



**PLANNING COMMISSION WORK SESSION
TOWN OF WARRENTON**

MINUTES

**A WORK SESSION OF THE TOWN OF WARRENTON PLANNING COMMISSION
WAS HELD MAY 25TH, 2020 AT 7:00 P.M. IN THE MUNICIPAL BUILDING IN
WARRENTON, VIRGINIA**

P R E S E N T Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair ; Mr. Ali Zarabi; Mr. Ryan Stewart; Mr. Gerald Johnston; Mr. Steve Ainsworth; Ms. Denise Harris, Planning Manager; Mr. Rob Walton, Director of Community Development

A B S E N T Mr. Mark Moore

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Ms. Susan Helander called the meeting to order at 7:00 P.M.

WORK SESSION

SUP 2021-02 Pawz Paradise Dog Daycare

Ms. Harris gave a brief presentation on the proposed Special Use Permit for a dog daycare off Broadview Avenue. She noted this request has come forward because the use requires a Special Use Permit in the Zoning Ordinance. The applicant is not proposing any changes to the exterior of the building or the existing parking and was present for questions.

Mr. Wanye Solomon, the applicant, gave a presentation to the Commission on the business and the services he plans to offer.

Mr. Ryan Stewart asked if the applicant plans to board animals overnight.

Mr. Solomon advised he is not seeking to board dogs at this time but may plan to do so in the future.

Mr. Lawrence questioned the availability of outdoor runs or ways to let the animals use the restroom outside.

Mr. Solomon stated staff would take the dogs to the local dog parks several times a day and the interior flooring will be made of turf padding designed for the dogs to use.

Mr. Zarabi asked how the business functions in terms of drop off and pick up.

Mr. Solomon advised the dog walking service is at each client's home.

Mr. Zarabi questioned boarding of animals at this location.

Mr. Solomon reiterated he is not seeking to do so at this time, but in about a year or two.

Mr. Zarabi questioned the impact on the residential neighborhood adjacent to the proposed facility.

Mr. Solomon stated the interior walls will have sound proofing.

Ms. Harris stated if the applicant expands the business beyond what they are seeking approval for at this time, they will need to submit for an amendment to their special use permit.

Ms. Helander asked if the veterinarian next door kept animals overnight after procedures were performed.

Mr. Solomon advised he spoke with the Veterinarian's clinical staff, who advised they do keep some animals overnight if needed for observation.

There were no further questions.

Ms. Helander stated there will be a public hearing on this item next month.

Request to Waive Certain Requirements of the Subdivision Ordinance Pertaining to 37 Spring Lane

Mr. Walton gave a brief presentation on the request to waive a portion of the Subdivision Ordinance to allow a subdivision street to end in a cul-de-sac and no connection to an adjoining property. He advised staff is looking for comments from the Commission and suggested changes if any.

Mr. Stewart asked if there was enough space to allow for setbacks or screening that may be required as far as the positioning of the cul-de-sac is concerned.

Mr. Walton confirmed, advising staff is looking at opportunities for additional screening in the cul-de-sac towards the road.

Mr. Ainsworth asked about the existing home in the proposed cul-de-sac.

Mr. Walton confirmed there is an existing single-family home, but he is unaware of the condition of the home and whether it will remain with the proposed subdivision.

Mr. Lawrence asked for justification in not providing a through street, similar to the Oak Street subdivision.

Mr. Walton clarified the Oak Street subdivision provided pedestrian access, such as crosswalks. He would like to work with the applicant to discuss the possibility of bringing the road further down towards the commercial area even though it is not ideal to serve a residential zone through commercial.

Mr. Zarabi agreed with Mr. Lawrence in exercising availability for connections and stated the Oak Street Subdivision had been a challenge due to elevation changes.

Ms. Helander asked if the Commission could individually drive to the site to get a visual.

Mr. Walton confirmed, adding Spring Lane is a public street and can be accessed by the Commission due to the application before them.

Mr. Ainsworth asked if the applicant has considered parking arrangements.

Mr. Walton advised the applicant simply has a concept plan at this time and would like to see about the waiver for the road first before spending money on engineering.

A discussion ensued regarding parking regulations and fire department access concerns.

There were no further questions.

A Work Session to Add A Data Center Use to the Industrial (I) District

Ms. Helander briefly explained the text amendment was initiated by Town Council last month and staff is asking the Commission for input.

Mr. Walton advised staff has received some interest for a data center in the I district, and the amendment would only apply to that district at this time. He explained the definition of a data center as defined in the ordinance.

Mr. Walton explained this use will have minimal impact on traffic, as this use typically does not have many employees.

Mr. Walton advised he is looking to the Commission for input, and he hopes to bring the text amendment back for consideration in June.

Ms. Harris asked the Commission to email her if they were interested in visiting a local data center that can be used as an example when considering the text amendment.

Mr. Lawrence questioned why Town Council would like the Commission to consider a data center when there is not an applicant seeking approval.

Ms. Harris advised the question comes up quite often, and Council would like to be able to provide answers.

Mr. Walton added data centers prefer to remain anonymous as long as they possibly can, and that is why Town Council has asked staff to take a look at a text amendment.

There were no further questions.

A Work Session to Discuss the Status of the Mixed-Use Zoning Ordinance Text Amendment

Mr. Walton reminded the Commission they did hold a public hearing on the mixed-use text amendment and received feedback from citizens asking the Commission to wait until the Comprehensive Plan was adopted. He advised staff has created a separate ordinance requiring a special use permit for mixed-use, effectively eliminating mixed-use as a by-right development in the Zoning Ordinance.

Mr. Walton advised he hopes to have a finalized version before the Commission in June in order to have the second public hearing also in June.

Mr. Zarabi expressed concern regarding the fast and easy approach to text amendments and the impacts to neighboring businesses.

There were no further questions.

2020 Planning Commission Annual Report Review

Ms. Helander briefly explained the Planning Commission is required per Virginia State Code to provide an annual report to the Town Council. She added staff has currently provided a draft report to the Commission for their review.

Ms. Harris gave a brief presentation on the annual report noting the number of permits has doubled the year prior.

Ms. Harris asked the Commission for edits or comments.

The Commission agreed the draft looks great.

COMMENTS FROM COMMISSION

Mr. Zarabi stated he was curious what the other Commissioners thought of Ms. Katherine Neville's sewer connectivity plan for the underserved communities in the Town. He would like to acknowledge her and her efforts.

Mr. Johnston wishes all Commissioners a safe and happy Memorial Day weekend.

A lengthy discussion on the one way street Third and Main and the issues it presents ensued.

COMMENTS FROM STAFF

Ms. Harris advised there are many land use applications currently under review by staff but will be making their way to the Commission for work sessions.

ADJOURN

Mr. Johnston moved and Mr. Lawrence seconded the meeting adjourned.