



## PLANNING COMMISSION WORK SESSION

21 Main Street

Tuesday, August 22, 2023, at 7:00 PM

### MINUTES

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#### AN OPEN MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 22nd, 2023, AT 7:00 P.M

##### Work Session

##### PRESENT

Mr. James Lawrence, Chair (Arrived 7:07 PM); Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Mr. Terry Lasher; Ms. Darine Barbour; Ms. Denise Harris, Planning Manager; Ms. Heather Jenkins, Zoning Administrator; Martin Crim, Town Attorney.

##### ABSENT

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#### WORKSESSION - 7:00 PM

##### 1. CALL TO ORDER

Mr. Ryan Stewart called the meeting to order at 7:00 P.M.

##### 2. WORK SESSION ITEMS

ZOTA-23-2 - A Zoning Ordinance Text Amendment Regarding Assembly Uses in the Industrial District. A work session to discuss potential revisions to Zoning Ordinance Article 3, Section 3-4.12 – *Industrial District* to address allowable Assembly uses in the District. The Ordinance currently permits several uses as by-right Permitted Uses where people gather for social, entertainment, cultural, educational and recreational purposes, where these uses are classified as Assembly uses by the Building Code. The Building Code classifies Churches as an Assembly use, however Churches are not listed as either a Permitted Use or a Permissible Use in the Industrial District. A text amendment to Section 3-4.12 was initiated by Town Council on May 9, 2023 to allow staff to begin work on potential revisions to the list of Assembly uses that are allowable in the Industrial District.

Heather Jenkins gave a staff presentation overview of the Town Council initiated Zoning Text Amendment.

Planning Commission asked for clarification on determining if a use is an Assembly use or not.

Heather Jenkins and Martin Crim clarified how the State Uniform Building Code establishes an assembly use.

Planning Commission raises questions regarding where there are assembly uses now in the Industrial District and how other jurisdictions regulate the use. There are questions on the current regulations on assembly uses related to occupancy, parking, traffic, and potential impacts.

Heather Jenkins reviews a map of the Industrial District, list of permitted uses, and provides examples from other communities.

Planning Commission directs staff to come back the following month for a second work session and requests information on benchmark communities; example thresholds of size, occupancy, usable parcels; existing uses and vacant parcels in the Industrial District.

### **3. COMMISSION COMMENTS**

None.

### **4. STAFF COMMENTS**

None.

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The Meeting was adjourned at 8:27 PM.

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### **ADJOURNMENT.**

With no further business, this meeting adjourned at 8:27 PM on Tuesday, August 22nd, 2023.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on August 22nd, 2023.



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Steve Ainsworth, Secretary  
Planning Commission