



## PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, September 17, 2024, at 6:00 PM

### MINUTES

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**A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS  
HELD ON SEPTEMBER 17, 2024, at 7:00 PM**

#### Regular Meeting

##### **PRESENT**

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Heather Jenkins, Zoning Administrator; Casey Squyres, Preservation Planner; Martin Crim, Town Attorney

##### **ABSENT**

Mr. Steve Ainsworth

**The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.**

#### **REGULAR MEETING - 6:00 PM**

#### **CALL TO ORDER**

#### **CLOSED SESSION**

Commissioner Lawrence moved the Planning Commission into closed session as permitted by Virginia Code §2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, related to rezonings with proffers. Vice Chair Lasher seconded the motion.

Vote 4-0-1 to approve (Ainsworth absent)

At 7:00 the Vice Chair Lasher moved that the Planning Commission certify, in the closed session that just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act cited in that motion. Commissioner Lawrence seconded the motion.

Vote 4-0-1 to approve (Ainsworth absent)

#### **APPROVAL OF THE MINUTES.**

Commissioner Lawrence motioned to adopt the July 16, 2024, Planning Commission Regular Meeting Minutes and the August 27, 2024, Work Session Minutes.

Secretary Barbour seconded the motion.

Vote 4-0-1 to approve (Ainsworth Absent)

## **PUBLIC HEARINGS.**

1. SUP 2024-01: 71 S. 5th Street. The Owner/Applicant, Mr. Robert Samia, seeks a Special Use Permit for the reinstatement of a pre-existing use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). The Applicant is requesting permission for the use of the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.11.1 of the Zoning Ordinance, as the non-conforming use as an auto dealership lapsed in the last few years. The property is a zoned C (Commercial) and designated Old Town Character District in Plan Warrenton 2040 (GPIN 6984-42-4640- 000).

Ms. Casey Squyres, Preservation Planner, gave an overview of the application. The Applicant offered to answer any questions.

Chair Stewart opened the Public Hearing at 7:07 PM. No one from the public spoke to the application.

Chair Stewart closed the Public Hearing at 7:07 PM.

The motion was made by Commissioner Lawrence and seconded by Secretary Barbour to recommend to the Town Council per the draft Conditions of Approval. The motion passed 4-0-1.

**Ayes:** Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence

**Nays:** N/A

**Abstention:** N/A

**Absent:** Mr. Steve Ainsworth

2. ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge – The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to ages 65 and older. The application includes a Small Office/Community Center to be constructed in Phase 1 and a Multipurpose Recreational Center in Phase 2. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.

Ms. Denise Harris, Planning Manager, gave an overview of the application; followed by the Applicant's representative Mr. John Foote and Ms. Molly Brooks of Hero's Bridge.

Mr. Foote indicated the Applicant will be removing Phase 2 and the Veteran proffer clause from the application. Ms. Brooks spoke to the public housing need and how the proposal is beneficial to the community.

Chair Stewart opened the Public Hearing at 7:40 PM.

Twenty-eight speakers spoke to the application. Twenty two were in favor, six were against.

The following citizens spoke to the application (not all speakers signed in, please refer to the video for all twenty eight). Town residents are in bold; the Applicant is in italics:

1. Carol Wild Scoff – 4145 Cherry Hill Road, Linden, VA (Support)
2. **Richard Fisher – 120 Frazier Road (Against)**
3. **Gramham Sheffield – 197 Waterloo Street (Support)**
4. **Carolyn Kirkland – 235 Amber Circle (Support)**
5. William Benner – 8476 Withers Mill Way (Support)
6. Lewis Ray – 10036 Meetze Road, Midland, VA (Support)
7. Chase Hodges – 12158 Brent Town Road, Midland, VA (Support)
8. Vanessa Engelhardt – Midland, VA (Support)
9. Laura Martin Spetter – 5501 Merchants View Square, Haymarket, VA (Support)
10. **Bruce Campbell – 156 Menlough Drive (Support)**
11. **Brandon Shipe – 93 Moser Road (Against)**
12. Brian Schires – 5945 Bowes Creek Place, Gainesville, VA (Support)
13. **Laura Karnay – 167 Brenda Court (Against)**
14. Phil Kasky – 3605 Sutherland Court (Support)
15. **Joe Ficarelli – 102 Winchester Street (Support)**
16. **Gina Smith – 2 Falmouth Court (Support)**
17. Denise Schefer – 6080 Whipperwill Drive (Against)
18. Lee Sherbeyn – 13199 Elk Run Road, Bealeton, VA (Support)
19. **Donald Bromley – 320 Church Street (Against)**
20. Mark Williamsen – 9651 Woodbrook Lane, Midland, VA (Support)
21. Mick Martin – 7208 Covington Corner Road, Bealeton, VA (Support)
22. **Terri Church – 306 Stuyvesant Street (Support)**
23. **Nancy Gatts – 306 Church Street (Against)**
24. **Tom Watson – 358 Willow Court (Support)**
25. Louis McDonald – 7205 Princess Anne Court (Support)
26. Felicia Champion – 10499 Jericho Road, Bealeton, VA (Support)
27. *Larry Davies - Warrenton United Methodist Church Pastor (Support)*
28. Ed Benson – 7314 Hazelwood Court (Support)

At the conclusion of the speakers, the Planning Commission emphasized that not one Commissioner has said a negative comment about veterans and that this is a land use decision. Commissioner Lawrence stated they feel a “deep seeded” responsibility for the veterans. Chair Stewart stated that Hero’s Bridge is a noble and honorable organization. He reiterated this is a land use decision with outstanding legal questions that requires the Applicant to update its proposal. Vice Chair Lasher stated the Planning Commission values veterans and does not make its decision lightly. He spoke to the need to consider laws within the Commonwealth, Zoning Ordinance, and the needs of the community. He indicated that the Planning Commission needed to consider this from a land use decision and get answers to outstanding legal questions to make a good decision.

The Planning Commission confirmed with staff their decision deadline to be October 24<sup>th</sup> and decided to hold the public hearing open until their next Regular Meeting on October 15<sup>th</sup> based on the Applicant’s proposed changes.

*At this time the Planning Commission took a brief break to allow for the public to disperse.*

## **WORKSESSION ITEMS.**

### **1. Planning Commission Bylaws Update Discussion**

The Planning Commission set an October 1 deadline to provide staff with comments on the existing Bylaws. Chair Stewart indicated a particular interest in reviewing how Planning Commission meetings are structured based on the new State Code noticing requirements.

## **COMMENTS FROM THE COMMISSION.**

There were no comments from the Planning Commission.

## **COMMENTS FROM THE STAFF.**

Staff reviewed the Planning Commissioner terms that are expiring; the Strong Towns events; ongoing land use application updates; and the need to set the Planning Commission holiday schedule.

Commissioner Lawrence moved to cancel the September 24, 2024, Work Session Meeting. Secretary Barbour seconded. The motion passed 4-0-1 (Ainsworth absent).

## **ADJOURN.**

Vice Chair Lasher moved to adjourn, seconded by Secretary Barbour. With no further business, the Chair Stewart adjourned at 9:12 PM.

**I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on September 17, 2024.**

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Darine Barbour, Secretary  
Planning Commission

DRAFT