



TOWN OF WARRENTON

Department of Community Development

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MEMORANDUM

TO: Mayor Nevill and Members of Town Council
FROM: Rob Walton, Director of Community Development
DATE: September 13, 2022
SUBJECT: Article 3 - Property Maintenance Update
ZOTA 2022-2

Background

This Zoning Ordinance text amendment (ZOTA 2022-2) was initiated by Town Council during its April 12, 2022 Regular Meeting. The purpose of this amendment to Article 3 of the Zoning Ordinance is to clarify language related to property maintenance within the Historic District. Town Council approved a text amendment to the Town Code related to property maintenance on June 14, 2022. The changes to the Town Code related to property maintenance town wide and helped update references to outdated State regulations and codes.

Proposal

This Zoning Ordinance text amendment proposes changes to Article 3 within the Historic District. A summary of the changes are as follows:

- Section 3-5.3.4.10 Hazardous Buildings or Structures – The proposed changes relate to when a Certificate of Appropriateness is not required prior to the razing or demolition of a building. The Zoning Administrator is given the authority to determine if a life safety issue necessitates the need to demolish a structure or if there is the ability to stabilize the structure.
- Section 3-5.3.4.11 Demolition By Neglect – The proposed text gives specific examples of what can be considered “Demolition By Neglect”. This text also provides a procedure when the Zoning Administrator determines a case for neglect exists as well as enforcement procedures for the inability to abate the violation.

Overview of Text Amendment

These proposed changes will help staff with the enforcement of property maintenance issues within the Historic District. Staff continues to strive to work with property owners as compliance is always the preferred goal. Unfortunately, there are instances when property owners choose not to maintain their property and enforcement becomes a necessity.

Process

This text amendment was initiated by Town Council on April 12, 2022. The Planning Commission held a work session on July 26, 2022 followed by a public hearing on August 16, 2022 where one individual spoke in favor of the text amendment. The Commission unanimously recommended approval of the text amendment by a 6-0 vote.

Suggested Motions

1. I move that the Town Council approve ZOTA 2022-2 as drafted.

OR

2. I move that the Town Council approve ZOTA 2022-2 with suggested revisions:
 - a. _____
 - b. _____

OR

3. I move that the Town Council defer action until the next scheduled Regular Meeting to address concerns.

OR

4. I move that the Town Council deny ZOTA 2022-2.

OR

5. I move an alternate motion.