



**AGENDA  
PLANNING COMMISSION  
TOWN OF WARRENTON**

**January 20, 2015  
7:00 PM**

1. Call to order and establishment of a quorum.
2. Election of Officers
3. Approval of Minutes – Regular Meeting, December 16, 2014. The Joint Town of Warrenton and Fauquier County Worksession minutes will be provided at a later date pending review by Town and County staff.
4. Public Hearings
  - A. **Special Use Permit 14-04 – First floor residential use in the Central Business District at 39 S. Fourth Street.** Application to allow residential use on the first floor of an office condominium at 39 S. Fourth Street (GPIN 6984-43-4005) per Article 3-4.11.6 of the Zoning Ordinance that prohibits apartments on the ground floor except by Special Use Permit. The applicant is seeking a change of use for the unit from commercial office to residential, which was constructed in 2004 as part of a block of office condominium units. The Comprehensive Plan identifies the property as Central Business District, which is suitable for a mix of business, commercial, public-semi-public and residential uses. The property owners are Malcolm W. Alls and Priscilla G. Hottle.
  - B. **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.
5. Worksession
  - 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.
  - 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.

- C. Draft Comprehensive Plan Update discussion – Housing, Community Facilities - Sewer/water, Economic Resources, Transportation, Bicycle/Pedestrian Plan, and Urban Design/Neighborhoods chapters

- 6. Planning Commission Comments
- 7. Staff Comments – Concept Plans and Development Proposals
- 8. Adjourn