



## TOWN OF WARRENTON

Department of Community Development

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### PLANNING STAFF COMMENTS

**DATE:** June 21, 2024

**SUBJECT:** Special Use Permit Application (SUP 24-1) 71 Fifth Street car dealership - 2<sup>nd</sup> Submission

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The Applicant is requesting a Special Use Permit for a car dealership at an existing property located on South Fifth Street. The property is zoned Commercial (C) and is approximately 0.2869 acres. The Future Land Use Map designates the property in the Old Town Character District. Article 3-4.10.3 of the Town of Warrenton's Zoning Ordinance (ZO) allows for automotive sales with the approval of a Special Use Permit by Town Council.

#### General – Comment Remains

The submitted Zoning Ordinance Criteria for Evaluation and Special Use Permit Plan are lacking in specificity to enable staff to provide useful comments on a number of items. Please revise by fully addressing the requirements of Article 11 for Special Use Permit applications.

#### Plan Warrenton 2040 – Comment Remains

Plan Warrenton 2040 designates 71 Fifth Street in the Old Town Character District as Old own Mixed Use. The summary of this district states *"Warrenton will continue to promote Old Town as the signature cultural, social, and historic hub. The Town will encourage infill housing and other adaptive reuse of structures to bring more foot traffic to Old Town, but maintain the historic character and scale."*

After extensive public input and two citizen steering committees, Plan Warrenton 2040 provides specific goals for the Old Town Character District that include:

L-2: Old Town Character District – The Old Town Character District will include a mix of infill and new mixed-use development that is designed to maintain Old Town's historic character.

L-2.1: Maintain Old Town Historic Character through preservation and protection of contributing historic resources.

L-2.2: Create cultural anchors at both ends of Main Street.

L-2.3: Evaluate the feasibility of financing and constructing a structured parking garage that is designed to be compatible to the character of the Historic District and is located behind street facing buildings.

L-2.4: Evaluate the location, design and feasibility of a Pedestrian Mall.

L-2.5: Evaluate the design and feasibility of a traffic circle at the intersection of Culpeper and Shirley streets.

L-2.6: Develop revitalization strategies for Lee and Horner Streets

L-2.7: Promote the possibility of a Bed and Breakfast concept in appropriate locations.

L-2.8: Promote new development typologies and a mix of uses in Old town that includes mixed-use development, adaptive re-use of existing buildings, live-work lofts, restaurants, new infill development on vacant lots and higher density residential development that comport to and maintain the historic character of Old Town.

L-2.9: Locate an event space in the Old Town UDA that can be used to accommodate public and private events, festivals of all types appropriate and other opportunities.

L-2.10: Develop a marketing and branding strategy for Old Town that promotes business and events.

L-2.11: Develop a parking policy that maintains adequate parking supply for businesses, residents, workers, tourists and shoppers.

L-2.12: Develop a marketing and branding strategy for Old Town that promotes business and events. Develop a parking policy that maintains adequate parking supply for businesses, residents, workers, tourists and Create a streetscape plan for the Old Town Character District that promotes a consistent walking experience and maintains the historic character of Old Town. The streetscape plan should define specifications for sidewalk, crosswalks, street trees, seating, lighting, bicycle parking and locations for a pocket park, where appropriate.

L-2.13: Evaluate traffic calming measures at locations where public safety issues are evident.

L-2.14: Develop Traditional Neighborhood Design Guidelines (TND) specific for Old Town, for the design for new buildings, infill development and the adaptive reuse of existing buildings.

L-2.15: Develop a Façade Improvement Program that promotes and incentivizes the improvements of facades as well as the potential of a Business Improvement District (BID) that would finance such a program.

The Zoning Ordinance Article 11-3.10.3 states the applicant should address whether the Special Use Permit is consistent with the Comprehensive Plan. The current submittal of the application does not address how the proposal meets the policies and goals of Plan Warrenton 2040.

**Transportation – Comment Remains**

The application does not address the specific number of vehicle trips per day, anticipated deliveries, size of vehicles that will need to access the site, or how vehicles are loaded/unloaded. Staff is unable to assess the transportation impacts of the proposal without more information.

**Surrounding Land Uses – Comment Remains**

The subject parcel is adjacent to the Central Business District, Commercial, and Residential zoned parcels. The application states there shall be no additional exterior light but does not specify the current lighting. The application also states no additional landscaping is being considered. The application does not include an existing conditions plan that would enable staff to assess if the proposed use's impact on adjacent uses is mitigated.