



# STAFF REPORT

<b>Town Council Meeting Date:</b>	January 9, 2024
<b>Agenda Title:</b>	SUP 2023-03: 226 E. Lee Street - ADU
<b>Requested Action:</b>	Hold Public Hearing
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

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The Owner/Applicants, James and Nell Lawrence, are seeking a Special Use Permit (SUP) to construct an Accessory Dwelling Unit (ADU) by converting an existing barn into a residence of approximately 985 – 1049 square feet. The 1.3 acre property is zoned R6 (Residential) and is located within the Historic District. The Future Land Use Map designates the property in the Old Town Character District as Medium Density. (GPIN 6984-52-4022-000)

## BACKGROUND

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The Applicant is requesting to convert an existing barn in the rear yard of the property to an ADU. The subject property is located at 226 E. Lee Street within the Town of Warrenton’s Historic District. The Application first came before the Architectural Review Board as a work session at the Thursday, July 27, 2023, meeting. The Applicant was advised on the recommended floorplan and overall design scheme of the barn-to-ADU conversion. As the proposed use for the property is designated as Medium-Density Residential in Plan Warrenton 2040, the ADU begins to address integral Missing Middle housing and adaptive reuse of a historic building goals within the Historic District. The Application was presented to the Planning Commission as a Work Session on Tuesday, November 28, 2023, and at the Planning Commission Public Hearing on Tuesday, December 19, 2023. Two public comments were posted to the Planning Commission on the approval of SUP 23-02; one comment, received via email, was in opposition to the approval of the SUP until the commenter had the opportunity to fully review the application. The second comment, as brought before the Planning Commission at its December 19th meeting, was neither for nor against the SUP but urged the Planning Commission and Town Council to consider the long-term effects of allowing Accessory Dwelling Unit construction within the Town as it relates to future property ownership and subsequent property maintenance.

At its December 19, 2023, Public Hearing, the Planning Commission voted 4-0 to recommend approval of SUP 23-03 as written, with one abstention from Planning Commission Chair Jim Lawrence as the Applicant in question.

## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission recommended approval to the Town Council subject to the draft Conditions of Approval.

### **Suggested Motions**

1. I move that the Town Council approve the Resolution for SUP 2023-03 226 E. Lee Street to allow for an accessory dwelling unit subject to the Conditions of Approval dated January 9, 2024.

OR

2. I move an alternative motion.

OR

3. I move to deny SUP 2023-03 for the following reasons...

### **Service Level / Policy Impact**

The proposed use is designated as the Medium Density Residential District of the Old Town Character District in Plan Warrenton 2040 and meets several of the goals of the Comprehensive Plan for historic resources and housing.

### **Legal Impact**

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.

## **ATTACHMENTS**

1. Attachment A – Maps, Elevations, Photos
2. Attachment B – Staff Analysis
3. Attachment C – Draft Conditions of Approval
4. September 19, 2023, Applicant Statement of Justification
5. November 1, 2023, Plat
6. Applicant Representative's November 2, 2023, Comment Response Letter
7. September 19, 2023, Land Development Application
8. Special Use Permit Plan with the label "taken from survey provided by James H Harris & Associates April 10, 1986, with the seal of Laura Gargagliano Bartee, Architect dated November 3, 2023