



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	November 12, 2024
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

On October 15, 2024, the Planning Commission held its Regular Meeting that included a continuation of the September 17th public hearing 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, walking trails, office/community 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.

Eleven members of the public spoke (5 in support, 5 against, 1 no opinion offered). The Planning Commission closed the public hearing and then went into closed session with the Town Attorney to obtain legal advice on a land use application with proffers. After the closed session, the Planning Commission moved to recommend denial to the Town Council based on:

1. The legislative intent of Zoning Ordinance 3-5.2.1.1 for Residential Planned Unit Development is to provide compatible infill, use currently open areas in a way that is consistent with the reasonable enjoyment of neighboring properties, and create pedestrian friendly streets in a traditional neighborhood pattern, but the Application proposes incompatible infill, the use of currently open areas in a way that is inconsistent with the reasonable enjoyment of neighboring properties, and a development that would not create pedestrian friendly streets or a traditional neighborhood pattern; and
2. The Warrenton Comprehensive Plan's Future Land Use Map designates Medium Density Residential for compatible infill in density, lot size, and placement of structures on the lots with existing neighboring structures and lots, but the Application provides for incompatible infill; and
3. The Warrenton Comprehensive Plan's Future Land Use Map designates Medium Density Residential as providing new lots in an established subdivision that contains an area that approximates the size and configuration of existing lots in the neighborhood, but the

- Application proposes a single large lot with 22 two-family attached dwellings in an established subdivision of single-family detached dwellings; and
4. The Warrenton Comprehensive Plan's Future Land Use Map calls for Medium Density Residential development to enhance physical features such as streets, street lights and other public improvements, but the Application does not adequately address such improvements; and
 5. The Application would create adverse impacts by not meeting the PUD minimum acreage requirements, removing the affordable housing preferences for Town of Warrenton and Fauquier County residents called for in Town Zoning Ordinance 3-5.2.1.1 (7) and 9-3.5, and not providing active recreation facilities; and
 6. The Proffers contain vague, conflicting, and unenforceable language, such as paragraph 4.b.'s provision for future agreement on the language of a restrictive covenant, paragraph 11's reference to "routine" bus service, and the succession planning in paragraph 13.

The motion passed 3-1 (Ainsworth against, Lasher absent).

The Planning Commission decided to hold a work session at the November Regular Meeting on their by-laws and cancel their December meeting date.

The Town Council will hold a work session on the application at its November meeting.

BACKGROUND

Draft minutes are attached for background.

STAFF RECOMMENDATION

For Informational Purposes.