



# STAFF REPORT

Planning Commission Meeting Date:	November 12, 2024
Agenda Title:	SUP 2024-01: 71 S. Fifth Street – Auto Dealership
Requested Action:	Hold Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The Owner/Applicant, Mr. Robert Samia, seeks 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 C (Commercial District) and designated Old Town Mixed Use in Plan Warrenton 2040 (GPIN 6984-42-4640-000).

## BACKGROUND

The Applicant is requesting to establish the use of the parcel as an auto dealership. The subject property is located at 71 S. Fifth Street within the Town of Warrenton's Historic District. As the proposed use for the property is designated as Old Town Mixed Use in Plan Warrenton 2040, the use of the property as an auto dealership in an existing historic, non-contributing building is in keeping with the goals of the Old Town Character District within the Historic District. The Application presented to the Planning Commission as a Work Session on Tuesday, August 27, 2024 and again to the Planning Commission as a Public Hearing on Tuesday, September 17, 2024, where the Planning Commission recommended approval of the SUP, 4-0, with one member absent. The SUP was presented to Town Council as a work session on October 8, 2024. Town Council recommended the following revisions to the draft Conditions of Approval:

- No semi-trailer trucks or “eighteen-wheeler” trucks shall be permitted to deliver inventory vehicles within the Historic District nor shall they be permitted to park along Fifth Street for the purpose of loading/unloading inventory vehicles. All inventory vehicles shall be delivered utilizing mid-size trailers and/or roll-back delivery vehicles.

- The installation of any new lighting shall require the submission of a Certificate of Appropriateness.
- The installation of any new signage shall require the submission of a Certificate of Appropriateness.

## **STAFF RECOMMENDATION**

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Hold Town Council Public Hearing.

### **Service Level / Policy Impact**

The proposed use is designated as the Old Town Mixed Use in the Old Town Character District in Plan Warrenton 2040 and meets several of the goals of the Comprehensive Plan.

### **Legal Impact**

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.

## **ATTACHMENTS**

1. Attachment A – Maps, Elevations, Photos
2. Attachment B – Staff Analysis
3. Attachment C – Draft Conditions of Approval
4. Statement of Justification
5. Land Development Application
6. Land Use Application Affidavit
7. List of 32 Criteria addressed
8. Revised Plans
9. Agency Comments – Zoning
10. Agency Comments – Public Works & Utilities
11. Agency Comments – Planning
12. Draft Resolution for Approval
13. Draft Resolution for Denial