



STAFF REPORT

Town Council Meeting Date:	January 9, 2024
Agenda Title:	SUP 2023-02 Wal-Mart
Requested Action:	Review and approval of requested amendment to SUP 10-4 to allow for upgrades to the existing store to include store expansion to include pick-up area, relocation of temporary, holiday outdoor storage containers, re-striping portions of parking lot to provide space for preorder pick-up, modifications to store exterior to also include new color scheme.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The Applicant, Wal-Mart, is requesting a Special Use Permit (SUP) Amendment to allow for upgrades to the existing Store by implementing the following improvements: 1) expanding the store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area, which will require the relocation of an existing outdoor storage area, 2) re-striping portions of the parking area in order to provide spaces for customers picking up pre-ordered merchandise, and 3) modifying the exterior store elevations to include an addition and new colors at 700 James Madison Highway. Currently, Wal-Mart encompasses an approximate 157,345 square foot retail store on two parcels that together contain approximately 18.434 acres. The expansion of the existing store requires an SUP per Article 11-3.10.3. of the Zoning Ordinance. The parcel is zoned Commercial (C) and is designated in the Greenway and Makers Character District on the Future Land Use Map. The site is occupied by a retail use exceeding 50,000 square feet under Special Use Permit #10-04. A Home Depot store is located to the southwest of the property and James G. Brumfield Elementary, Taylor Middle School, and the Warrenton Community Center are located north of the parcels.

BACKGROUND

In 2011, the Town Council approved a Special Use Permit authorizing the Warrenton Wal-Mart to undergo an expansion. The SUP was then modified in 2013 and 2017 for the inclusion of outdoor holiday storage containers. In 2020, the Applicant requested an additional expansion of 1,495 square feet to accommodate online grocery pick-up storage and staging. However, this expansion was not built as the Applicant reexamined the overall scope and need. The Applicant brought the current SUP amendment (SUP 23-02) for a 6,151 square foot pick up staging expansion to a Planning Commission

Work Session on September 19, 2023. The Applicant then brought the SUP before the Planning Commission Public Hearing on November 28, 2023. The Applicant confirmed the intent of the application as amended is to increase the safety of the employees at the pick-up location, while not encouraging customers to leave their vehicles in the pick-up zone. The proposed elevation changes included the new expansion and a new earth-tone color scheme that eliminates the “Knockout Orange” color. The Applicant also provided a revised landscape plan with increased plantings/buffering, specifically located to the southwest area where the outdoor storage will be relocated.

During the Planning Commission Public Hearing, there were no comments received for or against the project from the public and the Planning Commission voted 5-0 to approve SUP 23-02 as amended.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval to the Town Council of SUP 2023-02 subject to the draft Conditions of Approval.

Suggested Motions:

1. I move that the Town Council approve the Resolution for SUP 2023-02 Wal-Mart for an expansion and relocation of the holiday outdoor storage subject to the Conditions of Approval dated January 9, 2024.

OR

2. I move an alternative motion.

OR

3. I move to deny SUP 2023-02 for the following reasons...

Service Level / Policy Impact

The proposed use is designated as Greenway and Makers District in Plan Warrenton 2040. Goal E-1 states “Grow a strong, diversified, and resilient economy that supports residents and businesses alike.”

Legal Impact

Special Use Permits Plans and their corresponding Conditions of Approval are entitled with the subject parcels.

ATTACHMENTS

1. Statement of Justification
2. Addendum to the Statement of Justification
3. March 23, 2023 SUP Plan Sheets 1-4
4. Applicant Representative's March 23, 2023 Comment Response Letter
5. October 10, 2023 Applicant Representative's Proposed Conditions of Approval
6. May 10, 2011 SUP 10-4 Approved Conditions - No Mark-Up
7. October 13, 2020 SUP 20-02 Attachment C - Conditions - Redline
8. June 6, 2023 Previous Overall SUP Plan Redline Exhibit Sheets 1-7
9. SUP 2023-02 Final Amended Conditions
10. May 24, 2023 Revised Exterior Elevations (A2)