



**Planning Commission Work Session**  
**SUP 24-01: 71 S. Fifth Street**  
**Car Dealership**  
**August 27, 2024**

# Request

## SUP 24-01 – Work Session

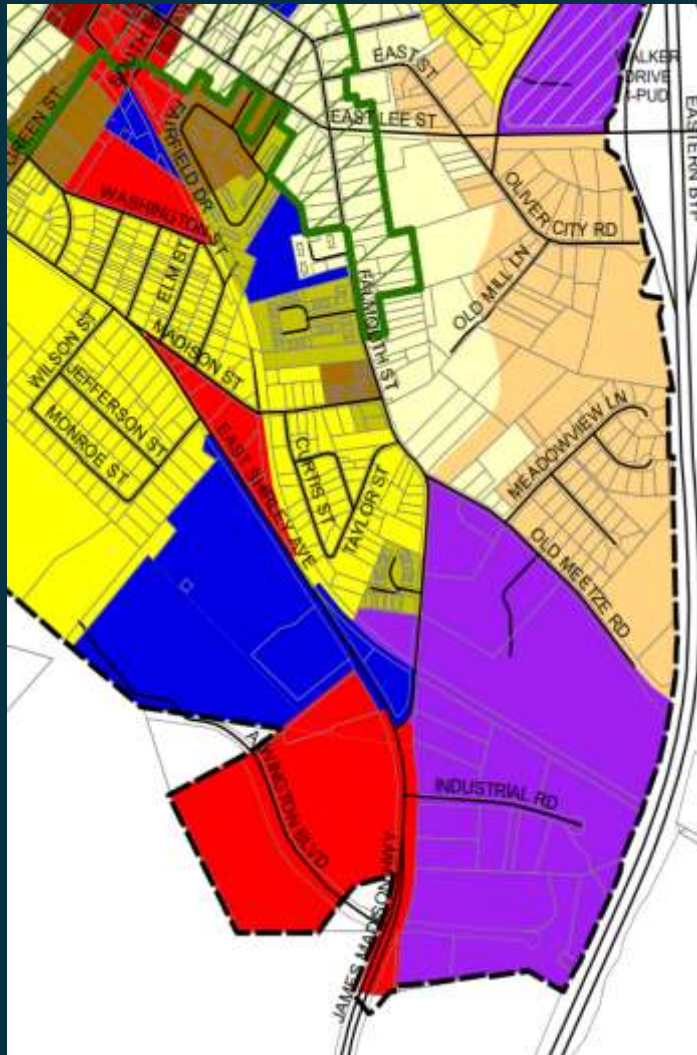
- GPIN: 6984-42-4640-000
- Property Owner: Mr. Robert Samia
- Representative: Mr. Robert Samia
- Zoning: CBD
- Comprehensive Plan: Old Town Mixed Use
- Applicant is requesting permission for the reinstatement of the use of the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.11.1 of the Zoning Ordinance.





# Adjacent Uses

## Zoning Map



## Zoning Districts



## Future Land Use



# Staff Review

- Plan Warrenton 2040
  - Old Town Mixed Use
    - Has been operated as a car dealership for decades.
- Zoning Ordinance
  - Parking
    - Ensuring appropriate parking spaces for employees and customers and for other vehicles; and
    - Traffic flow in and out of parcel; and
    - Loading and unloading space.

# Existing Parking Spaces

Parking Spaces  
(Not to Scale)



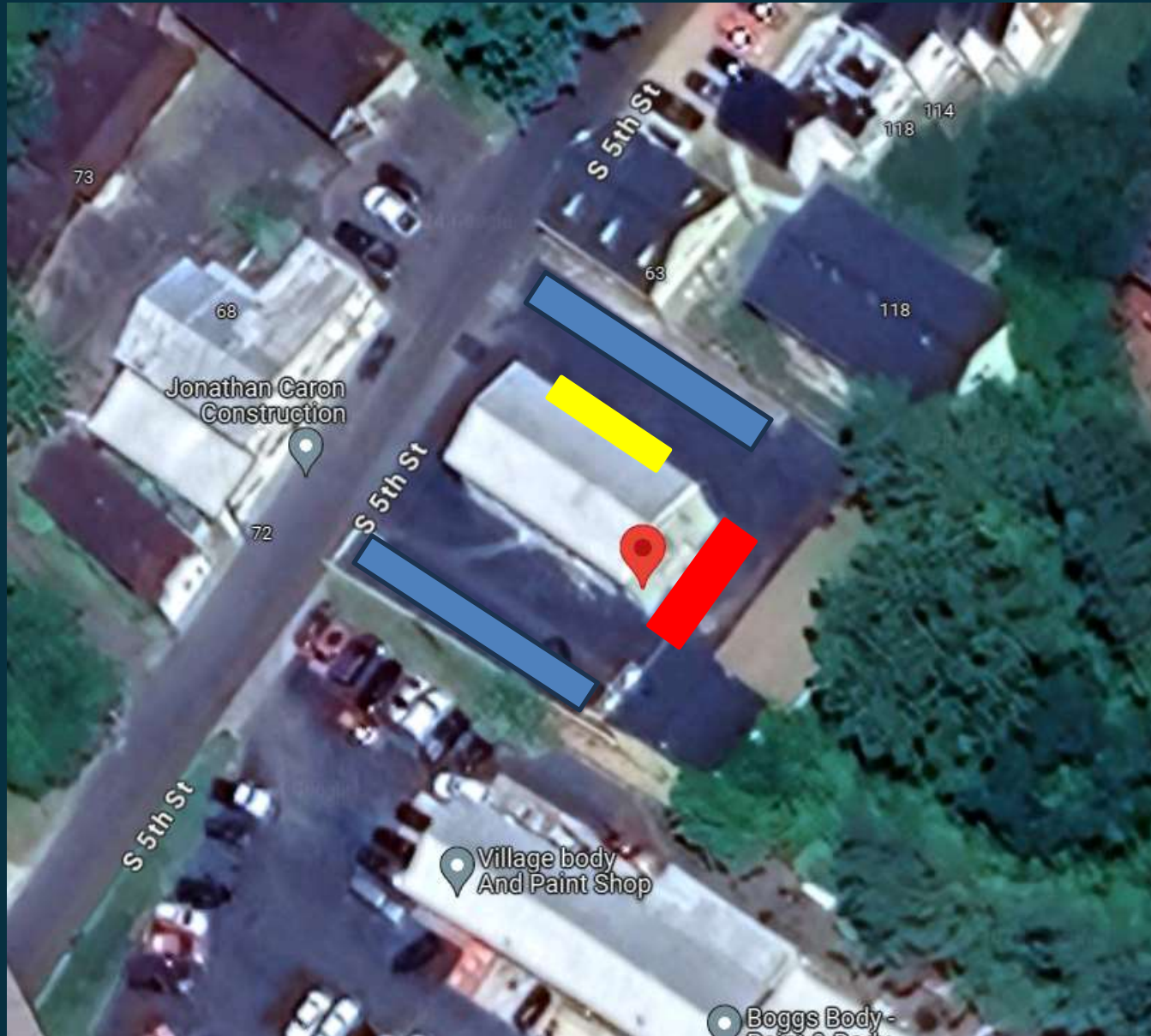
Employees  
(4 spaces)



Customers/  
Additional  
(2 spaces)



Other  
vehicles (12  
spaces total)





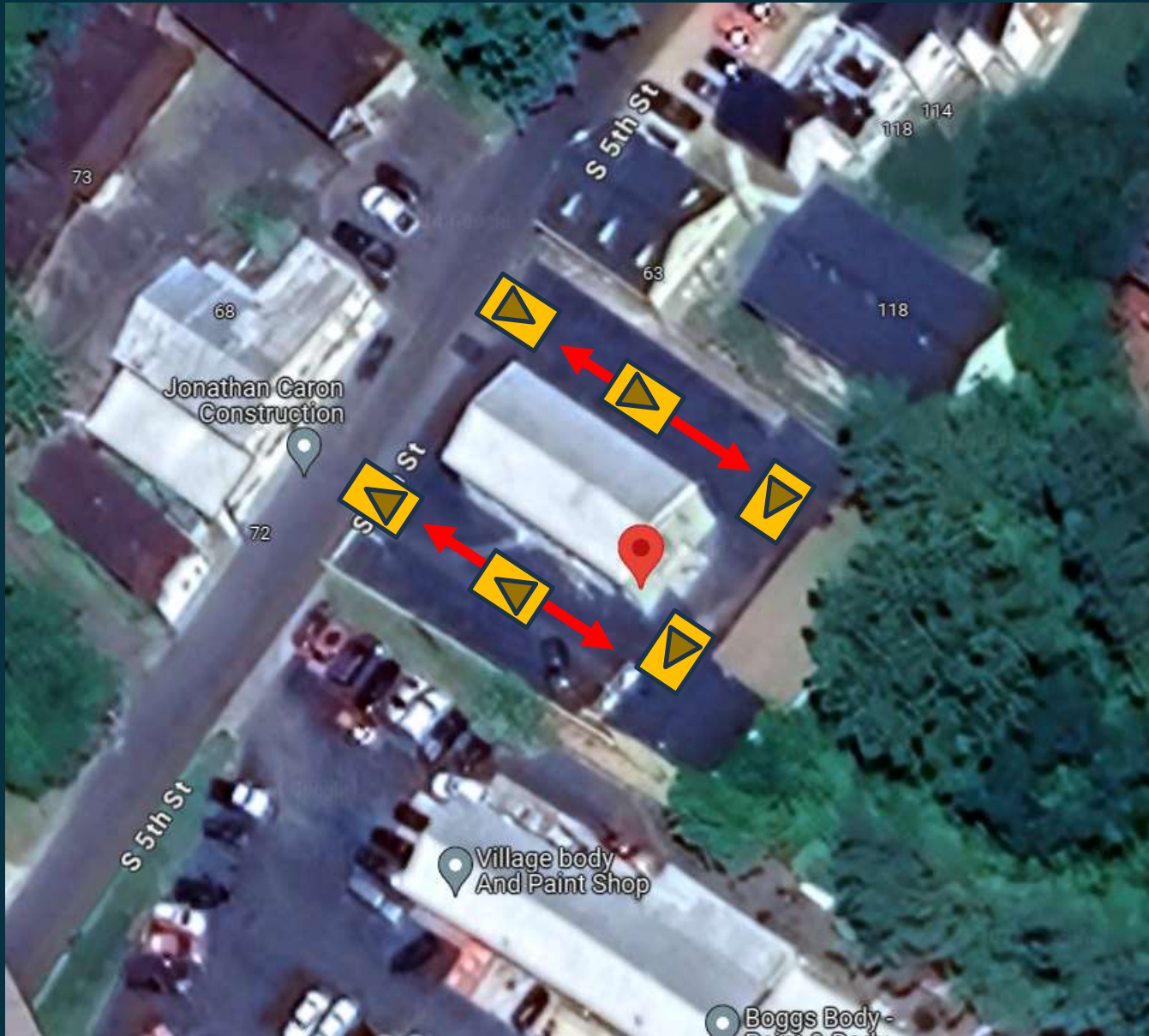
# Existing Traffic Flow/Loading & Unloading



Traffic flow



Loading &  
Unloading



# Street View





# Street View





# Street View



# **Staff Recommendation**

- Hold Work Session
- Direct Applicant/Staff Next Steps
- 100-Day: August 27, 2024 – December 5, 2024





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