



## PLANNING COMMISSION REGULAR MEETING

Tuesday, March 19, 2024 at 7:00 PM

### AGENDA

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

#### ADOPTION OF MINUTES.

1. Draft February 20, 2024 Planning Commission Meeting Minutes

#### HEARING OF PUBLIC HEARING ITEMS.

2. **Special Use Permit (SUP) 2023-04 W.C. Taylor Middle School**– the Applicant/Owner, Fauquier County School Board, is requesting a SUP per Article 3-4.9.3 of the Zoning Ordinance for an expansion in excess of 10,000 square feet to an existing middle school. The subject parcel is located in the Public-Semi Public (PSP) District of the Town of Warrenton Zoning Ordinance and is designated in the Greenway and Makers Character District as Public/Semi Public Non-Intensive on the Future Land Use Map. The subject parcel (GPIN 6984-48-7973-500) is located at 350 E. Shirley Avenue on approximately 39.1805 acres. The Applicant is requesting a waiver from Article 2-19 of the Zoning Ordinance to allow multiple retaining walls in excess of six feet.

#### WORKSESSION ITEMS.

3. ZOTA 2023-01 A Zoning Ordinance Text Amendment to Reduce the Setback Requirement for Telecommunication Towers (*REVISED BY APPLICANT*). 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 full height of the tower. The applicant is requesting that the setback requirement be reduced 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. This text amendment application was revised following the February 20, 2024 Public Hearing, where the representative waived the 100-day deadline for Planning Commission action, and requested a deferral to revise the application so that the setback reduction would apply in all Zoning Districts throughout the Town. Arcola Towers LLC (Applicant)/James P. Downey (Representative)
4. SUP 2022-03 Warrenton Village Center, the Owners, Jefferson Associates LP and Warrenton Center, LLC with the Applicant, NewCastle Development Group, seek a Special Use Permit for two parcels totaling approximately 29.05 acres to create a mixed use development in the existing Warrenton Village Center. The proposal includes apartments, 2 over 2s, and townhomes with the addition of central plaza, parking garage, enhanced internal road network, and pedestrian infrastructure to promote walkability. The properties are zoned Commercial and designated in the New Town Character District of Plan Warrenton 2040. (GPINs 6985-20-7247 and 6984-29-6753)

**COMMENTS FROM THE COMMISSION.**

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

**COMMENTS FROM THE STAFF.**

**ADJOURN.**