



Planning Commission Regular Meeting TOWN OF WARRENTON

MINUTES

A REGULAR MEETING OF THE TOWN OF WARRENTON PLANNING COMMISSION WAS HELD May 16th, 2023, AT 7:00 P.M. IN THE TOWN HALL OF THE MUNICIPAL BUILDING IN WARRENTON, VIRGINIA

P R E S E N T Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour; Mr. Rob Walton, Community Development Director; Ms. Denise Harris, Planning Manager; Olaun Simmons, Town Attorney Representative

A B S E N T Mr. James Lawrence, Chair; Mr. Terry Lasher

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Mr. Ryan Stewart, Vice Chair, called the meeting to order at 7:00 PM

Mr. Stewart calls for a motion to amend or approve the agenda.

Mr. Steve Ainsworth motions to approve the agenda seconded by Ms. Darine Barbour. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Absent; Mr. James Lawrence Mr. Terry Lasher

Nays;

ADOPTION OF MINUTES

Draft April 18, 2023, Planning Commission Minutes

Ms. Darine Barbour motions to adopt the Draft April 18, 2023, Planning Commission Minutes seconded by Mr. Steve Ainsworth. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Absent; Mr. James Lawrence Mr. Terry Lasher

Nays;

HEARING OF PUBLIC HEARING ITEMS

SUP 2022-06 Chick Fil A

SUP 2022-06 Chick Fil A - the Applicant, Chick Fil A, Inc/Doug Wolfe, and Owner, Warrenton Crossroads LLC, seeks to amend SUP 2006-08 approval to allow for a dual drive through lanes, meal order canopy spanning both lanes, updated elevations, and a building addition of approximately 413 square feet for a total 4,642 square foot building. The existing SUP was granted for the existing drive through and building elevations. The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.

Ms. Denise Harris presents a slide show on SUP 2022-06 Chick Fil A 2nd Drive-Thru and explains to the Commission this has a decision deadline of July 30th, 2023.

Mr. Stewart asks if there are any questions from the Commission.

Ms. Barbour and Mr. Ainsworth state none.

Mr. Stewart introduces Ms. Christina Hughes, Applicant representative of Bohler Engineering to present.

Mr. Stewart asks if the applicant wishes to move forward with the public hearing or defer.

Ms. Christina Hughes states the Applicant will move forward.

Ms. Hughes presents a slide show on the Amendment to the SUP 2022-06 Chick Fil A 2nd Drive-Through.

Ms. Hughes explains the Existing Conditions, Proposed Plan, Additional building expansion for kitchen space and reduction in seating. Additional signage items will be proposed and a new canopy.

Ms. Hughes explains a proposed change in the draft Condition of Approval verbiage "No vehicle stacking into the public Right-of-Way awaiting drive through service." And explains the Applicant proposes this Condition for signage.

Ms. Hughes explains a Traffic Consultant performed a queuing analysis.

Ms. Hughes explains additional stacking spaces with this dual lane, from order to pick up and peak hours accommodated within those.

Mr. Ainsworth questions Ms. Harris as to how is it proposed that the stacking be prevented.

Ms. Harris explains the process of enforcement, approaching the land owner to mitigate, otherwise it is a violation of the SUP approval.

Mr. Ainsworth asks Ms. Hughes if the Applicant is not anticipating a stacking issue why would it oppose the Town's proposed Condition of Approval.

Ms. Hughes explains the Applicant will install any measures it can to prevent this.

Ms. Barbour explains her concern regarding traffic impacts.

Mr. Stewart explains he supports the Town staff's language with that condition.

Mr. Stewart questions Town staff regarding the lighting conditions.

Ms. Harris explains the Zoning Ordinance light requirements have not kept up with the changes in LED technology .

Mr. Stewart asks the Applicant if it would consider high-visibility crosswalks for pedestrian safety and connectivity around the site.

Ms. Hughes explains yes the Applicant will consider.

Mr. Stewart opens the public hearing at 7:22 PM

No public speakers present and no written comments.

Mr. Stewart closes the public hearing at 7:23 PM

Mr. Stewart asks the Applicant if it is alright with the Planning Commission rendering a recommendation based on the staff recommended draft Conditions of Approval .

Ms. Hughes responds yes.

Mr. Stewart seeks a motion.

Mr. Steve Ainsworth motions the Planning Commission recommend approval of SUP-2022-06 Chick Fil A to Town Council to amend SUP 2022-06-08 to allow for a dual drive-through and addition to the existing building subject to the Conditions of Approval dated May. 16th 2023 sheets one through four of the Special-Use Permit Plan created by Bohler Engineering dated August 23, 2022 and revised through April 28th, 2023, and the elevations created by Hill Foley Rossi Architecture and Engineering dated September 14th, 2022. Seconded by Ms. Darine Barbour. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Absent; Mr. James Lawrence Mr. Terry Lasher

Nays;

SUP 2023-01 St John the Evangelist

Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St John's Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

Mr. Ryan Stewart introduces Special-Use-Permit (SUP) 2023-01.

Ms. Denise Harris presents a slide show on SUP-23-01 St John the Evangelist. Decision deadline July 27th, 2023, unless the Applicant requests a deferral and stops the 100-day clock.

Ms. Harris explains the Planning Commission held a Work Session last month. This is to update and amend the 1986 SUP that exists for the 11-acer site zoned R-10 residential and allow for the construction of a new office building of approximately 13000 square foot pending the demolition of an existing 11000 square foot building.

Ms. Harris explains the previous SUP approval from 1986 and that the Applicant sought a Zoning Determination letter in 2017 regarding the Conditions of Approval.

Mr. Stewart asks if there are any questions from the Commission to staff.

Mr. Steve Ainsworth questions the review process with Town staff and there seems to be some confusion.

Ms. Harris answers in detail.

Mr. Ainsworth explains he would expect all issues to be resolved before the SUP is approved.

Mr. Ainsworth asks has there been any proposal from the Applicant regarding resolving any of these issues with more time and more information provided to staff.

Ms. Harris suggests allowing the Applicant to give their presentation and directly ask the Applicant questions.

Mr. Ainsworth questions the no final occupancy condition until the final demolition of the existing building. What limitations does that place on the Applicant having no final occupancy.

Ms. Harris answers.

Mr. Stewart introduces the Applicant's representative, Mr. David Norden, to present.

Mr. David Norden answers regarding occupancy and explains he is the architect for the project, and the civil engineers could not be present tonight.

Mr. Norden explains the Applicant is confident all the questions raised and issues needing to be addressed.

Mr. Norden explains the issues and states there should be no issues with meeting the height requirements, there is room to move the building if needed and stated it was the Applicant's idea to include a condition for no occupancy until the demolition of the existing building to address Planning Commission concerns raised during the Work Session

Mr. Norden explains the church is open to any suggestion and arrangement that satisfies the Town as there is zero desire to keep the old building.

Mr. Norden explains storm water, visual aspects, parking, landscaping, buffering, setbacks, travel lanes, fire hydrant, sidewalks, refuge, and the intent to not add any signage.

Mr. Norden explains the lane stacking concern is being addressed now.

Mr. Norden raises concerns with the Storm Water language.

Ms. Barbour explains concerns regarding information not provided to staff in the SUP submission and expresses stacking concerns.

Mr. Norden answers Ms. Barbour.

Mr. Ainsworth raises concerns if the location of the new building had to change and its impacts if these are included are in this application.

Mr. Norden answers with an explanation of any changes and adjustments.

Mr. Ainsworth questions Mr. Norden regarding the design team. If he will be the prime design and all other disciplines will be under contract to him. He asks Mr. Norden if he will have control over everything.

Mr. Norden answers yes.

Mr. Ainsworth explains his concerns with the demolition of the old building not being demolished when the new building is erected within a reasonable time.

Mr. Ainsworth asks the Town if there have been any complaints to the Town regarding their refuge collections.

Ms. Harris explains in other SUP'S the Commission have asked for it to be located and designated away from residential so when the Site Plan applications come through the Town is able to ensure its location.

Mr. Ainsworth questions where it is now and if it has been an issue with the community.

Ms. Harris states she is unaware of any complaints at this time.

Mr. Norden shows hardcopy pictures and plans.

Mr. Stewart opens the public hearing at 8:08PM

Jeffrey Grambo of 300 Winchester Street expresses concerns with the proximity of the new building to the road, including height, sound, and damage to the old trees. He questions the materials for the new building, sidewalk issues, and light illumination.

Mr. Ali Zarabi of 344 Richards Drive expressed concerns regarding water runoff from the current building and provided photographs which directly impact 338 and 344 Richards Drive and neighbors. Topography changes from east to west and south to north of the existing building and the parking lot. He would like the Applicant to mitigate the runoff. Mr. Bill Chipman of 289 Winchester Street requests clarification of how Preston Drive relates to this property.

Mr. Stewart explains.

Mr. Chipman expresses there is no reason for the old building to stay when the ground breaks of the new building. He raises storm water management concerns, height concerns, positioning of the new building, lighting illumination, parking, and loss of green space concerns.

Mr. Stewart closes the public hearing at 8:19 PM.

Mr. Ryan Stewart asks the Commission if they have any questions.

Mr. Steve Ainsworth comments on the last two speakers. There was focus on the old building being taken down as well as opening up the space for a more suitable location for the building and dealing with the storm water management issues. He expresses he is inclined to alter staff's Conditions to address these concerns.

Ms. Darine Barbour expresses agreement with Mr. Ainsworth.

Mr. Stewart explained processes for approval and would prefer to see outstanding questions answered prior to this going forward.

Mr. David Norden responds.

Mr. Stewart explains his concerns on the topics of the travel lane widths, parking, and emergency services access.

Mr. Stewart explained he would have preferred Mr. Carson, the Applicant's representative Civil Engineer, to have been present to answer questions. Mr. Stewart uses St. James Church and School SUP, which Mr. Carson produced the SUP plans for, as an example to reference.

Mr. Norden argued St. James had a different plan of expansion.

Mr. Stewart explained he wanted to give Mr. Norden the opportunity to address concerns by providing the requested information.

Mr. Norden explained the Applicant is not changing travel lanes, or the refuge area, and the Fire Department had not expressed concern previously during the 2017 school expansion.

Mr. Stewart explained the Planning Commission was presented with Applicant comments on the Draft Conditions after the meeting deadline. Before the Planning Commission makes a recommendation to the Town Council it prefers to have time to review them.

Mr. Stewart expresses he prefers to defer this application decision until the June meeting.

Mr. Ainsworth explains he is comfortable deciding tonight.

Ms. Barbour explains she has not had the opportunity to review the Applicant's mark up and agrees with Mr. Stewart to defer until June.

Mr. Stewart asked Ms. Harris if staff have reviewed the traffic patterns proposal for the drop-off location for the stacking issue.

Ms. Harris answers and explains.

Mr. Stewart asks for a motion.

Ms. Barbour motions to hold the public hearing open until the June Regular Meeting of the Planning Commission to allow the Applicant to have more time to provide the requested information. Seconded by Mr. Ainsworth. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Absent; Mr. James Lawrence Mr. Terry Lasher

Nays;

Mr. Stewart motion to keep the Public Comment hearing open until June seconded by Ms. Darine Barbour All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Absent; Mr. James Lawrence Mr. Terry Lasher

Nays;

COMMENTS FROM THE COMMISSION.

Mr. Stewart congratulated the high school graduates of the Class of 2023.

COMMENTS FROM THE STAFF.

Ms. Denise Harris explains the Town Council will be approving the Budget at its June meeting.

Ms. Harris explains the Town Council is discussing the purchase of the Horse Show Grounds. If this passes, the park will come before the Planning Commission for 2232 Review and a potential Comprehensive Plan Amendment to include the property on the Future Land Use Map.

Ms. Harris reviews Pre-Application meetings, the status of the Walmart SUP Amendment, and the SUP application of the Warrenton Village apartments yet to come before the Planning Commission.

Ms. Harris reviews the Commonwealth Transportation Board schedule and the fact the Town will know in June if it was successful in Smart-Scale funding for the two roundabouts and explains locations.

Ms. Harris explains a Pipeline Study of Shirley Avenue with VDOT is kicking off this summer.

Ms. Harris explains Town Council is discussing if the County will be willing to partner with the Town on the Main Street Improvement Project since the Revenue Sharing Grant will not fund the whole project.

Motion to Adjourn

Mr. Ryan Stewart seeks a motion to adjourn.

Mr. Steve Ainsworth motions to adjourn. Seconded by Ms. Darine Barbour. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Ms. Darine Barbour.

Nays: None

Absent During Vote: Mr. James Lawrence, Chair; Mr. Terry Lasher;

Abstention: None

ADJOURN

With no further business this meeting was adjourned at 8:54 PM.