



TOWN OF
WARRENTON



PLANNING COMMISSION

Annual Report 2023



PLANNING COMMISSION MEMBERS



Left-to-right: Darine Barbour, Steve Ainsworth, James Lawrence, Ryan Stewart, & Terrance Lasher

James Lawrence, Chair

Serving Since 2018

Ryan Stewart, Vice Chair

Serving Since 2017

Steve Ainsworth, Secretary

Serving Since 2021

Darine Barbour

Serving Since 2023

Terrance Lasher

Serving Since 2023

7
Public Hearings

9
Work Sessions

MEETING HIGHLIGHTS

JANUARY

Code of Virginia Annual Report

FEBRUARY

SUP 2006-08 Chick Fil A Amendment **WORK SESSION**

Certified Planning Commissioner Training

APRIL

SUP 2023-01 St. John Catholic Church **WORK SESSION**

MAY

SUP 2006-08 Chick Fil A Amendment **PUBLIC HEARING**

SUP 2023-01 St. John Catholic Church **PUBLIC HEARING**

JUNE

SUP 2023-01 St. John Catholic Church **PUBLIC HEARING**

AUGUST

ZOTA 2023-02 Assembly Uses in the Industrial District

WORK SESSION

SEPTEMBER

SUP Amendment to SUP #10-04 Wal-Mart **WORK SESSION**

ZOTA 2023-02 Assembly Uses in the Industrial District

WORK SESSION

OCTOBER- MEETING CANCELLED AS TOWN HALL CLOSED

SUP Amendment to SUP #10-04 Wal-Mart **PUBLIC HEARING**

ZOTA 2023-02 Assembly Uses in the Industrial District **PUBLIC HEARING**

ZOTA 2023-01 Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District **WORK SESSION**

NOVEMBER

SUP Amendment to SUP #10-04 Wal-Mart **PUBLIC HEARING**

ZOTA 2023-02 Assembly Uses in the Industrial District **PUBLIC HEARING**

ZOTA 2023-01 Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District **WORK SESSION**

SUP 2023-03 226 E. Lee Street Accessory Dwelling Unit (ADU) **WORK SESSION**

DECEMBER

ZOTA 2023-01 Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District **PUBLIC HEARING**

SUP 2023-03 226 E. Lee Street Accessory Dwelling Unit (ADU) **PUBLIC HEARING**

LEGEND

ZOTA | Zoning Text Amendment SUP | Special Use Permit

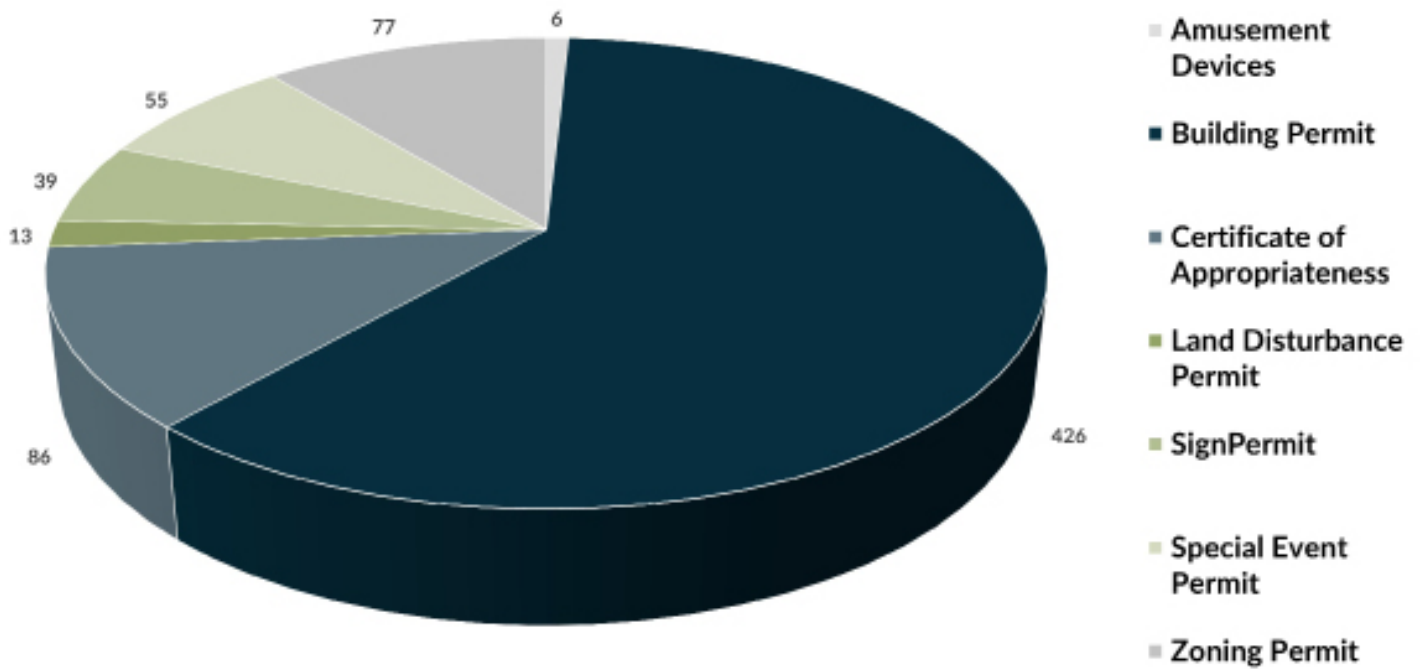
2023 Planning Commission Goals

- Provide the Town Council with recommendations on land use applications, policies, and plans that will result in balanced, equitable, orderly growth.
- Ensure recommendations are well informed and legally defensible.
- Be transparent and open to the public on all matters related to land use.
- Base recommendations on the adopted policy and plans that set forth the vision for the Town.
- Develop a best practice process for the adoption of the Capital Improvement Program.
- Be engaged and informed on the Comprehensive Plan goals in reviewing current land use applications.
- Continue to examine and attend training seminars, as permitted under current Health Advisory.
- Collaborate with adjacent Planning Commissions, as permitted under current Health Advisory.
- Perform site visits, as appropriate, for land use applications.
- Be engaged and informed on the activities of the Architectural Review Board.
- Learn from the success stories of other jurisdictions that are applicable to Warrenton.

PERMIT PROCESSING

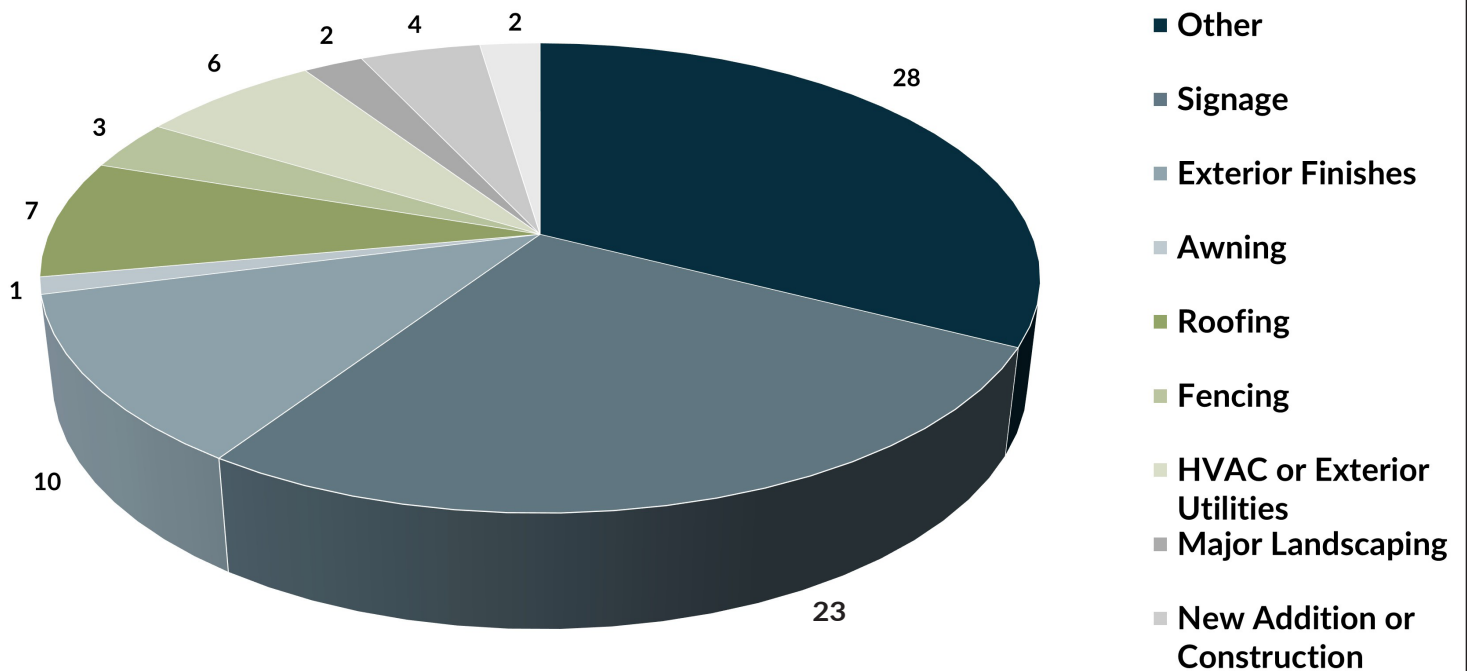
2023 Permit Applications

702 TOTAL



2023 Certificates of Appropriateness

86 TOTAL



PLANNING COMMISSIONER CERTIFIED TRAINING

A key goal of the Planning Commission is to receive ongoing training in Virginia land use laws and Town of Warrenton regulations. In 2023 this included a customized workshop conducted by Dr. Michael Chandler who served as Director of Education for the Land Use education Program at Virginia Tech where he conducted the award-winning Certified Planning Commissioner training for almost 30 years. Topics covered included:

- The Role of the Planning Commission
- Planning Commission Powers & Duties
- Effectiveness and Leadership
- Planning Commission Ethics
- Deliberation and Decision Making
- Comprehensive Plan Implementation





PLAN WARRENTON 2040 IMPLEMENTATION

Two of the metrics in the Historic Resources of the comprehensive plan continued to make forward progress when the Town was awarded a grant from the Virginia Department of Historic Resources to survey structures located within the Town's local historic district, yet outside the National Register of Historic Places. A public meeting was held to inform property owners and the survey was conducted in the summer of 2023. During the fall, an updated nomination was submitted to the state and ultimately the National Park Service in an effort to successfully match the local and national historic district boundaries. If successful, this will result in local property owners being eligible for state and federal rehabilitation tax credits.

21 Main Street

Construction Date: 1957	Historic Use: Architectural/Community Planning, Commerce/Trade
Historic Names: Commercial, 21 Main Street (Function/Location), The People's National Bank of Warrenton (Historic)	

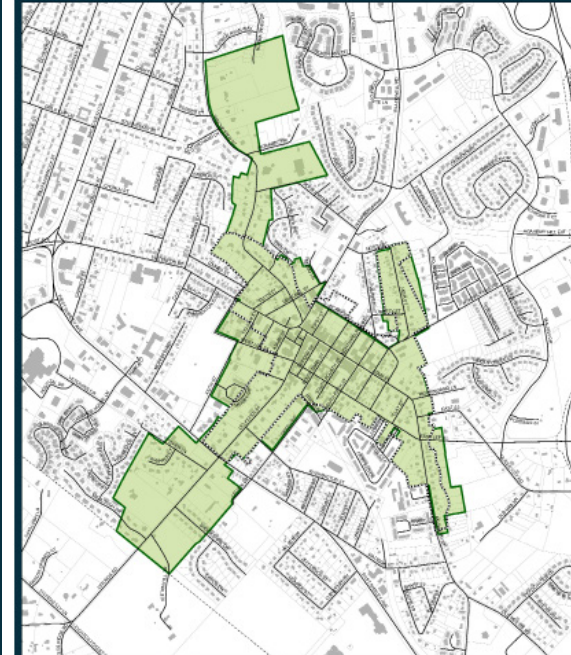
History:
21 Main Street first appears as a "bank" in the 1915 Sanborn map but was likely constructed ca. 1903. The building was originally listed as a grocer in 1903 than a furniture store by 1908 before it became The People's National Bank of Warrenton. Based on aerial photographs and a site visit, the original building now sits within and behind the buildings that are visible from Main Street. Kirby's Downtown Store was once located where the left expansion currently sits. Kirby's was established in the previous building in the 1950s and remained until the building was demolished in 1974. The current building was not constructed until the 1980s. The original building on the corner of First and Main likely constructed ca. 1855 removed in the late 1940s for the current late 1957 corner building. This 1-1/2 story Georgian Revival brick bank (designed by architect Washington Reed) has a 1980s 3 story contemporary office building addition on the west side. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.

The original 21 Main Street after the facade collapsed during its removal, Sept. 1974. Image from the Warrenton, Virginia book by Toler, Shepherd, & Power.

The original building facade (right third) in the early 1900s before they were removed or altered for the current building.

TOWN OF WARRENTON Local & National Historic District



Legend

- Local Historic District
- National Register District
- Building
- Parcel
- Street
- Town of Warrenton Boundary

October 26, 2021
Source: Town of Warrenton & Franklin County
0 500 1,000 Feet



Town of Warrenton

Community Development Department
21 Main Street
Warrenton, VA 20186
(540) 347-1101