



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, July 16, 2024, at 7:00 PM

MINUTES

**A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS
HELD ON JULY 16, 2024, at 7:00 PM**

Regular Meeting
PRESENT

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Mr. James Lawrence; Mr. Steve Ainsworth; Ms. Denise Harris, Planning Manager; Heather Jenkins, Zoning Administrator

ABSENT

Ms. Darine Barbour, Secretary

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

REGULAR MEETING - 7:00 PM

At 7:00 PM on Tuesday, July 16, 2024. The Planning Commission meeting was called to order by the Chair and a quorum was established.

APPROVAL OF THE MINUTES.

June 18, 2024, Regular Meeting Minutes

Commissioner Lawrence motioned to adopt the June 18, 2024, Planning Commission Regular Meeting Minutes.

Vice Chair Lasher seconded the motion.

Vote 4-0-1 to approve (Barbour Absent).

PUBLIC HEARINGS.

1. ZOTA-24-2 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 As a part of the creation of the new, stand-alone Ordinance, the Zoning Ordinance must be revised to remove the out of date erosion and stormwater management regulations found in Article 4 and Article 5, as well as update several sections of the Zoning Ordinance that currently refer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. This is a Town-initiated text amendment so as to remain in conformance with the requirements of the Code of Virginia, Section 62.1.44.15:51 Erosion and

Sediment Control Law and Section 62.1-44.15:24 Stormwater Management Act, which became effective on July 1, 2024.

Ms. Heather Jenkins, Zoning Administrator, gave an overview of the application.

Chair Stewart opened the Public Hearing at 7:01 PM. The following citizens spoke to the application:

None

Chair Stewart closed the Public Hearing at 7:01 PM.

The motion was made by Commissioner Lawrence and seconded by Vice Chair Lasher to recommend approval to the Town Council. The motion was approved 4-0-1.

Ayes: Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair;; Mr. James Lawrence; Mr. Steve Ainsworth

Nays: N/A

Abstention: N/A

Absent: Ms. Darine Barbour, Secretary

WORKSESSION ITEMS.

1. 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. (GPINs 6984-16-7013, 6984-15-1823, 6984-15-1930, and 6984-16-5101)

Ms. Denise Harris, Planning Manager gave an overview of the application.

Mr. John Foote, Applicant's Representative, gave a presentation.

Mr. Foote spoke to the Rowland vs. Town of Warrenton Virginia Supreme Court ruling, size of available parcel, age restriction, specific focus on target group, establish of phases, assurances of affordability.

Mr. Foote referenced a 1980s Special Use Permit for the existing church.

Mr. Foote indicated there would be a senior technology area, fitness area, and pet therapy.

Mr. Foote reviewed the staffing levels, plans for a 12 person van, resulting in an estimated 68 trips per day or the equivalent of seven single family dwellings.

Mr. Foote spoke about the proposed 19,000 square feet multipurpose recreational center.

Mr. Foote reviewed pedestrian connectivity, proffers, buffers, and provision for a fence with landscaping.

Molly Brooks, Hero's Bridge Board of Directors, spoke to the mission and creation of the non-profit.

Ms. Brooks spoke to a market study that reviewed the needs for low-income senior housing. Need 398 units to meet demand. Looked at multiple sites, including Remington, Midland, and Vint Hill.

Vice Chair Lasher restated the number 1 issue is social isolation, number 2 is housing, number 3 is transportation for seniors.

Commissioner Lawrence stated he is supportive of idea, but a lot of detail is needed and requested more information on the old SUP. He asked if there are plans to rent out office.

Mr. Foote and Ms. Brooks stated that Phase 2 office solely serves the church and Hero's Bridge. It is intended to be built to serve intergenerational design for blended environment.

Commissioner Lawrence asked if there was a plan for retail.

Mr. Foote stated no retail is planned.

Commissioner Lawrence asked for clarifications on the proposed sidewalk connections.

Mr. Foote and the Applicant's engineer Jeremy Karls explained the sidewalk connects to Sullivan Street.

Vice Chair Lasher pointed out there are no sidewalks on Sullivan behind the BP station, He asked if the Phase 2 parking lot was illustrative and is it reconfiguring or increasing number of parking for church.

Mr. Karls stated the church is overparked now and planned to be reconfigured.

Vice Chair Lasher asked the Applicant to review the list of amenities.

Mr. Foote stated there would be a wildlife habitat designation, small office community center (movie viewing, technology, arts and crafts, music, pet therapy, fitness) outside walking trails, existing flagstone garden for meditation, and fitness stations.

Commissioner Ainsworth stated he sees value and need but details need to be laid out. Look at the multi-purpose building and make sure there is no conflict with the existing SUP. He asked is the units will be leased units and the overall organizational structure.

Ms. Brooks stated the preference points are low income, socially isolated, and from five county service area seniors. Hero's Bridge would have a long term (69 years) ground lease from church. Rentals would be between Hero's Bridge and veterans with the unit structures owned by Hero's Bridge.

Chair Stewart expressed support for the concept. He questioned the parking spaces between units and church. Residents are not precluded from owning cars and pedestrian connectivity between the units and the church.

Mr. Karls reviewed the pedestrian walkway designed to accommodate emergency services between the units.

Chair Stewart asked if there will be pet waste receptacles. He stated he likes the idea of a dog park but did not see the details.

Commissioner Lawrence asked if the project would be restricted to veterans in perpetuity.

Mr. Foote stated it will be proffered.

Chair Stewart thanked applicant for the work session.

COMMENTS FROM THE COMMISSION.

Commissioner Ainsworth confirmed there is no Planning Commission meeting next week.

Commissioner Lawrence requested a second work session on ZMA 2024-01.

Mr. Foote stated the Applicant will accommodate Planning Commission as possible.

COMMENTS FROM THE STAFF.

The Town Council appointed the Zoning Ordinance Update Steering Committee. Commissioner Barbour is appointed to serve with ten others.

Two Planning Commissioners, Lasher and Barbour, will be attending with staff the annual APA-VA conference in Williamsburg next week.

No Planning Commission meeting next week.

Work session next month on a SUP application for a car dealership at 71 S Fifth Street where there was previously a non-conforming dealership.

Planning Commission Bylaws need updating to incorporate new State Code notice requirements.

Town Council updated Electronic Meeting policy per State Code.

ADJOURN.

Commissioner Ainsworth moved to adjourn, seconded by Vice Chair Lasher. With no further business, the Chair adjourned at 8:02 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on July 16, 2024.

Darine Barbour, Secretary
Planning Commission

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