



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

**June 17, 2014
7:00 PM**

1. Call to order and establishment of a quorum.
2. Approval of Minutes – May 20, 2014
3. Presentation by Jennifer Goldman, Executive Director of the Partnership for Warrenton – “Partnering for a Better Old Town”
4. Public Hearings
 - A. Zoning Text Amendment #14-01. Article 9-23 Massage Therapy Businesses.** The text amendment, per Article 11-3.9 of the Zoning Ordinance, is to provide regulations for permitting and inspections for massage therapists and massage therapy establishments under Article 9 – Supplemental Uses in the Zoning Ordinance.
 - B. Zoning Map Amendment #14-01. Rezone property at 551 Frost Avenue.** The application, per Article 11-3.9 of the Zoning Ordinance, is to request a rezoning of a property from Residential Office (RO) to Commercial (C) at the subject property (GPIN #6974-94-7967) at 551 Frost Avenue to allow for a greater variety of uses.
 - C. Special Use Permit #14-01. Cluster Development for R-15 Lots adjacent to Falmouth and East Lee Streets and Oliver City Road.** The request is per Articles 3-4.1.3 and 9-6 of the Zoning Ordinance to apply Cluster Development provisions to lots associated with the proposed Warrenton Crossing subdivision (Preliminary Plat #14-01) that would have 135 housing units and an associated collector road providing a connection between Oliver City Road and Falmouth Street at the intersection with Old Meetze Road.
5. New Business
 - A. Preliminary Plat #14-01. Warrenton Crossing Subdivision.** The request is for a 135-lot subdivision. The land consists of seventeen (17) individual parcels totaling 43.20 acres with a combination of R-6 and R-15 districts. The proposed residential subdivision is located east of Falmouth Street, South of East Lee Street, and west of the Route 29 Eastern By-Pass. A collector road is planned to provide a connection from East Lee Street to Falmouth Street and Old Meetze Road. The applicant is BRS Mosby LLC.

6. Worksession

A. Draft Comprehensive Plan Update discussion – Demographics and Housing

7. Planning Commission Comments

8. Staff Comments – Concept Plans and Development Proposals

9. Adjourn