



# PLANNING COMMISSION

## Annual Report 2020





# PLANNING COMMISSION MEMBERS



Left-to-right: James Lawrence, Susan Helander, Mark Moore, Ryan Stewart, Ali Zarabi, and Gerald Johnston.

Susan Helander	<i>Chair</i> Appointed 2006
Ali Zarabi	<i>Vice Chair</i> Appointed 2001
Ryan Stewart	Appointed 2017
James Lawrence	Appointed 2018
Mark Moore	Appointed 2018
Gerald Johnston	Appointed 2018

9  
*Public Hearings*

26  
*Work Sessions*

# MEETING HIGHLIGHTS

## JANUARY

CP 2019-01 Old Alexandria Knolls (2232 Review) for a public road **PUBLIC HEARING**

ZTA 2020-01 to Update the Variance Standards found in Article 11 & the definition found in Article 12 **WORK SESSION**

ZTA 2020-02 to Amend Article 8 Relating to Street Trees **WORK SESSION**

Draft Planning Commission Goals **WORK SESSION**

## FEBRUARY

ZTA 2020-01 to Amend Articles 11 and 12 to Update the Variance Standards and Definition **PUBLIC HEARING**

ZTA 2020-02 to Amend Article 8 Relating to Street Trees **PUBLIC HEARING**

Draft FY2021-2026 CIP **WORK SESSION**

## JUNE

Plan Warrenton 2040. **MULTIPLE WORK SESSIONS**

SOTA 2020-01 Amendment to Require Inter-Parcel Access Identification Signage **WORK SESSION**

ZTA 2020-05 Amendment to Article 3 Related to the Central Business District (CBD) **WORK SESSION**

ZTA 2020-06 Amendment to Article 3 and Related Regulations Pertaining to the PSP District **WORK SESSION**

## JULY

Plan Warrenton 2040 **PUBLIC HEARING & WORK SESSIONS**

SOTA 2020-01 Amendment to Require Inter-Parcel Access Identification Signage **PUBLIC HEARING**

ZTA 2020-06 Amendment to Article 3 and Related Regulations Pertaining to the PSP District **PUBLIC HEARING**

CP2020-01/SUP2020-01 Milestone Tower **WORK SESSION**

## AUGUST

Plan Warrenton 2040 **MULTIPLE WORK SESSIONS**

SUP 2020-02 Walmart Amendment **WORK SESSION**

ZTA2020-0077 to Amend the Definition of Emergency Housing **WORK SESSION**

## SEPTEMBER

Plan Warrenton 2040 **MULTIPLE WORK SESSIONS**

CP2020-01/SUP2020-01 Milestone Tower **PUBLIC HEARING**

SUP 2020-02 Walmart Amendment **PUBLIC HEARING**

ZTA2020-0077 to Amend the Definition of Emergency Housing **PUBLIC HEARING**

ZTA Mixed-Use Zoning Ordinance Text Amendment in the Commercial (C) **DISTRICT WORK SESSION**

Planning Commission Meeting Schedule **WORK SESSION**

## OCTOBER

Plan Warrenton 2040 **WORK SESSION**

Transportation Planning **WORK SESSION**

Historic District Guidelines Update **WORK SESSION**

Eva Walker Master Plan **WORK SESSION**

Planning Commission Bylaws **WORK SESSION**

## DECEMBER

Plan Warrenton 2040 **WORK SESSION**

Eva Walker Park Master Plan **WORK SESSION**

## LEGEND

ZTA | Zoning Text Amendment  
SUP | Special Use Permit

CP | Commission Permit  
SOTA | Subdivision  
Ordinance Text Amendment

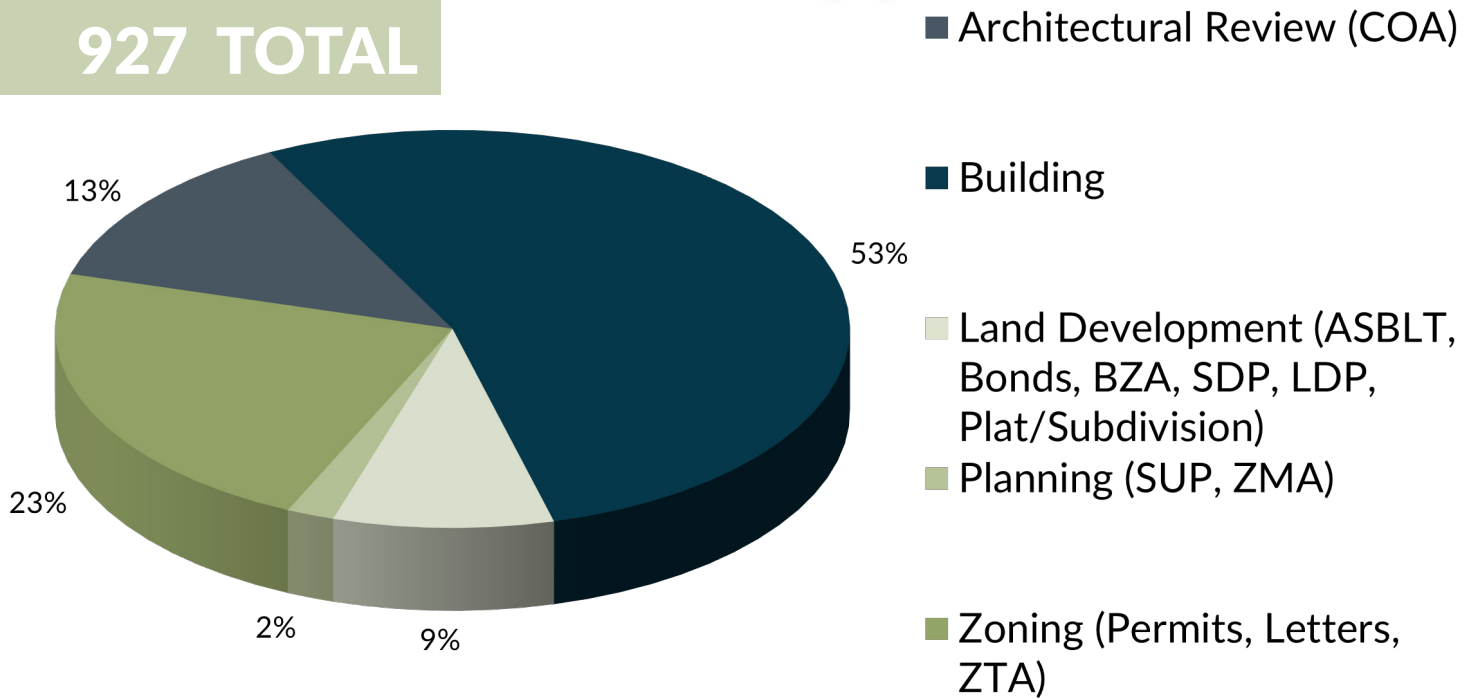
# 2020 Planning Commission Goals

- Provide the Town Council with recommendations on land use applications, policies, and plans that will result in balanced, equitable, orderly growth.
- Ensure recommendations are well informed and legally defensible.
- Be transparent and open to the public on all matters related to land use.
- Base recommendations on the adopted policy and plans that set forth the vision for the Town.
- Be engaged and informed on the Comprehensive Plan Update.
- Develop a best practice process for the adoption of the Capital Improvement Program.
- Be engaged and informed on the Comprehensive Plan goals in reviewing current land use applications.
- Continue to examine and attend training seminars.
- Collaborate with adjacent Planning Commissions.
- Perform site visits, as appropriate, for land use applications.
- Be engaged and informed on the activities of the Architectural Review Board.
- Learn from the success stories of other jurisdictions that are applicable to Warrenton.

# PERMIT PROCESSING

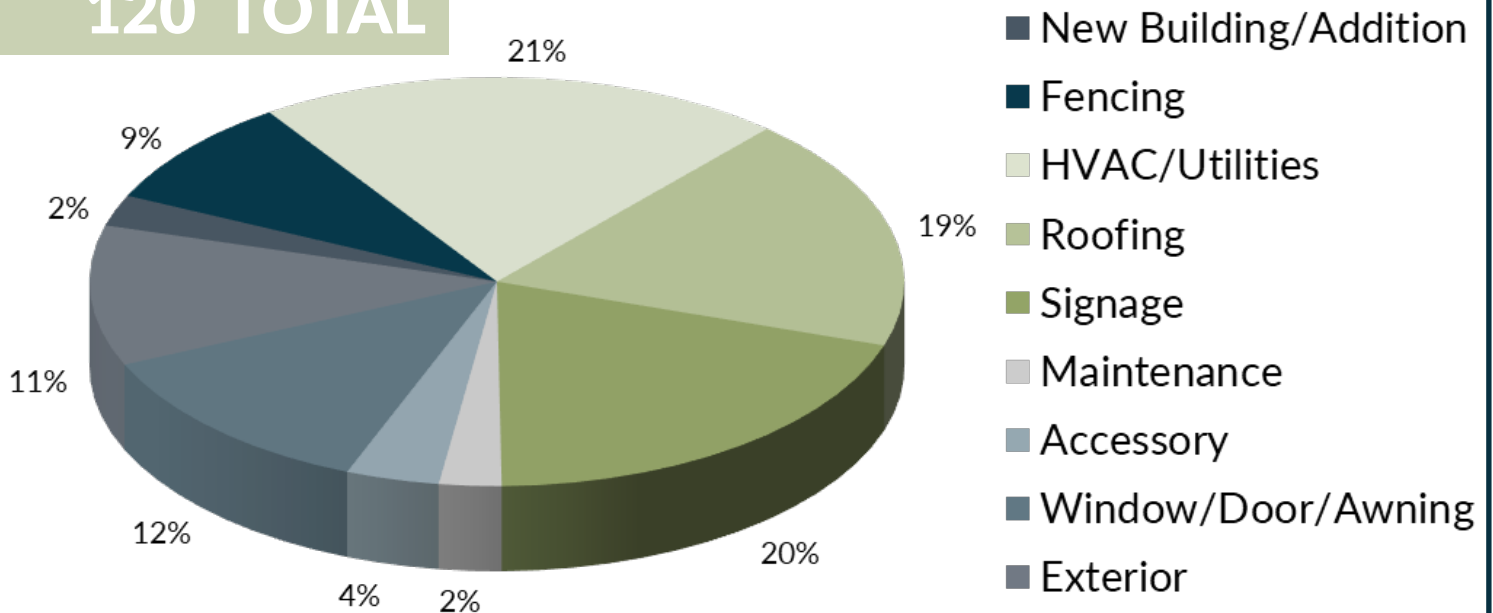
## 2020 Permit Applications

927 TOTAL



## 2020 Certificates of Appropriateness

120 TOTAL





# 2020 – THE YEAR OF THE COVID PANDEMIC

The COVID-19 pandemic resulted in the Governor of Virginia issuing a Public Health Emergency in March, 2020 that restricted non-essential activities. During this unprecedented, uncertain time the Planning Commission continued to process land use applications, hold public hearings, and conduct work sessions to ensure the continuance of government. Public hearing were live streamed and public input was enabled to be collected virtually. Adjusting to social distancing and health precautions, the Planning Commission's extraordinary work helped keep the Town moving forward.



*Farmer's Market drive-thru, 2020.*



Based on legal requirements and guidance, the Town of Warrenton adjusted its community events and outreach throughout the pandemic. The Farmers Market was launched initially as a drive through market. Community workshops were moved outside. Online surveys were implemented. By remaining flexible and creative, the Town continued to foster the sense of community during a time it was most needed.



# PLAN WARRENTON 2040

After extensive community input, profiled in previous Planning Commission Annual Reports, the Planning Commission held a public hearing and multiple work sessions on the draft comprehensive plan update. Revising a comprehensive plan is challenging during “normal” times; however, 2020 was a year unlike any other. Due to social distancing requirements, the Planning Commission made it a priority to invite the community to provide comments over the course of several months, in person and electronically, to ensure all voices were heard. Then the Planning Commission established a work group to edit the public hearing draft with staff. The result was Plan Warrenton 2040. A beautiful “living document” that captures the vision of the Town to help guide the community into the future.

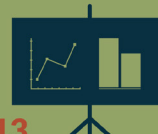
## PUBLIC OUTREACH



more than  
**16,012**  
**INDIVIDUAL**  
**ENGAGEMENTS**  
through public  
meetings, online, and  
published forms of  
outreach



equivalent of  
**3,313**  
**HOURS**  
of public comment  
& response  
through surveys



**13**  
**PUBLIC MEETINGS**  
including workshops, walkability audits, &  
the open houses.



**35**  
**PUBLISHED ARTICLES**  
**& POSTS**  
written by or for newspapers, electronic media,  
& the Town Crier.



OVER  
**2,058**  
**ONLINE PARTICIPANTS**  
for Virtual Town Hall and Plan Warrenton  
2040 website visits.



OVER  
**12,288**  
**SOCIAL MEDIA &**  
**WEBSITE VIEWS**



**21**  
**WORKING MEETINGS**  
with the Planning Commission & Town  
Council work sessions, including those held  
for the UDAs, and Steering Committee  
meetings.



**34**  
**COMMUNITY**  
**ORGANIZATIONS**  
**REACHED**  
including Habitat for Humanity, Rotary Club, Non-  
Profit Partnership for Community Resources, Old  
Town Merchants, Adult Day Healthcare Program,  
Chamber of Commerce, & more!

## WHO WE ARE

**10,027**

**24.4%**  
Under the  
Age of 18

**19.0%**  
Over the  
Age of 65



**4.5**  
SQUARE MILES



**SCHOOLS**  
2 High  
3 Middle  
5 Elementary

**FAUQUIER**  
**COUNTY SEAT**  
3 Courts  
1 Library  
1 Hospital



**ACTIVE LIVING**  
5 Parks  
1 Rail Trail  
2 Farmers Market



**BUSINESS**  
1 Main Street Program  
1 Local Chamber  
Business Licenses



## PLAN WARRENTON 2040





# EVA WALKER MASTER PLAN



- A HORNER STREET OVERLOOK ENTRANCE
- B SLEDDING HILL
- C CURVED STAIRCASES AND HILLSIDE SLIDES
- D CONNECTION TO PIEDMONT ENVIRONMENTAL COUNCIL'S GARDEN WALK
- E HAITI STREET PICNIC PAVILION
- F HAITI STREET GATEWAY ENTRANCE
- G EVA WALKER COMMEMORATIVE GARDEN



- H PERENNIAL GARDEN WALK
- I SPLASH PAD / STAGE
- J NATURAL AMPHITHEATER
- K WOODLAND WALK
- L MULTI-USE LAWN
- M NATURE PLAYGROUND
- N ALEXANDRIA PIKE GATEWAY ENTRANCE
- O EXISTING PAVILION
- P RENOVATED AND NEW BASKETBALL COURTS
- Q NORTH STREET GATEWAY ENTRANCE AND PARKING
- R HAITI STREET OVERLOOK ENTRANCE
- S EXISTING RESTROOMS

The Planning Commission held several work sessions and a public hearing on the Eva Walker Park Master Plan. This historical park, located adjacent to Old Town, serves as a central gathering location. Several partners helped to fund this exciting project, including a grant from the PATH Foundation and the AARP. The Master Plan honors the heritage of the park through a Commemorative Garden dedicated to Eva Walker with interpretive panels detailing the park's importance in the community; preserves and enhances the environmental features of the terrain; and provides passive and active activities for people of all ages and abilities.





## **Town of Warrenton**

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