



**PLANNING COMMISSION REGULAR MEETING
TOWN OF WARRENTON**

MINUTES

A REGULAR MEETING OF THE TOWN OF WARRENTON PLANNING COMMISSION WAS HELD AUGUST 16, 2022, AT 7:00 P.M. IN THE MUNICIPAL BUILDING IN WARRENTON, VIRGINIA

P R E S E N T Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Steve Ainsworth; Mr. Ali Zarabi; Mr. Gerald Johnston; Mr. Ryan Stewart; Ms. Denise Harris, Planning Manager; Mr. Rob Walton, Community Development Director

A B S E N T

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Ms. Helander called the meeting to order at 7:00PM.

Ms. Susan Helander states we have four advertised public hearings. Per the request of the applicants two have been postponed.

Ms. Helander states there is no public hearing for ZMA/CP/SUP2021-01 Waterloo Junction.

Ms. Helander states there is no public hearing for ZMA/SUP2021-01 Harris Teeter. The Planning Commission will need to make a motion to move the Public Hearing to September since it was held open previously.

PUBLIC HEARING

ZMA 2021-01/SUP 2021-01 North Rock Harris Teeter Service Station - APPLICANT REQUEST POSTPONEMENT

Mr. Ryan Stewart moved to approve the motion at the request of the applicant to move the ZMA 2021-01/SUP 2021-01 North Rock Harris Teeter Service Station to September 20th, 2022, Regular Meeting for a public hearing.

Mr. James Lawrence seconded. All were in favor, no discussion, vote was unanimous as follows:

Ayes:	<i>Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Gerald Johnston; Mr. Ali Zarabi; Mr. Steven Ainsworth; Mr. Ryan Stewart</i>
Nays:	<i>None</i>
Absent During Vote:	<i>None</i>
Abstention:	<i>None</i>

A Zoning Ordinance Text Amendment (ZOTA 2022-2) to Article 3 as it Relates to Property Maintenance Within the Historic District

A Zoning Ordinance text amendment to Section 3-5.3.4.10 Hazardous Buildings or Structures and Section 3-5.3.4.11 Demolition By Neglect which sets forth when a Certificate of Appropriateness is not required prior to the demolition of a building and also providing specific examples of what can be considered Demolition By Neglect.

Mr. Rob Walton states to the Commission there are changes to the Town Code as it relates to property maintenance. He presents the zoning ordinance text amendment and states this is a follow up to Article 3 within the Historic District two sections, hazards building and structures and the demolition by neglect.

Chair: Helander asks if there are any questions.

Mr. Ali Zarabi asked Mr. Walton to give an overview on the actions the Town and Commission is taking in reference to this application.

Mr. Walton gives a brief overview of Section 3-5.3.4.10 Hazardous Buildings or Structures and Section 3-5.3.4.11 Demolition By Neglect.
Mr. Ali Zarabi asks at what point is an oversight with the (ARB) Architectural Review Board pertaining to significant properties in decline.

Mr. Walton explains the process and abilities of the ARB.

Mr. Steven Ainsworth asks if there is a specific incident that prompted this change.

Mr. Walton explains the Town looked at its ordinances and found town code was out of date. That there are a number of properties the Town is currently looking at.

Mr. Zarabi asks Mr. Walton if there are funding options for those needing maintenance who may not be able to afford it?

Mr. Walton explains yes there are options.

Ms. Susan Helander opens the Public Hearing at 7:09 PM

Ms. Susan Helander invites Mr. John Albertella to the podium and asks him to state his name and address.

Mr. John Albertella of 360 Culpeper St, Warrenton VA states the recent amendments to the Ordinance adopted by the Council in regard to building codes are long overdue. The prevention of demolition and neglect is important to him.

Mr. Albertella he states he wholly endorses and congratulates the Town for bringing them to the floor and passing them.

Ms. Helander closed the Public Hearing at 7:13 PM

Ms. Helander asks if the Planning Commission has a motion.

Mr. Ali Zarabi moved to approve the Zoning Ordinance Text Amendment (ZOTA 2022-2) to Article 3 as it Relates to Property Maintenance Within the Historic District and Mr. Ryan Stewart seconded. All were in favor, no discussion, vote was unanimous as follows:

Ayes:	<i>Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Gerald Johnston; Mr. Ali Zarabi; Mr. Steven Ainsworth; Mr. Ryan Stewart</i>
Nays:	<i>None</i>
Absent During Vote:	<i>None</i>
Abstention:	<i>None</i>

Zoning Ordinance Text Amendment (ZOTA 2022-1)

An Applicant Initiated Zoning Ordinance Text Amendment (ZOTA 2022-1) To Increase the Permitted Density in the Central Business District from Twenty-Five (25) Units Per Acre to Fifty (50) Units Per Acre on Parcels Less Than 1/2 Acre. The Proposal Also Includes Allowing Apartments as a Stand Alone Use or Part of a Mixed-Use Development with the Approval of a Special Use Permit.

Mr. Rob Walton gave a brief presentation on the application.

Mr. Walton states the introduction regarding the stand-alone apartments and mixed-use development has been removed.

Mr. Walton states what is currently proposed, 25 units per acre is being increased to 50 dwelling units per acre on parcels that are less than half an acre.

Mr. Walton explains density increases and standards being proposed. Additional standards in Article 9.

Mr. Walton explains there are a couple of parcels that will benefit from this.

Mr. Walton introduce the Applicant Mr. Charles Mothersead.

Mr. Mothersead gave a brief presentation and explains his submittal to request for a Zoning Ordinance Text Amendment to Articles 3, 7, and 9. changes to Article 7 - Parking and Article 9 - Supplemental Regulations, and the Fee Schedule pertaining to the apartment use.

Ms. Helander asks the Commission if they have any questions for Mr. Mothersead.

Mr. Ali Zarabi asks for clarification on the ground floor.

Mr. Mothersead states the request for ground floor residential has been removed as it exists in other sections of the Zoning Ordinance.

Mr. Zarabi asks in order to determine to basis for this density bonus did he use a Floor Area Ratio to determine the maximum usage for a particular lot.

Mr. Mothersead explains he had to use density.

Mr. Zarabi asks Mr. Mothersead did he use FAR as a model.

Mr. Mothersead explains no. He did the calculations of the TFB previous Fauquier Bank. On a raw acreage basis, it would be more than 12 units.

Mr. James Lawrence states that previously the Planning Commission have asked the Applicant to set aside for affordable housing and that he expressed this is a difficult proposal based on the size of the units.

Mr. Mothersead states it is difficult based on the percentage of the set aside.

Mr. James Lawrence states there is no affordable housing component.

Mr. Mothersead states that is correct.

Mr. Lawrence asks Mr. Mothersead if the Applicant Mr. Alls he has multiple applicants units in Town.

Mr. Mothersead states yes.

Mr. Steven Ainsworth explains affordable housing is part of the overall Comprehensive Plan.

Mr. Mothersead states Town adopts this does not preclude other things from modifying it in the future if a decision is made on the best course to take with affordable housing.

Mr. Lawrence asks Mr. Walton what the units per acre is over the proposed development over by O'Brien's.

Mr. Walton responds approximately 10 Units per acre.

Mr. Lawrence states he has a problem with this level of density in downtown. This is a ballpark 5 times as dense as O'Brien's.

Public hearing opens at 7:35 PM. There were no speakers.

Public hearing closed 7:35 PM

Ms. Helander asks if the Planning Commission has any questions.

Mr. Steven Ainsworth makes a statement comparing O'Brien's and Waterloo Junction to downtown saying they are apples and oranges.

Mr. Stewart explains there is a great opportunity to make this a better solution for the property owners for increasing the opportunities for people to live, work, dine and recreate in one location downtown.

Mr. Stewart states his reservation is lack of affordable housing.

Mr. Lawrence explains the Applicant has repeated their refusal to work on the affordable house part.

Mr. Zarabi explains that under the general aspirations of 15 envisioned for the Main Steet corridor there is an opportunity to better utilize the spaces that are available. He does not have any major objections to this proposal.

Mr. Gerald Johnston explains that smart development is needed and mentions the O'Brien's application. Until the infrastructure issue solved regarding streets there.

Mr. Johnston states he is not for this increased density right now there until other things are taken care of.

Ms. Susan Helander inquires what about Parking.

Mr. Johnston explains the parking is part of his infrastructure concern and. Town does not have the money it would take to build a parking garage.

Ms. Susan Helander explains people who rent in town may have a car and they will be parking in the already crowded parking lots. There is not a good solution as to where these people will park.

Mr. Ainsworth states a sad state of affair for bicycle parking and that should be addressed as well.

Ms. Helander asks for a motion.

Mr. Steven Ainsworth moved to recommend approval of the Applicant Initiated Zoning Ordinance Text Amendment (ZOTA 2022-1) To Increase the Permitted Density in the Central Business District from Twenty Five (25) Units Per Acre to Fifty (50) Units Per Acre on Parcels Less Than 1/2 Acre. The Proposal Also Includes Allowing Apartments as a Stand Alone Use or Part of a Mixed-Use Development with the Approval of a Special Use Permit and Mr. Ali Zarabi seconded the Motion Fails, vote was as follows:

Ayes:	Mr. Ali Zarabi; Mr. Steven Ainsworth; Mr. Ryan Stewart
Nays:	Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Gerald Johnston.
Absent During Vote:	None
Abstention:	None

Ms. Helander states per Roberts Rules the motion fails with a tie.

APPLICANTS REQUEST POSTPONEMENT

ZMA/CP/SUP 2022-01 Waterloo Junction - POSTPONED By Applicant

COMMENTS FROM THE COMMISSION

Ms. Susan Helander states there is a Work Session next week for the SUP Oakview Bank Drive Through. Amazon is not on the Ms. Helander states the Planning Commission has have specific questions for the Amazon Applicant to forward those to the Chair.

Ms. Helander asks the Commission if they have any questions.

Mr. Zarabi states at the last meeting he asked Mr. Walton about if the public is being charged under FOIA to view the Planning Commission Meetings. He thanked Mr. Walton for responding to the Commission the following day with clarification of rules, procedure, and process.

Mr. Zarabi expressed for the record that he had hard time with the reluctance from the legal representation that evening who did not clarify the process and allowed Mr. Walton to take the blame and responsibility.

Mr. Walton stated the Town Attorney is not part of the processing of the FOIA requests as it relates to changes and would be unaware of the associated costs.

Mr. Stewart welcomes Mr. Martin the new interim Town Manager and states he looks forward to working with him and thanked Mr. Cureton for serving as the acting Town Manager.

Mr. Stewart states in regard to the Harris Teeter application, the Commissions received a petition from the Warrenton BP not in favor of approving the fuel pumps.

COMMENTS FROM THE STAFF

Mr. Walton Town has updated its policy, the Planning Commission, recordings are available on the website.

There were no other comments.

ADJOURN

Mr. James Lawrence moved to adjourn and Mr. Ryan Stewart seconded. With no further business this meeting was adjourned at 7:59 P.M.