



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

**May 19, 2015
7:00 PM**

1. Call to order and establishment of a quorum.
2. Approval of Minutes – Regular Meeting, March 17, 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. Citizen concern about lighting – Larry Kovalik will present concerns about lighting regulations for commercial corridors.
4. Public Hearing
 - A. **SUP 15-01. Assisted Living Facility at 345 Legion Drive.** Application for establishment of an assisted living facility on a 4.74 acre portion of the property at 345 Legion Drive per Article 3-4.2.3 of the Zoning Ordinance. The property is zoned R-10 residential, and consists of one parcel (GPIN 6984-30-1806) that is 6.74 acres. The property contains the John D Sudduth American Legion Post 72. The Comprehensive Plan identifies the property as low-density residential and the potential site for a park. The proposed future land use map indicates the property is suitable for residential uses with density of up to 2.5 dwellings per net acre and for public and private park facilities for passive and/or active use to be developed in conjunction with new residential neighborhood development. The property owner is John D. Sudduth Post No. 72 INC.
5. Worksession
 - A. **Orchard Ridge Multi-Family Development** – Presentation of a multipart application including a Rezoning, Comprehensive Plan Amendment and Special Use Permit, to name a few for a proposed multi-family development on a portion of the property at 615 Falmouth Street.
6. Planning Commission Comments
7. Staff Comments – Concept Plans and Development Proposals
8. Adjourn