



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, June 18, 2024, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS
HELD ON JUNE 18, 2024, at 7:00 PM

Regular Meeting
PRESENT

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Mr. Rob Walton, Director Community Development; Tolley Gwinn, Town Attorney

ABSENT

Mr. Steve Ainsworth

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

REGULAR MEETING - 7:00 PM

At 7:00 PM on Tuesday, June 18, 2024. The Planning Commission meeting was called to order by the Chair and a quorum was established.

APPROVAL OF THE MINUTES.

April 16, 2024, Regular Meeting Minutes

Vice Chair Lasher motioned to adopt the April 16, 2024, Planning Commission Regular Meeting Minutes.

Secretary Barbour seconded the motion.

Vote 4-0-1 (Ainsworth absent) to approve.

April 23, 2024, Work Session Minutes

Secretary Barbour motioned to adopt the April 23, 2024, Planning Commission Regular Meeting Minutes.

Commissioner Lawrence seconded the motion.

Vote 4-0-1 (Ainsworth absent) to approve.

PUBLIC HEARINGS.

1. SUP 2022-05 Warrenton Village Center, the Owners, Jefferson Associates LP and Warrenton Center, LLC with the Applicant, NewCastle Development Group, seek a Special Use Permit for two parcels

totaling approximately 29.05 acres to create a mixed-use development in the existing Warrenton Village Center. The proposal includes up to 320 apartments, 34 2 over 2s, and 32 townhomes with the addition of central plaza, parking garage, enhanced internal road network, and pedestrian infrastructure to promote walkability. The properties are zoned Commercial and designated in the New Town Character District of Plan Warrenton 2040. (GPINs 6985-20-7247 and 6984-29-6753)

Ms. Denise Harris, Planning Manager gave an overview of the application.

The Applicant's representative Kedrick Whitmore gave an overview of the application and highlights of the previous three work sessions.

Chair Stewart opened the Public Hearing at 7:26PM. The following citizens spoke to the application:

Rebecca Segal of 500 Hospital Dr, Warrenton VA 20186 – In favor

Charla Malone of 452 Ridge Ct, Warrenton VA 20186 - Opposed

Connor Hedges of 102 Dorset Ln , Warrenton VA 20186 - In favor

James Meizanis of 4020 University Dr, Ste 300, Fairfax VA 22030 on behalf of his client Highland School – Traffic Concerns will keep working with Applicant

Steve Wojcik of 621 Old Meetze Rd, Warrenton VA 20186 - In favor

Ernie Huetez of 7379 Leigh Rd, Warrenton VA 20186 - In favor

Sherrie Dennee 584 Broadview Ave, Warrenton VA 20186 - Opposed

Brett York 512 Electric Ave, Culpeper VA 22031- In favor

James Whitehead 253 Waterloo St, Warrenton VA 20186 - Opposed

Fred Verdi 589 Foxcroft Rd, Warrenton VA 20186 – Opposed

Geoffrey Grambo 300 Winchester St, Warrenton VA 20186 – Opposed

Roy Francis 147 Northview, Warrenton VA 20186 – Opposed

Chair Stewart closed the Public Hearing at **7:56 PM**.

Commissioner Lawrence asked the Applicant a series of questions regarding the amount of the water and sewer tap fees that will be generated; possible no left turns on Broadview Avenue; and the amending the draft Conditions of Approval to remove the word “similar” and replace with “identical” in Condition 11.C.

John Wright of Bohler Engineering stated the Applicant is not yet at full site design and therefore cannot answer the question regarding the needed size of the pipes to serve Block 1.

Kedrick Whitmore, Applicant's representative, stated the intent is to have identical units and that there is no problem revising the language in Condition 11.C.

Chair Stewart spoke to the TIA facts vs the perceived transportation impacts. The TIA finds the Level of Service impacts do not warrant additional turn lanes or signals.

Vice Chair Lasher spoke to the walkability both within the site and linkages to the surrounding neighborhoods.

Secretary Barbour spoke to the positive improvements the proposal is making for affordable dwelling units and walkability.

Chair Stewart stated the application is the right direction to meet the goals of the Town. He stated support for the Applicant to continue to work with Highland and the Town to consider no left turns on Broadview.

Commissioner Lawrence stated he appreciated the work on the affordable dwelling units and the additional efforts the Applicant made to provide more than was required.

Vice Chair Lasher stated he believes this is a good faith effort on the part of the Applicant and he thanked them for working with the community.

Commissioner Lawrence moved to adopt the resolution recommending approval of SUP 2022-05 with the conditions as amended.

The motion was seconded by Commissioner Lasher.

- Ayes:**

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence
- Nays:**

N/A
- Abstention:**

N/A
- Absent:**

Mr. Steve Ainsworth

The motion 4-0-1 (Ainsworth absent) to approve.

WORKSESSION ITEMS.

1. ZOTA 2024 - 02 - Zoning Text Amendment to Remove Articles 4 and 5 per State Code. On June 11, 2024, the Town Council adopted Erosion and Sediment Control and Stormwater Management regulations in a standalone document based on a state model ordinance. This procedural text amendment removes Articles 4 and 5 from the Zoning Ordinance as the updated regulations are contained in the new document.

Ms. Harris briefed reviewed the Zoning Text Amendment that is needed to clean up the Zoning Ordinance per State Code and will be scheduled for public hearing at the July Planning Commission meeting.

COMMENTS FROM THE COMMISSION.

Chair Stewart reminded the group of the Juneteenth holiday and that Town Hall will be closed.

COMMENTS FROM THE STAFF.

Ms. Harris reviewed the kick off of the Zoning Ordinance update and thanked the Planning Commissioners that attended the public workshop and/or Town Council work session.

ADJOURN.

Commissioner Lawrence moved to adjourn, seconded by Vice Chair Lasher. With no further business, the Chair adjourned at **8:51 PM.**

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on June 18, 2024.

Darine Barbour, Secretary
Planning Commission

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