

AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, March 6, 2007

7 p.m.

1. Call to order. Mayor George Fitch.
2. Invocation – Councilman John S. Lewis, Jr.
3. Citizens Time.

Comments should not be directed to Public Hearing items.

Citizens wishing to address the Council should provide their name and residential address. Citizens' comments are limited to five (5) minutes unless a large number of citizens wish to address the Council, in which case, the time limit must be reduced to accommodate all who wish to address the Council.

4. Public Hearings.
 - a. **Special Use Permit #06-08 – Chick-fil-A Drive Through.** A request to allow development of a restaurant with a drive-through facility on Lot 2 of the Warrenton Crossroads Subdivision on Lee Highway at Winchester Street. The parcel is located between Walgreen's and BB&T Bank which already have drive-through facilities and must be coordinated. The parcel is 1.21 acres (GPIN #6984-28-8927) and is proposed for a one-story 4,227 square foot building. The property is zoned C Commercial and the Comprehensive Plan identifies the property as commercial associated with the Lee Highway retail area. The property owner is Dorothy Wood of Warrenton, Virginia.
 - b. **Special Use Permit #06-10 – Cider Rock Subdivision Steep Slopes.** A request to allow subdivision of a single parcel from a larger tract (11.1 acres) where slopes greater than 25% exist. The new parcel would be 1.897 acres (GPIN #6984-74-7300) and is zoned Industrial. The property is located on Walker Drive across from Breezewood Subdivision with additional frontage on Old Academy Hill Road. An evaluation of the site by the engineer indicates that a total of 0.65 acres or 5.9% of the entire site is on identified steep slopes. The disturbed portion (0.31 acres) is concentrated at the Walker Drive entrance and at the rear of the new parcel. A portion of the disturbed area is off-site and will require a construction easement. The Comprehensive Plan identifies the property as Light Industrial which is consistent with the proposed use. The property owner is Cider Rock Properties, LLC of Warrenton, Virginia.

- c. Request of Mark O. Monroe for Certificate of Public Convenience and Necessity to operate a taxicab/airport shuttle service.

5. Consent Agenda.

- a. Approval of the Council minutes of the regular meeting held on January 9, 2007.
- b. Financial statement and staff reports and Board and Commission minutes.
 - (1) Financial statements for period ending January 31, 2007.
 - (2) January statement of accounts paid.
 - (3) Miscellaneous staff reports.
 - (4) Minutes of the October 18 and December 20, 2006 Planning Commission meetings.
- c. **Letter of Credit Release – Warrenton West Office Building.** Request for release of the Letter of Credit (No. 0100618-01) held for the construction of a new office building on Frost Avenue adjacent to the Huntsman Towne Center (SDP #03-14). The original bond amount was \$89,200.00 and has not been previously reduced. The building and all site improvements are complete and the Certificate of Occupancy was issued November 7, 2005. It is eligible for release as having satisfied the conditions of the ordinance for improvements.
- d. **Letter of Credit Release – Animal Care Clinic/Pet Suites.** Request for release of the Letter of Credit (No. 9531492797-00001) held for the construction of a new office building on Frost Avenue adjacent to the Huntsman Towne Center (SDP #02-09). The original bond amount was \$35,841.27 and has not been previously reduced. The building and all site improvements are complete and the Certificate of Occupancy was issued May 20, 2005. It is eligible for release as having satisfied the conditions of the ordinance for improvements.
- e. **Warrenton Hunt Races** – Request for a banner across Waterloo Street at Main Street to promote the Annual Spring Races on March 17, 2007 at Airlie. This event involves a number of Town merchants and qualifies for promotion within the Town. The banner will be placed at the same location and utilizing the same mounting hardware as other similar event banners.
- f. **Letter of Credit Release – Haley Subdivision.** Request for release of the Letter of Credit (No. 9531077641-00010) held for the construction of three (3) new dwelling off of Washington Street along the pedestrian trail on a private road named Greenway Court (SDP #04-22). The original bond amount was \$34,329.45 and has not been previously reduced. The building and all site improvements are complete and the Certificates of Occupancy were issued December 2005. It is eligible for release as having satisfied the conditions of the ordinance for improvements.

- g. Consideration of resolution adding streets to the VDOT Urban Inventory for Maintenance payments.
- 6. New Business.
 - a. **Solgrove Road - Waiver of Specifications.** Request for the construction of an extension to Solgrove Road that is not consistent with the requirements of the Warrenton Public Facilities Manual. The extension would be similar to the existing road, but a waiver is required for the minimum pavement width (20 feet where 28 feet is specified), curb and gutter, sidewalk and street light installation. The new road would provide frontage for a two-lot subdivision and is requested by Premier Development of Virginia.
 - b. **Rappahannock Street - Waiver of Curb, Gutter and Sidewalk.** Request for the conversion of an existing residential structure in the C Commercial District to a commercial use requiring site plan improvements in accordance with the ordinance. The property is located at the corner of Old Waterloo and Rappahannock Streets. The requirements of the Warrenton Public Facilities Manual for curb, gutter and sidewalk would be waived in favor of retaining the residential character of Rappahannock Street as it currently exists with pavement and roadside ditches. All required improvements would be constructed on Waterloo Street.
- 7. Reports and Communications.
 - a. Report from Town Attorney.
 - b. Report from Finance Committee.
 - c. Report from the Public Safety Committee.
 - d. Report from the Public Works Committee.
 - e. Report from the Utilities Committee.
 - f. Report from Planning District 9 Representative.
 - g. Report from Transportation Committee.
 - h. Report from Economic Development Advisory Committee representative.
 - i. Report from Recreation Committee.

- j. Report from Liaison Committee representative.
 - k. Report from the Parking Committee.
 - l. Report from the Town Manager.
8. Councilmembers' time.
 9. Adjourn.