



STAFF REPORT

Planning Commission Meeting Date:	September 19, 2023
Agenda Title:	SUP 2023-02 Wal-Mart
Requested Action:	Hold a Work Session
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 11-3.1.3. of the Zoning Ordinance. The parcel is zoned Commercial (C) and is located outside of the Historic District. 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 is 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 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. The proposed elevation changes included the new expansion and new colors.

STAFF RECOMMENDATION

Hold a work session. The Applicant is in receipt of agency comments relating to SUP Criteria for Consideration, including transportation circulation, elevations, and relocation of seasonal outdoor storage.

Service Level / Policy Impact

The proposed use is designated as Greenway and Makers District in Plan Warrenton 2040.

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

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. March 27, 2023 Applicant Representative's Proposed Conditions of Approval and Town Council Meeting Minutes from June 3, 1986.