



**Town Council Public Hearing  
SUP 24-01: 71 S. Fifth Street  
Auto Dealership  
November 12, 2024**

# Request

## SUP 24-01 – TC Public Hearing

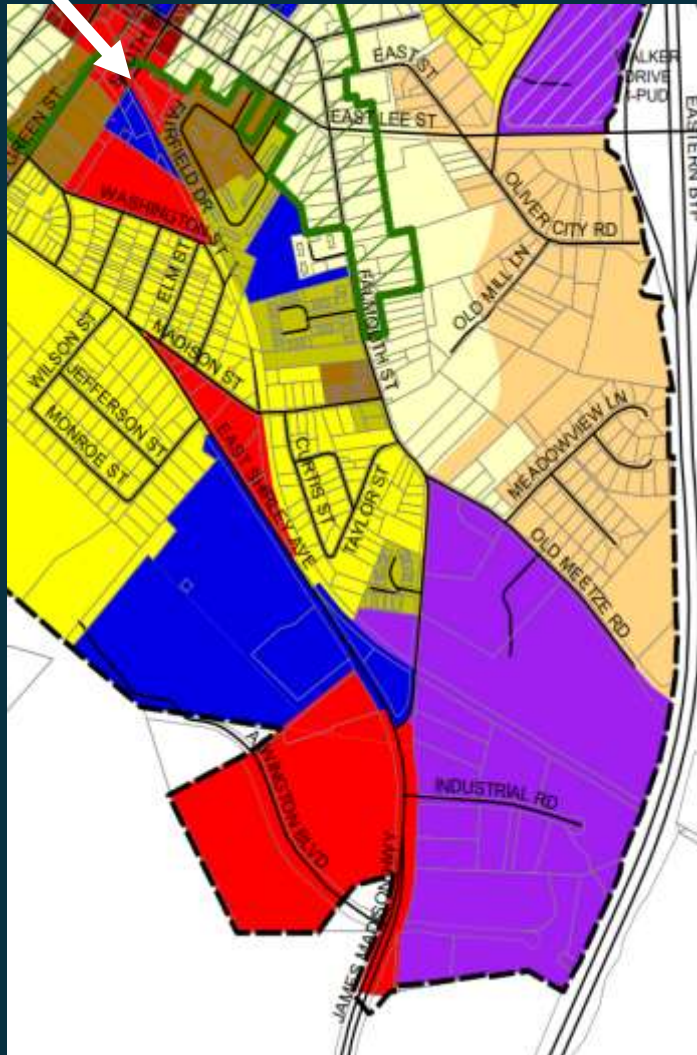
- GPIN: 6984-42-4640-000
- Property Owner: Mr. Robert Samia
- Representative: Mr. Robert Samia
- Zoning: C (Commercial)
- Comprehensive Plan: Old Town Mixed Use
- Applicant is requesting permission for the reinstatement of the use of the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.11.1 of the Zoning Ordinance.





# Adjacent Uses

## Zoning Map



### Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Live-Work Neighborhood
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive

### Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C

## Future Land Use



# Staff Review

- Plan Warrenton 2040
  - Old Town Mixed Use
- Zoning Ordinance – Historic District
  - Light fixtures and signage
    - The installation of any new light fixtures or signage on the parcel will require submission of Certificate of Appropriateness (COA)
  - Parking
    - Ensuring appropriate parking spaces for employees and customers and for other vehicles; and
    - Traffic flow in and out of parcel; and
    - Loading and unloading space.

# Existing Parking Spaces

Parking Spaces  
(Not to Scale)



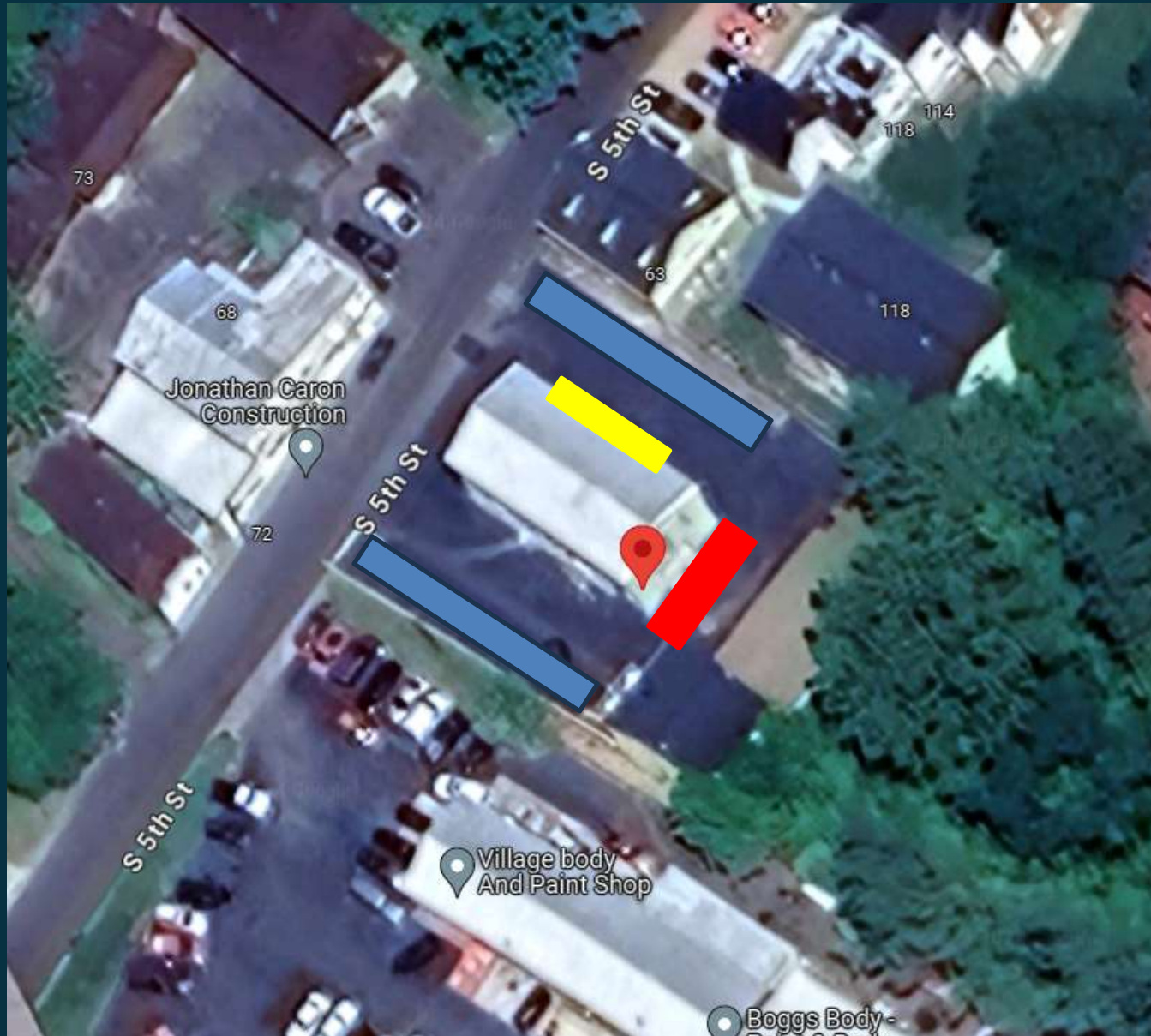
Employees  
(4 spaces)



Customers/  
Additional  
(2 spaces)



Inventory  
Parking (12  
spaces total)





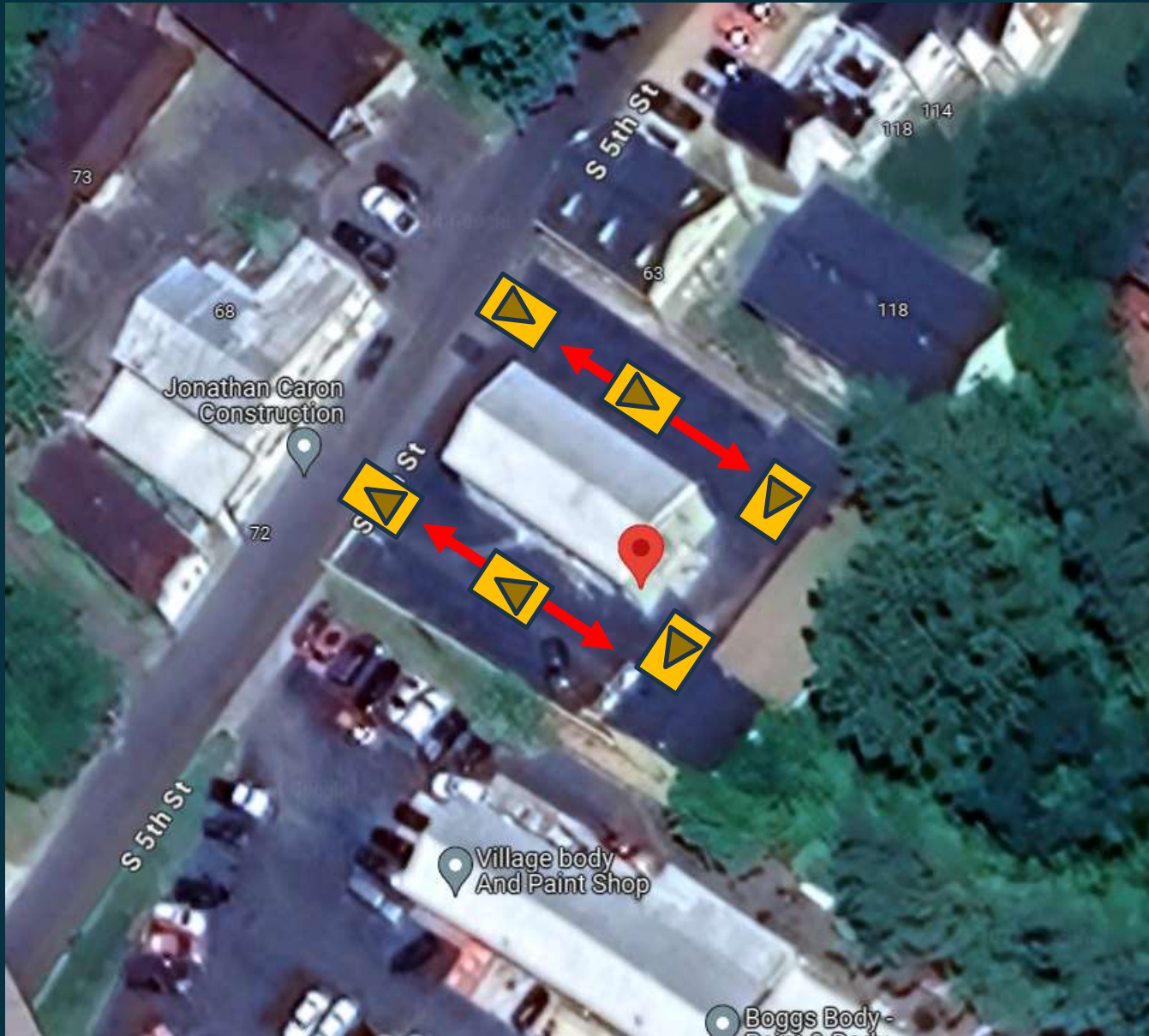
# Existing Traffic Flow/Loading & Unloading



Traffic flow



Loading &  
Unloading



# Street View





# Street View





# Street View



# Staff Recommendation

- Planning Commission Work Session held on August 27, 2024
- Planning Commission Public Hearing held on September 17, 2024
  - PC voted 4-0 (one member absent) to recommend approval as written
- Town Council Work Session held on October 8, 2024
  - TC recommended revisions to draft Conditions of Approval to include prohibiting tractor-trailers along Fifth Street and future lighting and signage requiring a COA.
- Direct Applicant/Staff Next Steps – make motion for approval as written or denial.
- 100-Day: August 27, 2024 – December 5, 2024





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