



Office of the Town Manager  
Frank Cassidy

**Warrenton Town Council**  
Carter Nevill, Mayor  
Heather Sutphin, Ward 1  
William Semple, Ward 2  
Brett Hamby, Ward 3  
James Hartman, Ward 4 Vice Mayor  
Eric Gagnon, Ward 5  
Paul Mooney, At Large  
David McGuire, At Large

# STAFF REPORT

<b>Council Meeting Date:</b>	February 13 <sup>th</sup> , 2024.
<b>Agenda Title:</b>	Councilmember Text Amendment Initiation
<b>Requested Action:</b>	Review and consider approval of the Town Council Meeting Minutes
<b>Department / Agency Lead:</b>	Town Council
<b>Staff Lead:</b>	Councilmen William Semple, Ward 2.

## **EXECUTIVE SUMMARY**

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Mr. Semple has requested the opportunity to discuss a Text Amendment Initiation to bring forward before the Council.

## **BACKGROUND**

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An email from Mr. Walton laid out options for Council to Consider.

*Mr. Semple to sponsor Text Amendment and lead discussion on initiating a ZOTA for additional density in the CBD. Options should TC want to initiate the Text Amendment:*

Option 1:

### **ROUND UP DENSITY**

- Staff to research “trigger” to round up density to allow an additional dwelling unit within CBD.
- Require SUP with additional Standards?
- Create more housing.
- Number of units can be controlled by SUP.
- Article 9 Standards to require Affordable Housing after 4 units?
- Require parking on-site?
- Cons:
  - What is the “trigger” to allow rounding up? Arbitrary?

Option 2:

### **ADAPTIVE REUSE OF VACANT SPACE**

- Existing vacant space could be adaptively reused for apartment dwellings.
  - Cons:
    - Owners may intentionally vacate commercial space in order to convert to residential.
    - Unlimited cap on number of residential units?
    - State building code requires a minimum square footage for each unit.
    - SUP with additional Standards?

Parking needed throughout downtown.

**STAFF RECOMMENDATION**

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Provide direction to staff.

**Service Level/Collaborative Impact**

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A Text Amendment initiation by Council would involve staff work by multiple departments, legal review and input, and Council discussions culminating in a Public Hearing for Citizen Input.

**Policy Direction/Warrenton Plan 2040**

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Mr. Semple would identify.

**Fiscal Impact**

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Financial impact has not yet been calculated for this item.

**Legal Impact**

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The legal impact has not yet been calculated for this item.

**ATTACHMENTS**

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- 1.
- 2.
- 3.