

AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, December 12, 2006

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 HEARING(S).
 - 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 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. Ordinance 2006-09, an ordinance amending Chapter 2, "Administration," Article V, "Planning Commission", Section 2-162, "Composition; Appointment and Terms of Members."
5. Consent Agenda.
 - a. Approval of the Council minutes of the regular meeting held on November 14, 2006.
 - b. Financial statement and staff reports and Board and Commission minutes.
 - (1) Financial statements for period ending November 30, 2006.

- (2) November statement of accounts paid.
 - (3) Miscellaneous staff reports.
 - (4) Receive minutes of the October 18, 2006 meeting of the Planning Commission and Architectural Review Board Meeting of October 24, 2006.
- c. **Letter of Credit Reduction – Alvin Henry Office Renovation.** Request for reduction of the Letter of Credit (No. 433) held for site improvements associated with the renovation of an existing building located at Sullivan and Waterloo Streets for office use (SDP #05-08). The original bond amount was \$26,010.00 and has not been previously reduced. The bond has been requested for release, but a Maintenance Bond of 15% or \$3,901.50 is required by the Warrenton Zoning Ordinance, Section 10-8.5. The site project was completed September 2006.
- d. **Letter of Credit Reduction – North Rock, Building G.** Request for reduction of the Letter of Credit (No. 5300322-5001) held for the development and site improvements associated with the North Rock Commercial Office Building G (SDP #05-05). The original bond amount was \$92,938.00 and this is the first request for reduction since the bond was placed on November 30, 2005. The project has been inspected and is eligible for reduction to a 12 month Maintenance Bond at 15% of the original bond or \$13,940.25.
- e. **Letter of Credit Release – North Rock, Building D.** Request for release of the Letter of Credit (No. 5300322-4701) held for the development and site improvements associated with the North Rock Commercial Office Building D (SDP #02-08). The original bond amount was \$78,070.00 and was previously reduced to a Maintenance Bond by the Town Council on December 10, 2005. The bond is currently \$11,710.50 or 15% of the original bond amount. The project has been inspected and is eligible for release as having satisfied the conditions of the ordinance for site improvements.
- f. **Letter of Credit Release – North Rock Commercial, Buildings D, E and F.** Request for release of outstanding Letters of Credit held for surety of the erosion and sediment control facilities for three (3) commercial buildings at North Rock Commercial development on Rock Point Lane. These include:
- o **Building D** – Letter of Credit No. 953173380800002; \$5,039.00 established October 29, 2004.
 - o **Buildings E and F** – Letter of Credit No. 953173380800001; \$11,523.14 established December 12, 2004.

The buildings and their sites are complete and have been stabilized for longer than the requisite 12 month period. The bonds have not been previously reduced and the surety for public improvements associated with the sites was separately bonded.

- g. Consideration of resolution adding streets to the VDOT Urban Inventory for Maintenance payments.
6. New Business.
- a. Consideration of DEQ nutrient removal grant agreement for the wastewater treatment plant.
 - b. Consideration of expenditure of not more than \$40,000 for purchase of chairs for the Warrenton Visitor Center.
7. Unfinished Business.
- a. Consider appointments to the Planning Commission, Architectural Review Board and/or Board of Zoning Appeals.
 - b. Consideration of approval of membership of the Comprehensive Plan Update Transportation Committee.
 - c. Consideration of refined motion in support of the boundary adjustment for Highland School property (to be provided by the Town Attorney).
8. 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.
9. Councilmembers' time.
10. Adjourn.

