



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	August 13, 2024
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Planning Commission Update - At the July 16, 2024, Regular Meeting the Planning Commission held a public hearing on ZOTA 2024-02 Zoning Ordinance Text Amendment to Remove Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance. The Town Council adopted on June 11, 2024, a new, combined Erosion and Stormwater Management Ordinance that is a separate, stand-alone document, as required by Virginia State law. As a part of the creation of the new, stand-alone Ordinance, the Zoning Ordinance must be revised to remove the out of date erosion and stormwater management regulations found in Article 4 and Article 5, as well as update several sections of the Zoning Ordinance that currently refer to Articles 4 and 5. There were no speakers during the public hearing and the Planning Commission recommended approval to the Town Council 4-0-1 (Barbour absent).

The Planning Commission held a work session on ZMA 2024-01 Warrenton United Methodist Church/Hero's Bridge: A Zoning Map Amendment is being proposed by Trustees of Warrenton United Methodist Church (Owners) and Hero's Bridge (Applicant) for a Residential Planned Unit Development (R-PUD) . The R-PUD is to allow for construction of 44-duplex units for age restricted affordable housing to serve veterans, walking trails, office/community center, a multi-purpose recreation center, and the existing church. The approximate 9.8640 acres is located at 341 Church Street is zoned R-10 (Residential) and RO (Residential Office). The Future Land Use Map designation is Medium Density Residential. A second work session is scheduled for the Planning Commission August meeting.

BACKGROUND

Draft minutes are attached for background.

STAFF RECOMMENDATION

For Informational Purposes.