



## PLANNING COMMISSION REGULAR MEETING

Tuesday, February 20, 2024 at 7:00 PM

### AGENDA

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#### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

#### ADOPTION OF MINUTES.

1. January 16, 2024 Draft Regular Meeting Minutes

#### HEARING OF PUBLIC HEARING ITEMS.

2. *Continuation of December Public Hearing: ZOTA 2023-01 A Zoning Ordinance Text Amendment to Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District. Zoning Ordinance Section 9-18.10*  
- *Setbacks* requires that all telecommunication towers in all zoning districts be set back from property lines at a distance no less than the height of the tower. The applicant is requesting that the setback requirement be reduced within the PSP – Public Semi Public Zoning District to allow a setback that is less than the height of the tower, with certification provided from an engineer that a lesser setback is appropriate due to the design of the tower. Arcola Towers LLC (Applicant)/James P. Downey (Representative)

#### NEW BUSINESS.

3. 2023 Draft Planning Commission Annual Report

#### WORKSESSION ITEMS.

4. SUP 2023-04 Taylor Middle School - The Applicant is requesting a Special Use Permit for an expansion to an existing middle school. The property is zoned Public-Semi Public (PSP) on approximately 39.18 acres. The site includes Brumfield Elementary. Article 3-4.9.3 of the Town of Warrenton's Zoning Ordinance allows school expansion to existing facilities equal to or over 10,000 square feet with the approval a SUP by Town Council.

#### COMMENTS FROM THE COMMISSION.

5. APA-VA Conference Training
6. 2024 Planning Commission Goals

#### COMMENTS FROM THE STAFF.

#### ADJOURN.