



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	September 10, 2024
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

At the August 27, 2024, Work Session Meeting the Planning Commission held two work session. 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.

The Planning Commission then held its second work session 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.

Both applications are scheduled for public hearing at the September Planning Commission Regular Meeting on September 17, 2024.

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

BACKGROUND

Draft minutes are attached for background.

STAFF RECOMMENDATION

For Informational Purposes.