**Walter M. Gardner, Jr. Robert F. Davie Jr.**

 **Mayor Town Administrator**

**TOWN OF WARRENTON**

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**Zoning and Planning Committee**

**April 23, 2015**

The June 16, 2015 meeting of the Zoning and Planning Committee was called to order by Chairperson John Mooring. Committee member in attendance were Tom Hardy and John Mooring. Additional attendees were Town Administrator Robert Davie and citizen Debbe Speer.

Chairman Mooring called the meeting to order stating the purpose of the meeting was to consider zoning changes for solar farms and peddlers’ licenses.

Mooring stated that he preferred a change to the zoning ordinances allowing solar farms in the Industrial areas only with a Special Use permit. Further he preferred to rezone the previously approved solar farms from R-12 to Industrial.

Debbe Speer expressed concerns about any future solar farms abutting residential areas. It was noted that with the proposed change the only possible areas for new solar farms would be the large tracks where Peck manufacturing was once located and where Cast Stone Systems is currently located.

Mooring made his preference in the form of a motion, which was seconded by Tom Hardy. The motion was approved by a unanimous vote. Mooring asked that a public hearing be scheduled at 6:45 PM prior to the next commissioner’s meeting and that the item be added to the upcoming Planning Board agenda for consideration.

Peddlers’ licenses were discussed, the definition of a peddler being a vendor without a permanent location. Outside verses inside sales were noted as differences in the permitted use section of the zoning ordinances. Outside sales for a permanently located business is allowed in C-2 and permitted in C-1 via an approved conditional use permit. John Mooring recommended that Mitch Styers craft an ordinance for peddlers, limiting the location to C-2 as a starting point. Limits of days and times could also be included in the ordinance.

With no further business the meeting was adjourned.