



**400 Holiday Court
Suite 105
Warrenton, Virginia 20186**

June 16, 2021

Members of Town Council
Town of Warrenton
21 Main Street
Warrenton, VA 20186

Dear Council Members:

I am a property owner in Old Town Warrenton located at 54 East Lee Street. I am in full support of increasing the by-right, multi-family density in the Central Business District (CBD) on properties located on Horner Street, Main Street and Lee Street from 25 dwelling units per acre to 50 dwelling units per acre. This increase in density will help our Old Town become more walkable and, in turn, increase patronage to Old Town merchants. This would also encourage retention and renovation of Old Town buildings through the flexibility of adaptive reuse of properties. Further, the requirement of office/retail on the street level should be relaxed on Horner Street and Lee Street but remain a requirement on Main Street.

In concert with this proposed text amendment, the parking requirement should also be relaxed and allow properties within 500 feet, instead of the current 300 feet, of public parking areas to reduce the requirement of off-street parking.

Thank you for your consideration in this request.

Respectfully,

Warren B Watkins, III
1-(540)-428-3050