



**AGENDA - REVISED
PLANNING COMMISSION
TOWN OF WARRENTON**

**February 17, 2015
7:00 PM**

1. Call to order and establishment of a quorum.
2. Approval of Minutes – Regular Meeting, January 20, 2015.
The Joint Town of Warrenton and Fauquier County Worksession minutes will be provided at a later date pending review by Town and County staff.
3. Public Hearings
 - A. **2016-2021 Capital Improvement Program (DRAFT)** – Six-year program of public improvements to coordinate infrastructure, available financial resources and the Warrenton Comprehensive Plan. This is the draft listing of projects for the new program.
4. Old Business
 - A. **Special Use Permit 14-05 – Vehicle Sales in the Commercial District.** Application for establishment of a small used car dealership on the property at 331 Broadview Avenue per Article 3-4.10.3 of the Zoning Ordinance. The property is zoned C – Commercial, and consists of three parcels (GPIN 6984-18-5198, 6984-18-6195, 6984-18-6067) that is 0.7874 acres. The property contains an existing vehicle service and repair business. The Comprehensive Plan identifies the property as Re-Planned Commercial, which consists of older highway commercial areas that are encouraged to be re-planned to provide pedestrian-oriented streetscapes with parking behind buildings, interparcel connections and buffers between neighboring residential neighborhoods. The property owner is DACDAB LLC.
 - B. **ZMA 14-02 – Rezoning to apply Industrial Planned Unit Development (I-PUD) overlay district on Walker Drive.** Application to rezone two parcels (20.087 acres) on Walker Drive (GPIN 6984-72-3635, 11.65 acres and 6984-73-7494, 8.522 acres) for a mixed use development to include a combination of commercial, flex industrial, office and residential uses. The Comprehensive Plan identifies the parcels as suitable for light manufacturing, flex industrial and wholesale commercial and limited office uses. The property owners are The Drew Corporation and Springfield Real Properties, LLC.
5. Worksession
 - A. Discussion of Request for Proposal (RFP) for professional planning services for the Comprehensive Plan update
6. Planning Commission Comments

7. Staff Comments – Concept Plans and Development Proposals
8. Adjourn