development that will provide them ability to do improvements to their facility in the future and more community outreach. Life Point of Fauquier Health will be the primary operator of the facility and they are currently working on the agreement and are trying to make this a home grown effort. She stated that our goal is to achieve LEED Gold Standard and informed the Commission she could provide to them what the Gold Standard consists of. She stated there will be a need for more noise abatement from the Warrenton Horse Show in order to protect the residents of the proposed facility. The standards for assisted living includes a hospitality standard and it will not be on the order of The Oaks but more consistent to Suffield Meadows.

Claude Davenport, a resident of 7247 Chestnut Court, Warrenton, Va., is the Finance Officer of the American Legion Post 72. He stated the Legion wanted to come up with something that would be beneficial to the members and the community and also provide an income. He stated the post has been in effect since 1919 and have owned the property here in Warrenton since 1948 and currently the only use for the other property is a travel baseball league that utilizes the property for free during the spring and fall seasons. He stated that if the proposal goes through the post will meet with the baseball league and try to find them a new location. At first they looked at the possibility of duplicating what the Fire Department did at Moffett Manor but some market studies came in and showed that something further should be considered for assisted living. He stated what he hopes they will be able to do is through partnership with the Warrenton Horse Show Grounds do what we can to make their facilities better. He stated that the Legion has had a great relationship with them for the past 10 years. We hope to generate enough income to be able to increase the number of scholarships given to high school students, increase the number of boys we send to boys and girls state, increase our support to the Boy Scouts, and increase support to the Junior Shooter Program. Our plan is not to just bring money into the post but to give it back to the community. The facility will not be just for Legionnaires but for all citizens.

Dr. Harre stated normally the public hearing would closed at this point but the Town Attorney has advised the Commission that the proposal will be tabled for 30 days and some people may not have attended this evening and as result the public hearing will remain opened until next month's meeting.

5. Discussion

Ms. Schaeffer stated she visited the site and found the topography very favorable to residents and the proposal will not have much of an impact to the adjacent neighbors because there are so many large and mature trees around the baseball field. Any improvements to the entrance are better than what we have now and being able to make a left turn would be an improvement. She stated she thought this was a good application and important as a community that we tell our residents they will have a variety of choices for later life style and still be able to stay within the community.

Mr. Hamby asked if the entire facility would be assisted living and have approximately 16 to 20 beds for memory care.

Mr. Carson stated that was correct.

Mr. Hamby stated his concern was access in and out not only for emergency vehicles but all traffic. His other concern was the service demand from the facility and asked if anyone has taken into account the call volume that will be added.

Ms. Yahn stated right now this was the least used zone and stated they would be working with the partners.

Mr. Hamby asked if hospital was one of the partners.

Ms. Yahn stated that the hospital was not a partner but would be the operator of the facility.

Mr. Zarabi stated he would like to see the market analysis and see what the trends are for these types of facilities. He stated he wanted to evaluate the best site for the best project because there are other projects that are coming forward as well.

Mr. Nevill reiterated the traffic issue has to be considered again because for 119 years there have been trailers coming in and out and there is demonstrated traffic issues at Green Street. There is a lot of activity that includes not only Horse Show activity but delivery traffic activity with tractor trailer trucks and that road is stressed and the width of the road cannot change and whatever is put in there will have to deal with an already stressed roadway. He noted the need to look at trailers coming in and out and then there is an EMS call and the fire department dispatches their longest and largest vehicle because it can respond to that particular EMS call and he wondered will they be able to get through.

Mr. Nevill stated he hoped the client would strive for LEED (Lead Environment Design) and Gold Standard and include it in the proposal. He stressed this is a good opportunity for any mitigation to storm water management.

Dr. Harre asked Ms. Sitterle if 30 days was sufficient time to get all the data that is needed.

Ms. Sitterle stated yes.

Mr. Kip made motion to table Special Use Permit 15-01 for 30 days. The motion was seconded by Ms. Helander and it passed unanimously.

6. Work Session

- A. **Orchard Ridge Multi-Family Development.** Presentation of a multipart application including a Rezoning, Comprehensive Plan Amendment and Special Use Permit to name a few for a proposed multi-family development on a portion of the property at 615 Falmouth Street.

Dr. Harre asked Ms. Sitterle to provide information to the Commission.

Ms. Sitterle stated the applicant requested to be here and would provide information.

Mr. Fallon stated he was representing Orchard Development and provided a handout to the members of the Commission and stated he would provide an explanation as to where he is with this project and indicated this was a work session before a public hearing.

Mr. Fallon stated the document was an application for rezoning, Special Use Permit, and ordinances amendments. He suggested members review the document at home and another work session be scheduled to address questions.

Mr. Fallon went through the notebook and identified each section

Traffic Study Analysis of this project.

Plats – Each plat has tab 2

Common Response Letter from Mr. Fallon to Ms. Sitterle

Index – Identifies Each Tab

Tab 1 – Summary Sheet – Multi Family Apartment Complex on Old Meetz Road & Falmouth St.

Tab 2 – 2232 Review Comprehensive Plan Amendment – This application points out problems with the Zoning Ordinance. In 2004 was the last time a rezoning for a multi-family development was submitted. A Comprehensive Plan amendment needs to be made. The applicant is seeking a rezoning for multi-family development. As of Feb 2015 all apartments in Warrenton are full and there is a waiting list. There is not enough apartments in Warrenton. There is no demand for industrial use land.

Market Feasibility Analysis – To show project is needed and qualifies and reinforces that there are not enough affordable housing.

Tab 3 – Rezoning – Has a draft proffer. A proffer is a promise made by the applicant in turn for the rezoning being granted. Proffers are in hands of the applicant and is voluntary and subject to change.

Tab 4 – Special Use Permit for Affordable Dwellings. The Planning Commission and Town Council can impose conditions to the applicant. We will present conditions at the next work session.

Tab 5 – They are seeking an ordinance amendment that will allow buildings to be taller. They are proposing a text amendment that will allow gable roofs.

Tab 6 – Included is an analysis of two projects and comparative parking ratios and they are proposing the same parking ratios. The Ordinance requires too much parking and it can be met but we want to make a park.

Mr. Fallon asked the Commission members to take the material home and review it and provide their questions/comments to Ms. Sitterle or directly to him and they will be addressed at the next work session at the Commission's discretion and in July he would like to go to public hearing.

Mr. Nevill stated that he thought having storm water management impact, sewer impact and school impact are important issues that should be addressed and stated there is data available. He also stated that crime prevention through environmental design features is also beneficial and should be addressed.

Ms. Schaeffer stated that she toured some facilities and found them to be quality properties. She stated she also toured an older facility and found it to be very clean and safe.

Ms. Reynolds stated she toured the same facilities as Ms. Schaeffer and was amazed at the quality of the facility and stated if any members of the Commission have doubts that they take a trip to Ellicott City, Maryland and see for themselves because it closely resembles what is being proposed.

Ms. Schaeffer stated she thought it would be helpful for Ms. Sitterle to provide to the Economic Director economic analysis for review and comment and include it in the staff report.

Ken Alm from the Fauquier County Planning Commission recommended having a community meeting to relieve the fear of school impact, or the notion that affordable housing relates to lower income and higher crime which is not the case. He suggested this occur ahead of the public meeting.

Mr. Fallon stated that during their due diligence, meetings were held with Home Owners Association Board and no concerns were expressed.

Mr. Steve Wojcik, lives at 621 Old Meetze Road and stated he would be directly impacted with this proposal. Because he is a member of the Architectural Review Board, he was able to look at the proposal on his own and he provided some feedback. He stated no one has consulted with him or anyone living directly across the street to where the proposed facility would be located. He stated they did meet with the Home Owners Association of Monroe Estates and he understands they have offered to have another meeting with them but not with the residents across the street. He stated their concerns include living up to the Green Building Standard and

from their perspective on Old Meetze Road, they have a different view of the lighting because for crime prevention a lot of lighting is needed. Homes on Old Meetze Road have no street lighting and there is a lot of wildlife that will disappear when the proposed facility is built and he stressed that he hoped there would be some concern for the residents of Old Meetze Road for lighting and traffic. He pointed to the map and stated there is not enough parking on Falmouth Street and noted that parking over flow would occur on Old Meetze Road. He stated trailers, trucks and whatever else does not fit into the parking area will end up on Old Meetze Road. He stated this is a two lane street with the only access from Falmouth Street and not everyone will be turning left onto Shirley Avenue to go to Wal-Mart instead they will be turning right to go to Main Street, Madison Street, and Lee Street, especially if what you want is for people to work in town. It is a very limited road and it will create a traffic issue and a traffic signal is needed. Mr. Wojcik stated all of his concerns have been put in writing and submitted to Ms. Sitterle. He asked that No Parking Zone Signs be added to Old Meetze Road as a way to prevent over flow parking occurring. If signage is not possible, he suggested fencing be installed.

Ms. Schaeffer stated lighting is something that could easily be addressed through illumination studies and could be a condition in SUP and could be reviewed in a year or two.

Ms. Schaeffer noted caution going for LEED certification and stated it was established for the top one percent of housing and it is very expensive and she did not find it appropriate to advocate it for an affordable housing dwelling or multifamily type of establishment.

Mr. Fallon asked about the next work session taking place in June.

Dr. Harre asked Ms. Sitterle what was on the June agenda.

Ms. Sitterle stated this would move forward for next month.

7. Planning Commission Comments

Dr. Harre stated that Mr. Bob Springer had requested a meeting with he, Ms. Schaeffer and Ms. Sitterle and he brought in three designs for our review and comments and now he has two more sketch plans that he wants to bring forward at a work session. Dr. Harre stated that his feeling is that the Commission cannot design this project for him and feels it is not appropriate and that before another work session is held the plan is finalized. Dr. Harre said he told Mr. Springer he would address his concerns with the Commission members and let him know what is decided.

Mr. Robinson stated that Ms. Schaeffer had spoken to him and Ms. Sitterle about the possibility of doing a checklist for bringing things forward and he has prepared a draft and plans to bring it to the Commission for review and comments. He stated he would also like to have Mr. Fallon and others look at as well. Doing this will put everyone on the same list.

Ms. Schaeffer stated it is not fair to put the burden on staff and the Commission members when it is something the applicant should do by hiring their own consultants, attorneys and planners and submit a complete application. Having these multiple meetings may be helpful to the applicant but is a burden on Ms. Sitterle who is under staffed and over worked and having work sessions on applications that have not been submitted and may not be submitted is a waste of

everyone's time.

Mr. Nevill stated a checklist could serve as a road map for all applications.

Ms. Schaeffer stated that Prince William County and Fairfax County are moving towards digital submissions.

Ms. Sitterle stated submission for Poet's Walk was received and it will be moving forward.

Mr. Zarabi stated he was irritated that data shows we have deficiencies in these areas and yet we have brand new auto business taking place on Broadview and it is what Warrenton is becoming known for and appears the Town lacks vision.

Mr. Nevill stated he hoped the Broadview expansion will improve it.

Mr. Lubowsky stated there will be a joint town and county briefing on June 22 with Ed McMahon and Matt Thornhill at Highland School to show trends and enlighten citizens about the real estate and commercial markets.

Mr. Zarabi asked if there is a need for three assisted living facilities in Town.

Ms. Schaeffer stated there have been studies done to show that assisted living facilities are needed because people are living longer however it does not mean all of them have to be housed in Fauquier County.

The meeting was adjourned at 9:40 pm

Minutes Submitted by
Dee Highnote