



## TOWN OF WARRENTON

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### MINUTES PLANNING COMMISSION TOWN OF WARRENTON January 19, 2016 – 7:00 P.M.

The regular meeting of the Town of Warrenton Planning Commission convened on Tuesday, January 19, 2016 at 7:02 PM in the Municipal Building.

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

A Quorum was present.

#### **Election of Officers**

Dr. Harre prefaced the meeting by saying that he was beginning the last year of his term and after serving 24 years invite others to take over as Chair now instead of waiting for the end of his term. Ms. Schaeffer and others stated Dr. Harre should continue as Chair. Mr. Kip made a motion to nominate Ms. Schaeffer as Vice Chair. Mr. Hamby seconded the motion. All were in favor of both Dr. Harre and Ms. Schaeffer continuing in their positions of Chair and Vice Chair for one more year.

#### **Public Hearing**

**I-PUD Regulations Text Amendment** – Discussion of proposed amendments to Article 3-5.2 Planned Unit Development (PUD) regulations within the Zoning Ordinance to provide for additional uses and modifications to the land use mix within the Industrial Planned Unit Development (I-PUD) portion of the ordinance. F&R Development and Springfield Properties, LLC are proposing the amendment. – *The applicant has requested a deferral of the public hearing until the February 16, 2016 meeting. The applicant has submitted a letter requesting deferral.*

Dr. Harre questioned the timetable regarding the I-PUD Regulations Text Amendment, wanting to ensure the Planning Commission (PC) has adequate time to hear the proposed amendment so they are not rushed to make a decision.

Ms. Sitterle confirmed the proposed I-PUD amendment was first presented at the last PC meeting and the applicant requested deferral stops the clock for 30-days.

Dr. Harre asked for a motion to accept the request for deferral until the February 16, 2016 meeting.

Mr. Kip made a motion to accept deferral of I-PUD Regulations Text Amendment until the February 16, 2016 meeting.

Mr. Neville seconded the motion.

All voted in favor. Motion passed unanimously.

## **WORK SESSION**

**A. Update on the Comprehensive Plan** – Ms. Denise Harris, Senior Planner, Planning and Community Development Department will provide an update on the RFP Work Group Meeting and status of the process.

Ms. Harris stated the RFP Working Group met for its final meeting that morning. A formal presentation of the group's recommendations will be given at the February Planning Commission meeting. Ms. Harris thanked the Work Group for its contribution and time.

Dr. Harre thanked Ms. Harris.

**B. Presentation on Form-Based Codes** – Mr. Ken Alm and Mr. Bob Lee from the Fauquier County Planning Commission will present videos and facilitate discussion of Form-Based Codes.

Mr. Alm showed three videos from a course produced by The Form-Based Codes Institute. Mr. Alm and Mr. Lee indicated they had previously presented the videos to Citizens for Fauquier County (CFFC), Piedmont Environmental Council (PEC) and the Fauquier County Planning Commission. Mr. Alm stated form-based coding differs from traditional zoning. He went on to state it can be mixed with traditional zoning on the land use map. Mr. Alm said he is very excited to use Form-Based Code, with Marshall, VA as the first location Fauquier County is implementing the new codes.

The following videos from the *Form-Based Codes 101* course played with technical assistance provided by Ms. Schaeffer (below video descriptions from [planetizen.com](http://planetizen.com)):

1. **Welcome** - Mary Madden introduces the Form-Based Codes Institute and the eight-part "Form-Based Codes 101" series. 5 min
2. **Why Form-Based Codes?** - This chapter provides a brief history of human development patterns. Why were form-based codes invented? What's wrong with the current system? Why are local communities choosing form-based codes? 13 min
3. **What Are Form-Based Codes?** - This chapter defines form-based codes and how they differ from conventional zoning. The chapter also explains how form-based codes are context-specific, with an emphasis on place-making, not prepared in the abstract. 12 min

Mr. Nevill asked Ms. Harris if Form-Based Code was in scoping for the Comprehensive Plan.

Ms. Harris replied that Form-Based Code will be examined as part of the Comprehensive Plan Update.

Ms. Sitterle mentioned the possibility of the *I-PUD Zoning Map Amendment (ZMA 16-01)* for *Walker Drive Properties* being on the agenda for the on February 16, 2016 PC meeting.

The meeting was adjourned at 7:58 PM.

Minutes Submitted by Karen Kowalski.

Minutes Approved on February 16, 2016.