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**Planning Board**

**December 7, 2022**

**Minutes**

In Chairman Tom Hardy’s absence, Ms. Cynthia Jenkins called to order a meeting of the Planning Board at 5:30 PM at the Warrenton Town Hall. Attending were board members George Humphries, Dian Sourelis, Carlos Verdaguer, Tracy Stevenson, and Commissioner Jason Young. Attending via Zoom was Board Member Georgiana Weddington. Applicants Daniel Beech and Susan Ely, and Kerr Tar COG representative, Frank Frazier were in attendance. A quorum was present.

Carlos Verdaguer made a motion to approve the October minutes with a second by Dian Sourelis. The minutes were approved by unanimous vote.

Cynthia Jenkins asked if any ex-parte communication had taken place. There was none. Ms. Jenkins inquired of conflicts of interest with the applicant or applications. There were none. Ms. Jenkins then opened the public part of the meeting.

**432 S. Main Street**

Property owner Daniel Beech has requested a Special Use permit to operate as an Air BNB at this location. Mr. Beech was sworn in and stated that the proposed location was a garage apartment that will sleep 4 occupants. He further stated there is ample parking within their private driveway and no parties or events would be allowed. George Humphries made a motion to approve the special use permit, with a second by Carlos Verdaguer. The motion was approved by unanimous vote.

**420 S. Main Street**

Property owner Susan Ely has requested a Special Use permit to operate as an Air BNB at this location. Ms. Ely was sworn in and stated that the proposed location was a guest bedroom and a study in her personal residence. She further stated there was ample parking and no parties or events would be allowed. Carlos Verdaguer made a motion to approve the special use permit, with a second by Dian Sourelis.

**Warrenton Comprehensive Plan Discussion**

Frank Frazier, with the Kerr Tar Council of Government, presented the group with a draft of the proposed Comprehensive Plan and directed the group to the Appendix C – Future Land Use Map

of the Town of Warrenton. The group discussed the map with George Humphries raising the question pertaining to the landfill area on Baltimore Road being zoned Residential instead of Industrial. Mr. Frazier stated that the Zoning Map was a separate issue than the Comprehensive Plan and would need to be addressed with Town Administrator, Robert Davie. Carlos Verdaguer raised the question of time frames for implementation of action items contained in the Comprehensive Plan. George Humphries stated that as the Planning Board they should meet regularly even if no other items were presented for consideration on the agenda just to keep the momentum up on working towards the goals of the Comprehensive Plan. Cynthia Jenkins made a motion to recommend the proposed Comprehensive Plan to the Town Board of Commissioners, with a second by George Humphries. The motion was approved by unanimous vote.

**Social District Ordinance**

The group discussed the ordinance as presented. Commissioner Jason Young stated there is a state law in place the prohibits Social Districts from crossing over state-owned roads which would affect Macon Street and Main Street. Cynthia Jenkins expressed her concern over the need for an increased police presence in the Social District as Warrenton Police Department is already short-staffed. Cynthia Jenkins made a motion to deny recommendation of a Social District based on the logistic and financial concerns associated with same, with a second by Dian Sourelis. The motion was approved by unanimous vote.

**Tree Canopy Ordinance**

The group discussed the ordinance as presented. Dian Sourelis made a motion to approve the ordinance, with a second by Carlos Verdaguer. The motion was approved by unanimous vote.

With no further business, the meeting was adjourned.