



**AGENDA  
PLANNING COMMISSION  
TOWN OF WARRENTON**

**August 18, 2015  
7:00 PM**

1. Call to order and establishment of a quorum.
2. Approval of Minutes –June 16, 2015, July 15, 2015, and July 21, 2015
3. Public Hearing
  - A. Zoning Map Amendment (ZMA 15-02); Special Use Permit (SUP 15-04)** - Poet’s Walk 60-bed Assisted Living/Memory Care Facility – Applications for rezoning of approximately 3.3343 acres of a 25.0174 acre Industrial zoned property (GPIN 6985-60-4454) to R-10 residential south of the Town of Warrenton corporate limits on the east side of Blackwell Road north of the Route 17 Bypass, and a concurrent Special Use Permit to allow the use of the facility in the R-10 District per Articles 3-4.2.3, 11-3.9 and 11-3.10 of the 2006 Zoning Ordinance. The applicant is the Silver Companies and the property owner is David Dobson. (Public Hearing held open from July 21, 2015 meeting)
  - B. Comprehensive Plan Amendment (CPA 15-01); Zoning Map Amendment (ZMA 15-01); Zoning Text Amendment (ZTA 15-01); Special Use Permit (SUP 15-03)** -Orchard Ridge Multi-Family Development – Applications for a proposed 288-unit multi-family development on property (37.4598 acres) at 615 Falmouth Street. The subject parcels (GPIN 6983-69-8183 and 6983-78-1685) are zoned Industrial. The project area includes 16.328 acres. The following are being requested per the 2006 Zoning Ordinance: Comprehensive Plan Amendment per Article 11-3.8 to change the contemplated zoning and land use of the project area to Residential Multi-Family (High Density Residential); rezoning of the project area to Residential Multi-Family (RMF) per Article 11-3.9; Special Use Permit per Article 11-3.10 to apply Affordable Dwelling Unit (ADU) provisions per Articles 3-4.5.5 and 9-3; a text amendment per Article 11-3.9 to increase the allowable building height in Article 3-4.5.8 for multi-family buildings in the RMF District; and waivers for building height, and parking requirements per Articles 3-4.5.8, 7-3, 9-3.6, and 10-7.12. The applicant is Orchard Development Corporation, and the property owner is Premium Business Parks International, LLC.
4. Worksession
5. Planning Commission Comments
6. Staff Comments – Concept Plans and Development Proposals
7. Adjourn