



STAFF REPORT

Planning Commission Meeting Date:	December 19, 2023
Agenda Title:	SUP 2023-03: 226 E. Lee Street - ADU
Requested Action:	Hold Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The Owner/Applicants, James and Nell Lawrence, are seeking a Special Use Permit (SUP) to construct an Accessory Dwelling Unit (ADU) by converting an existing barn into a residence of approximately 985 – 1049 square feet. The 1.3 acre property is zoned R6 (Residential) and is located within the Historic District. The Future Land Use Map designates the property in the Old Town Character District as Medium Density. (GPIN 6984-52-4022-000)

BACKGROUND

The Applicant is requesting to convert an existing barn in the rear yard of the property to an ADU. The subject property is located at 226 E. Lee Street within the Town of Warrenton's Historic District. The Application first came before the Architectural Review Board as a work session at the Thursday, July 27, 2023, meeting. The Applicant was advised on the recommended floorplan and overall design scheme of the barn-to-ADU conversion. As the proposed use for the property is designated as Medium-Density Residential in Plan Warrenton 2040, the ADU begins to address integral Missing Middle housing and adaptive reuse of a historic building goals within the Historic District. The Application presented to the Planning Commission as a Work Session on Tuesday, November 28, 2023. The Planning Commission decision deadline is March 7, 2024, unless waived by the Applicant.

STAFF RECOMMENDATION

Hold Public Hearing.

Service Level / Policy Impact

The proposed use is designated as the Medium Density Residential District of 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. September 19, 2023 Applicant Statement of Justification
5. November 1, 2023 Plat
6. Applicant Representative's November 2, 2023 Comment Response Letter
7. September 19, 2023 Land Development Application
8. Special Use Permit Plan with the label "taken from survey provided by James H Harris & Associates April 10, 1986 with the seal of Laura Gargagliano Bartee, Architect dated November 3, 2023