



Community Development  
Department

## **STAFF REPORT**

<b>Town Council Meeting Date:</b>	October 8, 2024
<b>Agenda Title:</b>	Planning Commission Update
<b>Requested Action:</b>	Informational Purposes
<b>Staff Lead:</b>	Denise Harris, Planning Manager

### **EXECUTIVE SUMMARY**

At the September 17, 2024, Regular Meeting of the Planning Commission there were two public hearings. The first was for Special Use Permit 2024-01 71 S. Fifth Street Car Dealership. The Owner/Applicant, Mr. Robert Samia, is seeking a Special Use Permit for the establishment of a previous use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). The Applicant is requesting permission for the establishment of a use on the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.10.3 of the Zoning Ordinance. The auto-dealership use on the property lapsed in the last few years. The property is zoned Commercial. No one from the public spoke to the application. The Planning Commission voted 4-0-1 (Ainsworth absent) to recommend approval to the Town Council per the draft Conditions of Approval.

The Planning Commission then held its second public hearing work on ZMA 2024-01 Warrenton United Methodist Church/Hero's Bridge. The Zoning Map Amendment is being proposed by Trustees of Warrenton United Methodist Church (Owners) and Hero's Bridge (Applicant) for a Residential Planned Unit Development (R-PUD). The R-PUD is to allow for construction of 22-two family residential for a total of 44 units to provide age restricted affordable housing to serve veterans, walking trails, office/community center, a multi-purpose recreation center, and the existing church. The approximate 9.8640 acres is located at 341 Church Street is zoned R-10 (Residential) and RO (Residential Office). The Future Land Use Map designation is Medium Density Residential.

During the public hearing there were 28 speakers, of which 22 were in support and 6 spoke against. The Planning Commission voted 4-0-1 (Ainsworth absent) to continue the public hearing to October due to the Applicant revising the application's concept plan and proffers. The Applicant's representative indicated they would be removing Phase 2 Multi Use Recreational Center from the application and removing the provision in the proffer to restrict the proposal to only veterans due to it potentially running contrary to the Fair Housing law.

The Planning Commission is also beginning to review their bylaws, last updated in 2016, to ensure compliance with State Code.

## **BACKGROUND**

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Draft minutes are attached for background.

## **STAFF RECOMMENDATION**

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For Informational Purposes.