



PLANNING COMMISSION

Annual Report 2022



PLANNING COMMISSION MEMBERS



Left-to-right: Susan Helander, James Lawrence, Ali Zarabi, Steve Ainsworth, & Ryan Stewart. Inset: Gerald Johnston

Susan Helander, Chair

Serving Since 2006

James Lawrence, Vice Chair

Serving Since 2018

Ryan Stewart

Serving Since 2017

Ali Zarabi

Serving Since 2001

Gerald Johnston

Serving Since 2018
Resigned October 2022

Steve Ainsworth

Serving Since 2021

8

Public Hearings

5

Work Sessions

MEETING HIGHLIGHTS

JANUARY

ZOTA 2021-457 Central Business District Density **ACTION**

FEBRUARY

ZOTA 2022-597 Batch Text Amendment **WORK SESSION**

ZOTA 2020-04 Public-Semi-Public Use

WORK SESSION

FY23-28 CIP Comprehensive Plan Consistency Review

WORK SESSION

Guide to Historic Resources **WORK SESSION**

MARCH

ZOTA 2022-597 Batch Text Amendment **PUBLIC HEARING**

ZOTA 2020-04 Public-Semi-Public Use

PUBLIC HEARING

FY23-28 CIP Comprehensive Plan Consistency Review

PUBLIC HEARING

APRIL

ZMA 2021-01/SUP 2021-01 Harris Teeter Service Station
WORK SESSION

2021 Planning Commission Annual Report **WORK SESSION**

JULY

ZMA 2021-01/SUP 2021-01 Harris Teeter Service Station
PUBLIC HEARING

CPA/ZMA/SUP 2022-01 Waterloo Junction Mixed-Use
WORK SESSION

SUP 2022-03 Amazon Data Center **WORK SESSION**

ZOTA 2022-02 Historic District Property Maintenance
WORK SESSION

ZOTA 2022-01 Central Business District Density
WORK SESSION

AUGUST

ZOTA 2022-02 Historic District Property Maintenance
PUBLIC HEARING

ZOTA 2022-01 Central Business District Density
PUBLIC HEARING

SUP 2022-04 Oak View Bank Drive-Thru **WORK SESSION**

SEPTEMBER

ZMA 2021-01/SUP 2021-01 Harris Teeter Service Station
PUBLIC HEARING

SUP 2022-04 Oak View Bank Drive-Thru **PUBLIC HEARING**

OCTOBER

CPA/ZMA/SUP 2022-01 Waterloo Junction Mixed-Use
PUBLIC HEARING

SUP 2022-03 Amazon Data Center **WORK SESSION**

NOVEMBER

SUP 2022-03 Amazon Data Center **PUBLIC HEARING (2)**

DECEMBER

SUP 2022-03 Amazon Data Center **PUBLIC HEARING**

LEGEND

ZOTA | Zoning Text Amendment SUP | Special Use Permit
ZMA | Zoning Map Amendment CPA | Comp Plan Amendment

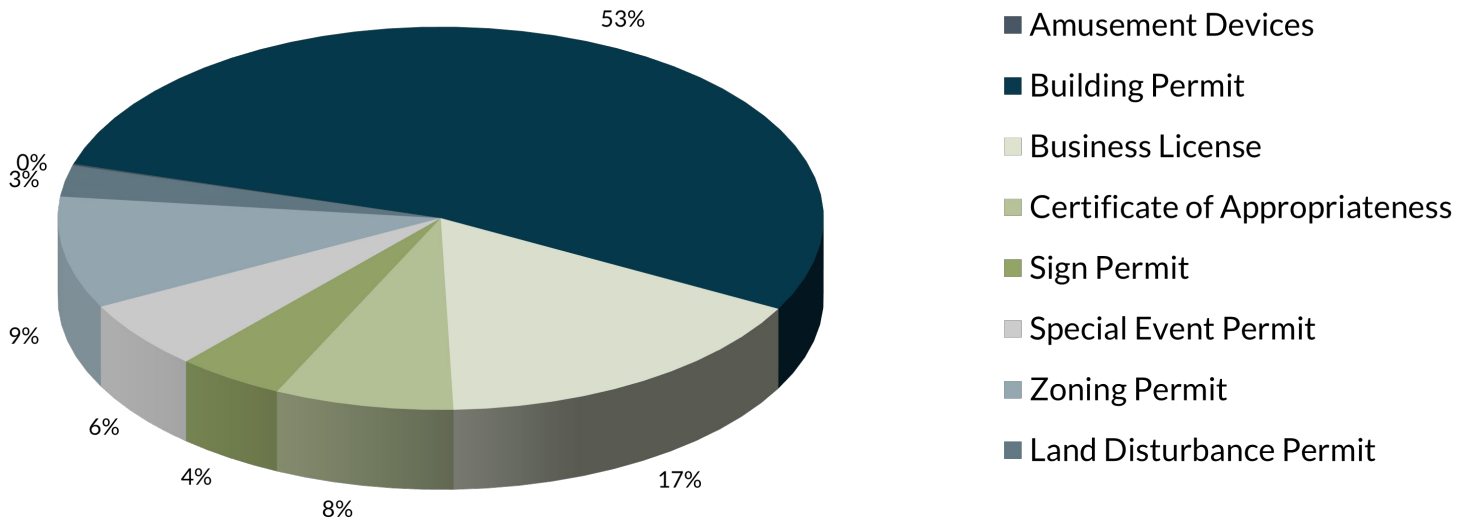
2022 Planning Commission Goals

- Provide the Town Council with recommendations on land use applications, policies, and plans that will result in balanced, equitable, orderly growth.
- Ensure recommendations are well informed and legally defensible.
- Be transparent and open to the public on all matters related to land use.
- Base recommendations on the adopted policy and plans that set forth the vision for the Town.
- Develop a best practice process for the adoption of the Capital Improvement Program.
- Be engaged and informed on the Comprehensive Plan goals in reviewing current land use applications.
- Continue to examine and attend training seminars, as permitted under current Health Advisory.
- Collaborate with adjacent Planning Commissions, as permitted under current Health Advisory.
- Perform site visits, as appropriate, for land use applications.
- Be engaged and informed on the activities of the Architectural Review Board.
- Learn from the success stories of other jurisdictions that are applicable to Warrenton.

PERMIT PROCESSING

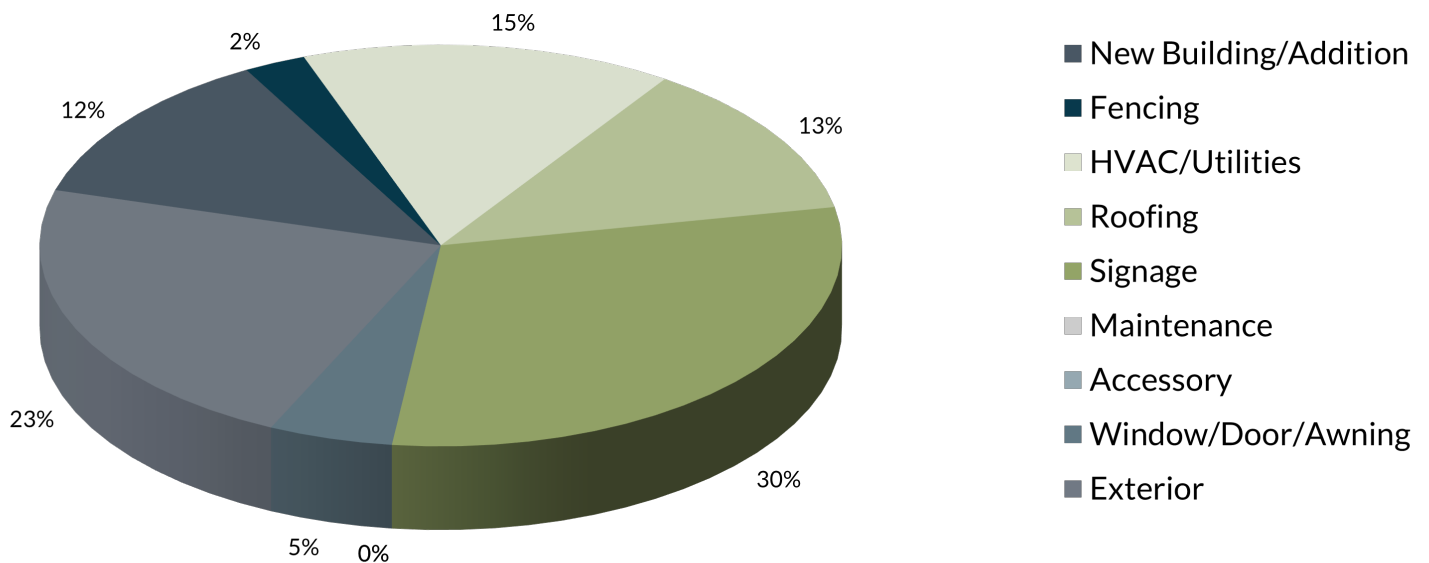
2022 Permit Applications

794 TOTAL



2022 Certificates of Appropriateness

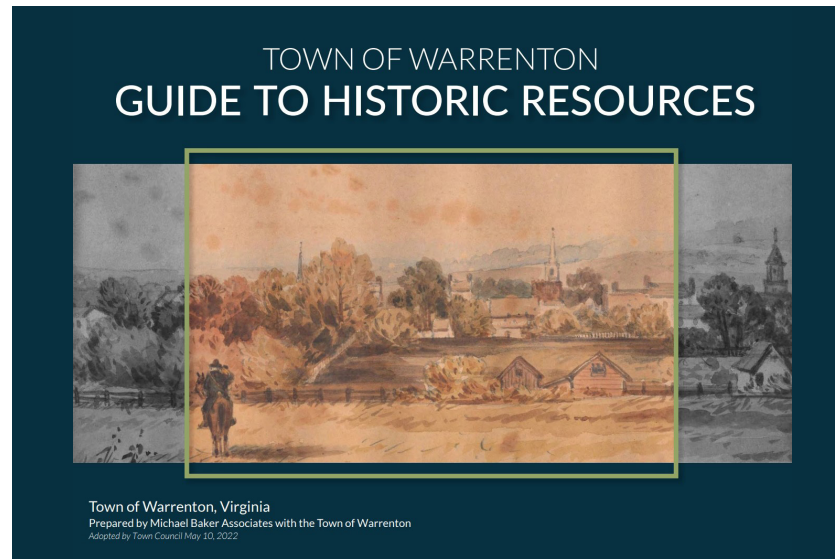
40 TOTAL



ADOPTION OF THE GUIDE TO HISTORIC RESOURCES

The character of Warrenton is a noted priority of the Town, preserved through initiatives by the Planning Commission and Town Council, specifically within the Plan Warrenton 2040 Comprehensive Plan. In parallel of the comprehensive plan development, a new Guide to Historic Resources was drafted to facilitate the wants and needs of preservation noted in the Comprehensive Plan process. The Guide to Historic Resources is an expanded version of the previous Design Guide for Historic Resources with the intent of being a resource to the entire Town, not just the Historic District. The updated Historic District (HD) Design Guidelines shift to become a section within the larger document for the use in the locally designated HD. As part of the adoption process for the new Guide, a community meeting was held on March 2nd with invitations sent out to all property owners in the HD.

The Architectural Review Board (ARB) began review of the Guide with the first draft in 2020. After extensive review and edits, the Guide was presented to the Planning Commission on February 22, 2022. A final ARB recommendation for adoption was given to Town Council on March 24, 2022 for the Guide. Town Council held a Public Hearing and subsequently adopted the Guide to Historic Resources on April 12, 2022.



GUIDE LAYOUT

- I INTRODUCTION & HISTORY
- II REGULATIONS & PROCEDURE
- III HISTORIC DISTRICT DESIGN GUIDELINES
- IV WARRENTON ARCHITECTURE
- V GLOSSARY & ADDITIONAL RESOURCES



Town of Warrenton

Community Development Department
21 Main Street
Warrenton, VA 20186
(540) 347-1101