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**Planning Board**

**Minutes**

**June 1, 2020**

**Warrenton Town Hall**

Chairman Wally Hurst called to order a meeting of the Planning Board at 5 PM at the Warrenton Town Hall. Attending were board members Georgiana Weddington, Bill Overby, Travis Packer, Town Administrator Robert Davie and Justin Cashman. On conference call were Chairman Wally Hurst, Fern Boyd and Kristy Steed. One member of the public included Jimmy Harris. A quorum was present.

**Request for Ordinance change to allow Multi-family Dwellings and Complexes as a special use in R-20**

Town Administrator Robert Davie described how multi-family dwellings are currently allowed in R-8 areas as a special use. Lot sizes in R-8 are typically not large enough for multi-family dwellings. Minimum lot size and typical lot sizes in R-20 are significantly larger. Making multi-family dwellings subject to a Special Use will place additional conditions on a development and would require Planning Board and Town Board review.

Travis Packer stated that if this ordinance change were to be approved, it would allow Warrenton to expand its population as well as help with water rates. He added that bringing more people to Warrenton would benefit all current and future businesses.

Jimmy Harris spoke against the petition stating that he is not in favor of allowing multi-family dwellings as a special use in R-20. He also voiced concerns and opposed the building size of a potential project on highway 158 business.

Bill Overby mentioned how size was a concern in the public hearing and asked if we could potentially monitor the size of future projects. Town Administrator Robert Davie described that the Special Use requirement would do that. Davie stated that the Special Use language which addresses the building size is “in harmony with existing development and uses within the area in which the project is to be located.

Travis Packer motioned to approve the ordinance change to allow multi-family dwellings as a special use in R-20, which was seconded by Georgianna Weddington. Fern Boyd and Kristy Steed abstained from voting. With the final vote being 4-0 of those in favor, the motion was approved.

With no further business the meeting was adjourned.

Respectfully submitted, Robert Davie.