



PLANNING COMMISSION REGULAR MEETING

Tuesday, September 17, 2024 at 6:00 PM

AGENDA

6:00 PM CALL TO ORDER

CLOSED SESSION

7:00 PM REGULAR MEETING AND ESTABLISHMENT OF A QUORUM

ADOPTION OF MINUTES.

1. July 16, 2024 Draft Regular Meeting Minutes
2. August 27, 2024 Draft Work Session Minutes

HEARING OF PUBLIC HEARING ITEMS.

3. **SUP 2024-01: 71 S. 5th Street.** The Owner/Applicant, Mr. Robert Samia, seeks a Special Use Permit for the reinstatement of a pre-existing use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). The Applicant is requesting permission for 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, as the non-conforming use as an auto-dealership lapsed in the last few years. The property is a zoned C (Commercial) and designated Old Town Character District in Plan Warrenton 2040 (GPIN 6984-42-4640-000).
4. **ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge** – The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to ages 65 and older. The application includes a Small Office/Community Center to be constructed in Phase 1 and a Multipurpose Recreational Center in Phase 2. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.

WORKSESSION ITEMS.

5. Planning Commission Bylaws Update Discussion

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

6. Planning Commission Terms

Strong Towns Community Event

Land Use Applications

September Work Session/October Meeting

Holiday Meeting Schedule

ADJOURN.