



PLANNING COMMISSION REGULAR MEETING

Tuesday, April 16, 2024 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

1. Draft March 19, 2024 PC Meeting Minutes

HEARING OF PUBLIC HEARING ITEMS.

2. ZOTA 2023-01 A Zoning Ordinance Text Amendment to Reduce the Setback Requirement for Telecommunication Towers (*2ND PUBLIC HEARING - 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)

WORKSESSION ITEMS.

3. SUP 2022-05 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.

COMMENTS FROM THE STAFF.

ADJOURN.