



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, June 20, 2023, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JUNE 20th, 2023, AT 7:00 P.M.

Regular Meeting

PRESENT

Mr. James Lawrence, Chair; Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour; Mr. Terry; Ms. Denise Harris, Planning Manager

ABSENT

None

REGULAR MEETING - 7:00 PM

At 7:01 pm on Tuesday, June 20th, 2023. The Planning Commission meeting was called to order.

APPROVAL OF THE MINUTES.

Draft December 20, 2023, Planning Commission Regular Meeting Minutes (Transcribed)

Chair Lawrence explains there are transcript errors to be corrected and these minutes will be reviewed again later.

Draft May 16, 2023, Planning Commission Regular Meeting Minutes.

Chair Lawrence explains he and Commissioner Lasher were not present for the May 16th, 2023, meeting and asks the Commission for a Motion.

Commissioner Stewart motions to approve the May 16th, 2023, set of Draft Minutes.

Commissioner Lasher seconds the motion.

The vote was as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour

Nays:

Abstention: Mr. James Lawrence, Chair; Mr. Terry Lasher

Absent:

The motion passed 3-0-2; minutes were approved.

PUBLIC HEARINGS.

1. **SUP Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres. Public Hearing was held open by the Planning Commission on its May 16, 2023, Public Hearing.**

Chair Lawrence reconvenes the Public Hearing.

Ms. Harris reviews the May 30, 2023, submission by the Applicant.

Chair Lawrence asks if the Applicant would like to speak before the Public Hearing.

Mr. David Norden, the architect on the project, representing the Church introduces himself and explains he does not have anything new to add that what Ms. Harris has presented.

Chair Lawrence asks if the Planning Commission has any questions.

The Planning Commission asks questions regarding parking, green space, demolition of existing building, timing of demolition, impact on adjacent properties, stormwater, and existing water runoff issues.

Mr. Norden addressed the Planning Commission.

Chair Lawrence opens the Public Hearing at 7:17 PM.

Public Hearing: SUP Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP		
Name	Address	Topic
Ali Zarabi	344 Richards Drive	Keeping existing building hinders grading of new building; existing water issues on to property; illumination and glare issues.
Craig Wilt	228 Chelsea Drive	Support of project
Bill Chipman	289 Winchester Street	Stormwater and runoff concerns; parking and loss of green space.

Planning Commission discusses stormwater and draft Conditions of Approval, specifically the wording of Condition 12 related to the timing of the demolition and a timeline on the temporary permit.

Chair Lawrence closes the Public Hearing at 7:40 PM.

Chair Lawrence asks the Commission for agreement on six months from start of the temporary occupancy the old building be demolished. The draft Condition is amended.

Commissioner Stewart motions the Planning Commission to recommend approval of SUP 2023-01 St John the Evangelist to Town Council to amend the approved SUP dated June 3rd, 1986, to allow for the 13,000 square foot office building, the Church and the School subject to the draft Conditions of Approval dated June 20th, 2023, as amended sheets 1-4 of the Special Use Permit plan created by Carson Land Consultants date February 10th, 2023, and reviewed through May 30th, 2023.

Commissioner Barbour seconds the motion.

Ayes: *Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour; Mr. Terry Lasher*

Nays:

Abstention: *Mr. James Lawrence, Chair*

Absent:

The motion passes to recommend approval to the Town Council.

COMMENTS FROM THE COMMISSION

Mr. Lawrence opens the floor to comments.

No comments from the Commission.

Mr. Lawrence explains the potential joint meeting between the Town Council and the Planning Commission trying to be scheduled. Please respond to the Town clerk with availability.

COMMENTS FROM STAFF

Ms. Harris explains the budget was passed by the Town Council.

Ms. Harris explains Walmart has submitted a SUP Amendment. VDOT Pipeline Study kicked on Shirley Avenue. Waterloo Junction easement issues for the new building. Kicked off the local Historic District survey.

Chair Lawrence asks where the two Smartscale roundabout locations.

Ms. Harris explains the Lee Highway/Blackwell Road and Lee/Broadview/Winchester intersections. budget was passed by the Town Council.

Chair Lawrence asks if Walker Drive and Lee Street are on the near horizon.

Ms. Harris explains VDOT to study and not fully funded at this time.

Vice Chair Stewart questions the round-abouts funding process.

Ms. Harris explains VDOT Revenue Sharing and Smartscale.

Commissioner Lasher questions the Waterloo Junction easements.

Ms. Harris explains.

ADJOURN.

Commissioner Lasher motions to adjourn. Seconded by Mr. Ainsworth. Motion passes unanimously.

Chair Lawrence with no further business this meeting was adjourned at 8:03 P.M.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on June 20, 2023.



Steve Ainsworth
Planning Commission Secretary