



PLANNING COMMISSION REGULAR MEETING

Tuesday, September 16, 2025 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

1. Planning Commission Meeting Minutes - August 19, 2025

HEARING OF PUBLIC HEARING ITEMS.

2. **LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 Variations and Exceptions and Section 4.2.10 Streets.** The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for an eight-lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant) Staff Lead - Heather Jenkins, Zoning Administrator (**WARD 2**)

WORKSESSION ITEMS.

3. SUP 2025-02 Home Depot - The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot located at 267 Alwington Boulevard to provide under cover storage for rental equipment by building 10' walls with a canopy that act as screening. The parcel is zoned Commercial and designed in the Greenway and Makers Character District. GPIN 6983-57-1258-500
4. Zoning and Future Land Use Map Update - Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification.
5. Training Budget Discussion - The Planning Commission will hold its second work session on exploring training opportunities for this fiscal year.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, August 19, 2025, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 19, 2025, at 7:00 PM

Regular Meeting PRESENT

Mr. Ryan Stewart, Chair; Ms. Darine Barbour, Secretary; Mr. Steve Ainsworth; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Ms. Heather Jenkins, Zoning Administrator; Mr. Patrick Corish, Associate Town Attorney

ABSENT

Mr. Terry Lasher, Vice Chair

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

The meeting opened at 7:00 PM by Chair Stewart and declared a quorum present.

ADOPTION OF MINUTES

Commissioner Lawrence moved to approve the May 20, 2025, meeting minutes. The motion was seconded by Commissioner Ainsworth. The motion passed 4-0 (Lasher absent).

WORK SESSIONS.

1. LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 *Variations and Exceptions* and Section 4.2.10 *Streets*. The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for an eight-lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant).

Ms. Heather Jenkins, Zoning Administrator, gave an overview of the application.

Chair Stewart opened the floor up to questions of staff.

Commissioner Lawrence inquired about the design standards of the future John Williams Way.

Commissioner Ainsworth sought confirmation that John Williams Way will intersect with E. Lee Street at Walker Drive.

Chairman Stewart confirmed that Monroe Estates and Warrenton Crossing were both envisioned to be interconnected.

Commissioner Lawrence reviewed how the residents are notified for the future public hearings.

Commissioner Ainsworth questioned Mr. Corish if the impact of a road connection to Falmouth Street on the two adjacent properties could be considered a hardship.

Mr. Corish indicated that hardships are normally considered for the applicant; however, in this case the external factors of a hardship on the adjacent properties could be a consideration.

Commissioner Lawrence asked if the road connection was made to Falmouth Street would the two adjacent properties be forced to rectify the non-conformities on their properties.

Ms. Jenkins stated no. The adjacent properties would become non-conforming if a connection was made to Falmouth Street. The impact would be if there was a future desire to improve the properties with home additions or decks as the setbacks are impacted.

Chairman Stewart asked if the Planning Commission was ready for a public hearing next month. With no objections, staff was directed to schedule the public hearing for the application in September.

2. Zoning and Future Land Use Map Update –

Ms. Denise Harris reviewed that effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification. She gave a presentation highlighting each subject parcel and asked the Planning Commission for guidance on how they would like to proceed.

Commissioner Ainsworth asked for clarification on the Character Districts of Plan Warrenton 2040. Ms. Harris reviewed the adopted Urban Development Areas and Character Districts history.

The Planning Commission questioned what the intent was for the two parcels owned by Van Metre but not part of the Arrington rezoning with the court order to be administered as PRD and Commercial.

Tom Marble, representative for Van Metre, explained the northern parcel was boundary lined adjusted to allow for the connector road to be adjusted to the west to avoid environmentally sensitive areas, while the southern 0.5 acre parcel was boundary line adjusted to create a consistent western border.

Commissioner Lawrence expressed an interest in reviewing the land uses with photos of each parcel. Van Metre agreed to provide an overview at the next work session of their properties.

The Planning Commission directed staff to schedule a second work session and stated the intent to move the recommended zoning and Future Land Use Map amendment forward concurrently.

3. Training Budget Discussion.

Chairman Stewart reviewed the Planning Commission is budgeted funds for training each fiscal year and asked how the Planning Commission might like to move forward this year. In previous years the Planning Commission has attended professional planning conferences, participated in certified planning commissioner training, and conducted field trips to other jurisdictions to meet with local planning commissioners and learn from peer communities. Secretary Barbour expressed interest in attending the VML conference in early October. Chairman Stewart asked the Planning Commission to think about training options and come back to the September meeting prepared to discuss further.

COMMENTS FROM THE COMMISSION.

Secretary Barbour asked for an update on the Broadview Safety Improvement Project regarding the newly installed lights.

COMMENTS FROM THE STAFF.

Ms. Denise Harris reviewed the Ward 2 community meeting from August 18th with the Commission, covered the applications coming before the Planning Commission, and gave an update on the Zoning Ordinance update.

ADJOURN.

Commissioner Lawrence moved to adjourn the meeting; Secretary Barbour seconded the motion. With no further business, the Chair Stewart adjourned at 8: 13 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on August 19, 2025.

Darine Barbour, Secretary
Planning Commission

DRAFT



STAFF REPORT

Planning Commission Meeting Date:	September 16, 2025
Agenda Title:	LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

The Daniels Property, located at 545 Old Meetze Road, is the subject of a proposed eight-lot residential subdivision, located between the Warrenton Crossing subdivision to the north, currently under construction, and the existing Monroe Estates subdivision to the south. The developer is seeking an exception from Subdivision Ordinance street standards to allow for a dead-end cul-de-sac roadway in place of a through-connection to Old Meetze Road.

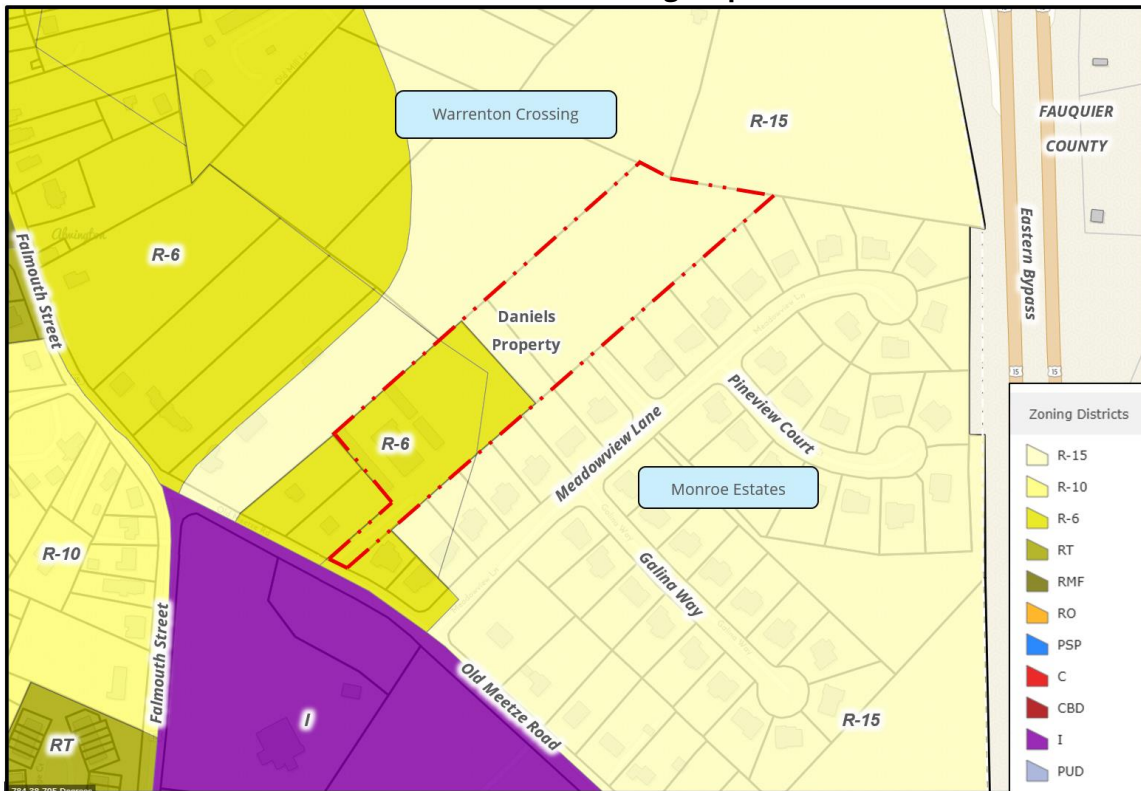
Subdivision Ordinance Section 4.2 *Streets*, subsection 4.2.10, prohibits dead-end (cul-de-sac) streets, unless approved by variation or exception as authorized by Section 2.7 *Variations and Exceptions*. The developer proposes to connect the eight-lot subdivision to existing and proposed stub streets, so as to avoid an additional intersection on Old Meetze Road in close proximity to existing single-family homes. The application materials, to include the Applicant's statement of justification, is included with this staff report as [Attachment A](#).

Per Section 2.7 *Variations and Exceptions*, approval for a dead-end cul-de-sac street can be authorized by Town Council only after a public hearing and recommendation from the Planning Commission. Such a request must follow the process set forth in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*.

BACKGROUND

The subject property, consisting of three separate parcels - PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, is located at 545 Old Meetze Road. The property totals approximately 5.34 acres, split-zoned to the R-6 and R-15 Residential districts. The property is currently owned by William Daniels LLC, as recorded in Deed Book 860 Page 501, deed included with this staff report as [Attachment B](#).

Location and Zoning Map



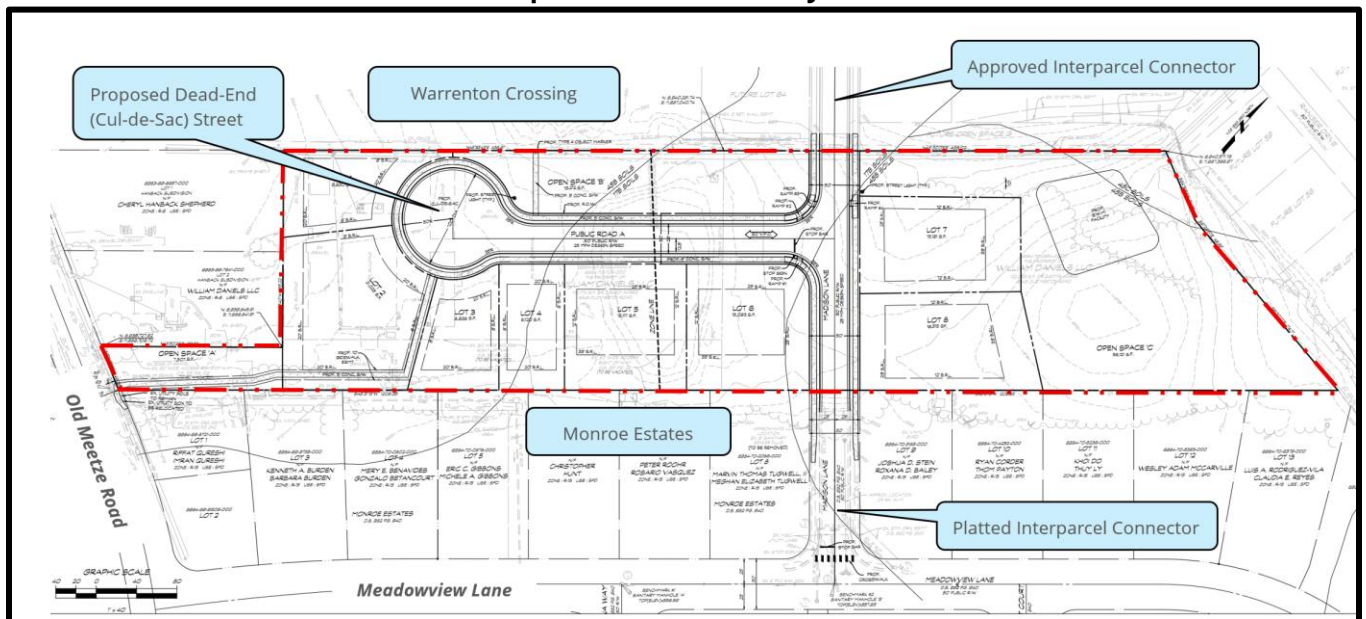
The eastern half of the property is vacant, existing as undeveloped land covered by a mixture of trees and grass; the western half of the property is improved with several non-residential buildings that have historically been used as a workshop (Old Town Woodwork, Inc.). Adjacent properties to the north and west are part of the Warrenton Crossing residential subdivision, a 135-lot single-family detached development that is currently under construction, as approved with Site Development Plan SDP-2014-04 and Land Disturbance Permit LDP-24-7. Adjacent properties to the south and east are part of the Monroe Estates subdivision, a 47-lot residential subdivision developed with single-family detached homes, accessed off of Old Meetze Road via Meadowview Lane. Two adjoining parcels are located between the subject property and Old Meetze Road that are not part of a recorded subdivision, consisting of PIN 6983-69-7841-000 (William Daniels, LLC; 539 Old Meetze Road) and PIN 6983-69-6857-000 (Shepherd; 527 Old Meetze Road). These two adjoining parcels consist of approximately one-half acre in size each, zoned to the R-6 Residential district, and both are improved with single-family detached dwellings.

The Applicant, Mr. Marcus Simes of Tricord, Inc., proposes to develop the property with eight residential lots improved with single family detached homes, open space and stormwater management parcels, and public roadways. The development layout plan is included with this staff report as Attachment C, with a reduced excerpt from the plan sheet included as a part of this staff report below.

Existing Conditions Map – Eagleview Aerial Imagery – February 23, 2025



Proposed Subdivision Layout



STAFF ANALYSIS

Subdivision Ordinance Section 2.7 *Variations and Exceptions* allows Town Council to grant variations or exceptions to the specific regulations of the Subdivision Ordinance in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as allowed by Section 15.2-2242(1) of the Code of Virginia. Subdivision Ordinance subsection 2.7.1 states:

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

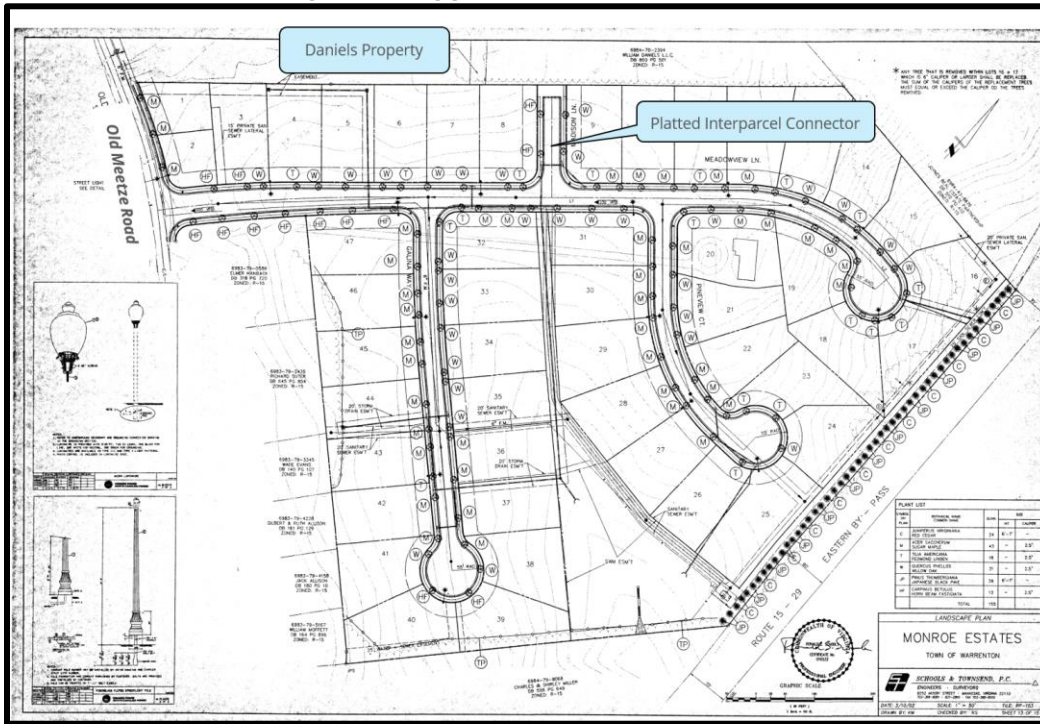
The Subdivision Ordinance, Section 4.2 *Streets*, lists twelve standards for the design of proposed subdivision streets that includes standards for street access, connection, intersection design, width and naming conventions; Section 4.2, with all twelve street standards, is included with the staff report as [Attachment D](#). The Applicant is requesting an exception to subsection 4.2.10, that prohibits dead-end (cul-de-sac) streets; Section 4.2.10 states:

Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead-end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.

The Applicant proposes to meet eleven of the twelve design standards for the internal streets that will serve the proposed eight-lot subdivision – with the sole exception of standard 10 that prohibits dead-end cul-de-sac streets. The Applicant proposes to provide access to the eight new subdivision lots by connecting the existing roadway stub-out off of Meadowview Lane within the Monroe Estates subdivision to the approved roadway stub-out located within the Warrenton Crossing subdivision, creating a through-street connector.

Providing for interparcel connection, and connecting to planned street extensions, is a requirement for street design as regulated by the Subdivision Ordinance, the Town Public Facilities Manual, and VDOT Secondary Street Acceptance Requirements (2011). Both the existing street stub-out within the Monroe Estates Subdivision and the approved street stub-out within the Warrenton Crossing subdivision were designed and platted for future extension so as to create a network of interparcel connections that allow residents multiple avenues for vehicular and pedestrian movement between residential neighborhoods, that avoid main thoroughfares and disperse traffic so as to help mitigate potential congestion along arterial roadways.

Monroe Estates – Excerpt from Approved Site Plan (SDP 2001-08)



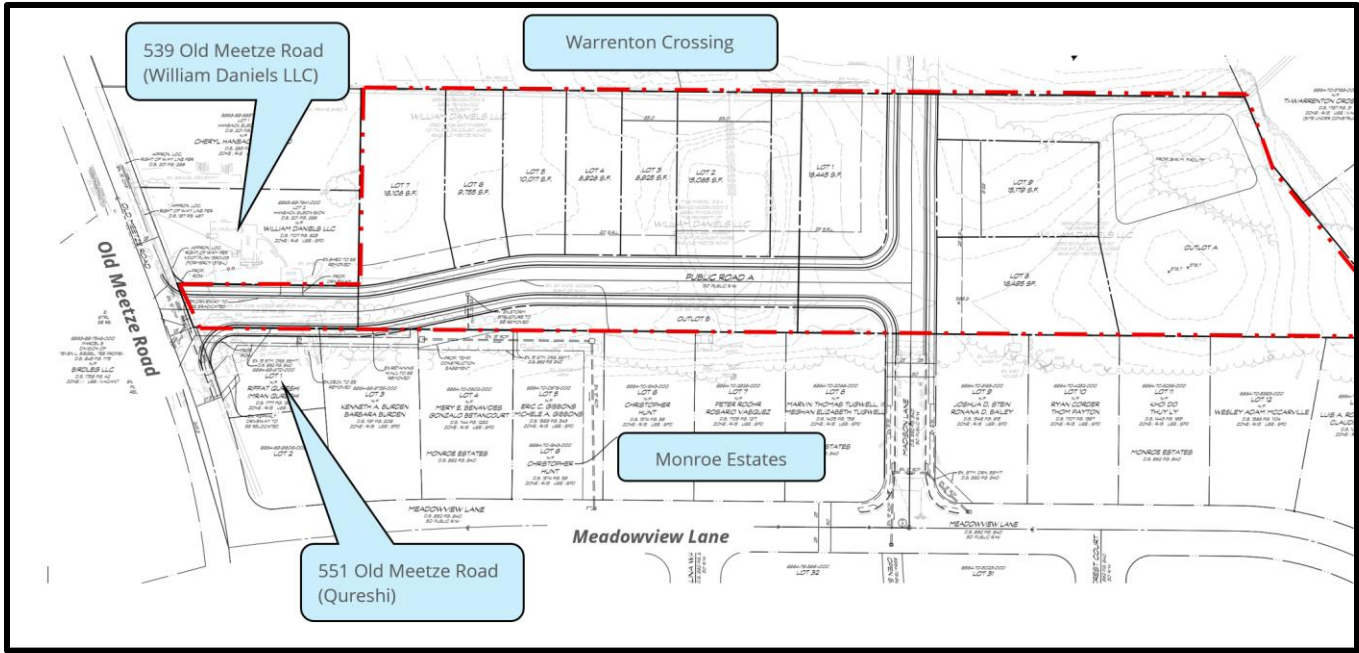
Warrenton Crossing – Excerpts from Approved Site Plan (SDP 2014-04)



The Applicant considered an alternative lot arrangement with a through-street connection to Old Meetze Road, that would avoid having a cul-de-sac street and negate the need for the requested exception for a dead-end street. The alternative lot layout would allow for one additional residential lot to be achieved (nine lots instead of eight) but would place a new public roadway adjacent to two existing single-family homes, specifically 539 Old Meetze Road (PIN 6983-69-7841-000, William Daniels LLC) and 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi).

Two existing homes are located approximately 30 feet (William Daniels LLC) and 10 feet (Riffat & Imran Qureshi) from what would become a public right-of-way if the subject property is developed with the through-street connection to Old Meetze Road. An excerpt of this alternative layout is provided below. Staff notes that this alternative layout would include use of an existing ingress-egress easement that is located along the side of 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi) and along the rear of 106 Meadowview Lane (PIN 6983-69-9735-000, Kenneth & Barbara Burden), for required sidewalk, curb and gutter improvements associated with the through-street development option. Staff notes that the plans submitted by the Applicant show that there are existing improvements on both the William Daniels LLC and Qureshi properties that would have to be demolished and removed for roadway construction, as these improvements appear to encroach onto the subject property.

Excerpt from Alternative Subdivision Layout - Through-Street Connection to Old Meetze Road



The Applicant states that the requested exception to allow for a dead-end street will avoid potential negative impacts on these adjacent lot owners, as with a cul-de-sac layout no through-traffic will be directed next to these two existing homes. To mitigate the loss of the direct connection to Old Meetze Road, the Applicant proposes to provide a sidewalk connection from the terminal cul-de-sac to Old Meetze Road for use by pedestrians. This sidewalk will connect to the existing sidewalk section that runs along Old Meetze Road in front of the Monroe Estates subdivision. Additionally, the proposed cul-de-sac layout will allow for a dedicated open space area between the two existing homes that front Old Meetze Road (William Daniels LLC and Qureshi).

Of particular concern to staff, should the subject property be developed with the through-street connector to Old Meetze Road, is that this new right-of-way connection to Old Meetze Road would place a secondary front yard setback along what are now the side lot lines of both the William Daniels LLC and Qureshi properties. Per Zoning Ordinance Section 3-4.3.4 *Lot and Yard Regulations*, the existing side-yard setback for both of these properties is currently eight (8) feet; per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10, a secondary front yard setback would be 14 feet, consisting of a six-foot increase in the minimum yard area. Imposition of a secondary front yard along what is now a side yard would result in a portion of the existing home on the Qureshi property being located within the secondary front yard area, which would restrict future improvements on this property, and may result in the existing home becoming a non-conforming structure as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*. Additionally, imposing a secondary front yard setback along what is now a side yard for the William Daniels LLC property would render the existing shed as a non-compliant structure, and would restrict what improvements and structures the current or future property owner could place within this secondary front yard area, such as sheds, fences and other accessory structures.

STAFF RECOMMENDATION

Staff requests that the Planning Commission hold a public hearing. The Planning Commission may choose to make a recommendation of approval or denial for the requested exception, or may defer action and hold a second public hearing should the Commission require additional information. Staff has prepared form resolutions of both approval and denial for the Commission’s consideration.

Staff recommends that the Planning Commission approve the requested exception to Subdivision Ordinance Section 4.2.10 for the following reasons:

1. The proposed subdivision is a by-right division except for the request to allow a dead-end (cul-de-sac) street, where the proposed cul-de-sac will prevent the imposition of additional setbacks on two adjoining properties that are not part of this subdivision – PIN 6983-69-7841 (William Daniels LLC, 539 Old Meetze Road) and PIN 6983-69-8721-000 (Qureshi, 551 Old Meetze Road). The imposition of new secondary front yard setbacks per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10 may restrict future improvements on these two properties, and may result in the creation of non-conforming structures per Zoning Ordinance Section 11-4.
2. The proposed cul-de-sac street meets the design requirements as listed in Subdivision Ordinance Section 4.2.10, where:
 - a. One end of the street is permanently closed;
 - b. The street does not exceed 700 feet in length; and
 - c. The terminal cul-de-sac is at least 100 feet in diameter.While the cul-de-sac does not include a landscaped island in the center, this item is not a requirement, but rather an option.
3. The requested exception, per staff’s review, appears to meet the considerations for approval as found in Subdivision Ordinance Section 2.7, where:
 - a. The subject property is somewhat unusual in that the property has limited frontage along Old Meetze Road, where this frontage is located directly between two existing, improved residential lots, and the construction of a through-street connection to Old Meetze Road could result in placing a hardship on those two existing residential lots through increased setback requirements.
 - b. From staff’s perspective, allowing the requested cul-de-sac street aligns with the intent of the Ordinance to facilitate the orderly growth of the community by replicating the multiple dead-end

cul-de-sac streets that are already found within both the Warrenton Crossing and Monroe Estates subdivisions. Additionally, the proposed subdivision layout protects the public interest, health, safety, and welfare, as the proposed subdivision connects two stub streets that were planned for future extension in both the Warrenton Crossing and Monroe Estates subdivisions, providing a connection and additional access point for emergency response vehicles, where Monroe Estates in specific currently has only a single access point off of Old Meetze Road.

- c. The Applicant is requesting an exception to only one of the twelve design standards for streets listed in Subdivision Ordinance Section 4.2, which is the minimum extent necessary to accomplish the proposed subdivision layout.
- d. As a part of approval of this requested exception, conditions may be placed on the approval so as to ensure that the purpose of the affected regulation is accomplished. In accord with this consideration criteria, staff has included suggested conditions of approval, as found on the attached Resolution to recommend approval and copied below:
 1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
 2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
 3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
 4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
 5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
 6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
 7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
 8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs,

construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.

9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Service Level/Collaborative Impact

Streets:

The streets within the proposed subdivision are to be public streets, designed and built to the standards and specifications of the Public Facilities Manual. Once construction is complete, and all infrastructure is verified to meet minimum standards, the streets will be accepted into the Town maintenance system. After acceptance, standard residential services will be provided by the Public Works department such as residential trash pick-up, snow removal, and maintenance of roadway asphalt, curb, gutter and sidewalk.

Emergency Access:

The streets within the proposed subdivision will be designed and constructed to meet the minimum standards of the Fire Code, to include minimum roadway width and turn radii for emergency response vehicles. Fire lane “no parking” signage will be required along roadways and the proposed cul-de-sac as necessary to ensure that the minimum required access width for emergency vehicles is maintained, and can be enforced by the Police Department.

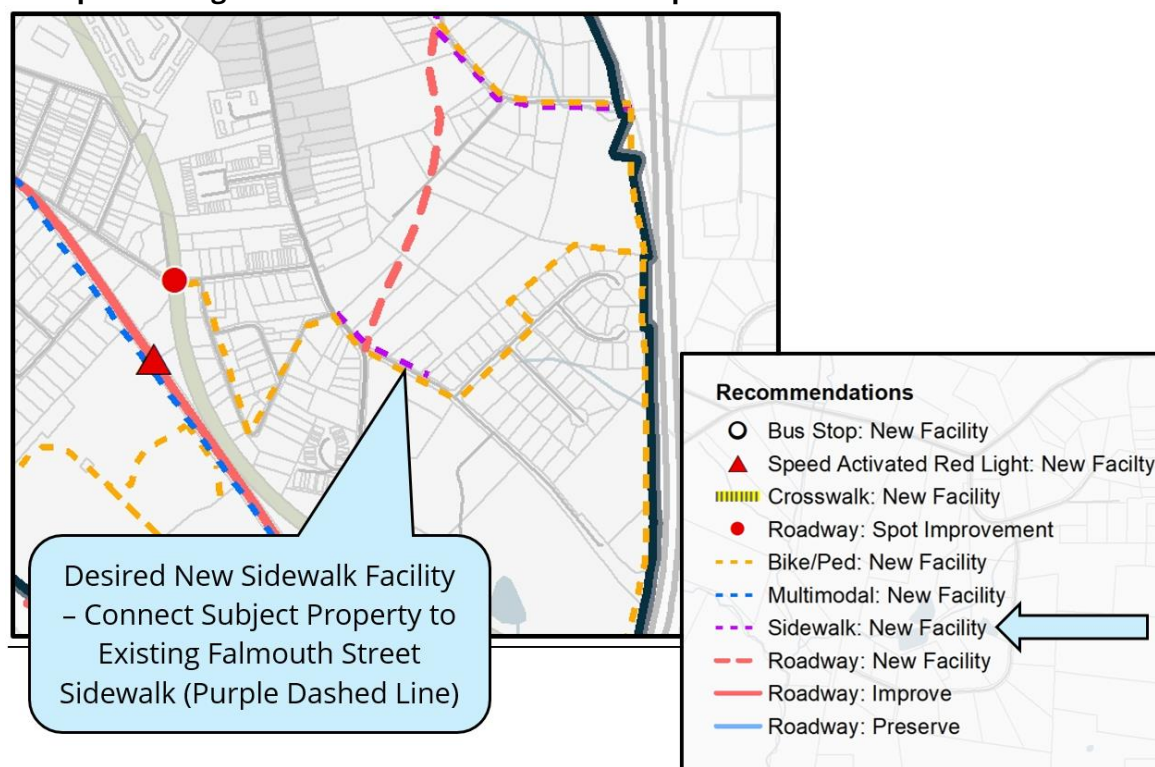
Utilities:

The subject property totals approximately 5.34 acres in size, and is split-zoned across the R-6 and R-15 zoning districts. Based off of the individual areas of the R-6 and R-15 zoning districts, the property has a maximum base density of approximately 24 lots. The proposed eight-lot layout shown with the requested dead-end street waiver is well below the maximum density that was used to calculate Town water and sewer capacity, and therefore there are no capacity issues triggered by this specific development.

Policy Direction/Warrenton Plan 2040

The comprehensive plan calls for a new sidewalk connection from the subject property, along Old Meetze Road, and extending up to existing sidewalk facilities on Falmouth Street. The desired sidewalk is shown as a purple dashed line in the Desired Outcome Map excerpt copied below. The Applicant’s provision of a sidewalk connection from the proposed terminal cul-de-sac to Old Meetze Road, and across the property’s Old Meetze Road frontage conforms to the Town’s comprehensive plan.

Excerpt From Figure 5-1: Town of Warrenton Transportation Plan - Desired Outcome Map



The comprehensive plan includes transportation goal T-4.2:

T-4.2: *Require that the proposed street system for new developments will be designed to provide a network of interconnected streets*

The subdivision layout proposed by the Applicant includes connecting two stub-streets that were intended to form a future road connection, ensuring that the proposed subdivision streets are part of a network of interconnected streets, fulfilling goal T-4.2.

Fiscal Impact

A Fiscal Impact assessment has not been completed.

Legal Impact

The subject property is located in the R-6 and R-15 Residential districts, which allows single-family detached homes as a Permitted (by-right) use per Sections 3-4.1.2 and 3-4.3.2 of the Zoning Ordinance. Except for the requested exception to allow for a dead-end (cul-de-sac) street, the development proposed by the Applicant is a by-right use of the property.

Should the requested exception for a dead-end (cul-de-sac) street be denied, the Applicant will develop the property with a through-street connection to Old Meetze Road. This new right-of-way area will transform what is now a side yard into a secondary front yard for two existing residential lots, and may result in existing structures becoming non-conforming to existing setback regulations as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*.

During the August 19, 2025 work session, the Planning Commission members requested legal clarification on the question of hardship, and whether the Commission could consider potential hardships on adjoining properties that are not part of the proposed subdivision development. As discussed by Mr. Patrick Corrish, Associate Town Attorney, the Commission may consider the imposition of additional setbacks on neighboring properties as a hardship should the Commission *not* recommend approval of the requested dead-end-street exception, and a through-street connection is constructed to Old Meetze Road.

During the August work session, Commission members requested clarification on whether neighboring property owners would be notified of the proposed development and public hearing. So as to conform to the notification requirements of Zoning Ordinance Sections 11-3.2.1 *Advertisement and Notice is Required* and 11-3.2.2 *Notice by Town*, notice of the September 16, 2025 Planning Commission public hearing for the requested Subdivision Ordinance waiver was sent via Certified Mail to the property owners of all parcels that adjoin the subject property. Additionally, notice of the public hearing was sent to the owners of all parcels within 200 feet of the subject property. A copy of the form letter, mailing list, and Certified Mail receipts are available upon request.

ATTACHMENTS

- [Attachment A](#) – Application Documents
- [Attachment B](#) – Current Deed of Title – William Daniels LLC, Deed Book 860 Page 501
- [Attachment C](#) – Proposed Subdivision Layout Plan
- [Attachment D](#) – Subdivision Ordinance Section 4.2 *Streets*



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
 WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
 (540) 347-2405

Land Development Application

Permit # _____

Type of Development [select type(s) below]

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input checked="" type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: Daniel's Property
 Property Address (if no address, give closest cross street): 545 Old Meetze Road, Warrenton, VA 20186
 Purpose of Request: Dead-end Street Waiver

Zoning District: WARD 2 R-15 Total Acres: 4.9738 Acres for Proposed Use: 4.9738

Parcel Identification Number(s): DBB60 P4501

Parcel 6984-70-2394-0000, 6984-60-9026-0000, 6984-70-1108-0000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: J. Doug Dowdy William Daniels, LLC
 Address: 545 Old Meetze Road, Warrenton, VA 20186
 Phone: 540-255-6017 Email: JDougDowdy@gmail.com

All Current Applicants (if different then owner):

Name & Company: MARCUS SIMES TR-Warrenton Crossing, LLC
 Address: P.O. Box 42150, Fredericksburg, VA 22404
 Phone: 540-848-4435 Email: MSimes@Tricordinc-VA.com

Representative (if different then owner/applicant):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: J. Doug Dowdy

Print Owner's Name: J. Doug Dowdy

Applicant's Signature & Date: M. Simes 4/30/2025

Print Applicant's Name: Marcus Simes

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
 Warrenton, VA 20188
 (540) 347-1101 x106
 Permittech@warrentonva.gov

**LAND USE APPLICATION:****AFFIDAVIT**

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, J. Doug Dowdy am the owner of the property listed below and I certify that I have granted, Marcus Simes TI-Warrenton Crossing, LLC as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

545 Old Meetze Road, Warrenton, VA 20186
 for the land use application of Dead-End Street Waiver

Signature of Property Owner: _____

Date: 4/30/2025**(FOR NOTARY USE ONLY)**

State/District of Virginia City/Town/County of Fauquier

a Notary Public in and for the aforesaid hereby certify that the following person:

J. Doug Dowdy

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): 04/30/2025

Notary Signature: _____

Registration Number: _____

811198

My Commission Expires: _____

06/30/2028



TO: Town of Warrenton, Community Development

FROM: Jim Madison, P.E.

DATE: April 30, 2025

RE: Warrenton Crossing II
Exception Petition
LDC Project #24079-1-1

The Applicant hereby requests an exception for Subdivision Ordinance Section 4.2.10. *Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn- arounds may have a landscaped island in the center.*

Warrenton Crossing II proposes the connection of two stub streets. Madison Lane to the south will be connected to Campbell Lane to the north. A single cul-de-sac street approximately 380 feet in length is proposed internally from the connecting through street. The cul-de-sac is proposed to internally access lots for a subdivision. The cul-de-sac is proposed centrally within the subject property to place proposed residential rear and side yards adjacent to the existing residential rear yards.

The nearest potential through street connection would be a connection to Old Meetze Road between two existing and occupied residential lots. The existing lot lines dictate an intersection with centerlines at a 68-degree angle. The intersection would be approximately 250 feet from the intersection of Meetze Road and Meadowview Lane and would not meet VDOT corner clearance requirements. The through street connection would require easements from and grading on the adjoining properties. Additionally, the road would run along the rear lot lines of adjoining properties and may run in part within the limits of the rear yard due within the limits of the existing 50' wide access right way DB 331 PG 22.

The proposed subdivision with cul-de-sac preserves and protects the public interest by connecting two stub streets to improve traffic patterns beyond the subject property. The proposed subdivision will preserve safety along Old Meetze Road by avoiding an additional intersection. By avoiding the additional intersection, potential points of conflict will not be added to the existing traffic patterns and lines of sight along Old Meetze Road will not be impacted.

The internal cul-de-sac street is necessary to make the connection of the external stub streets economically feasible. This creates a unique situation that necessitates an exception. The proposed subdivision must create enough lots to generate income that will offset the expense of the street connection, utility connections, and stormwater management for the property. The cul-de-sac will provide access to these essential lots.

The Applicant proposes a cul-de-sac that will meet the requirements of Subdivision Ordinance Section 4.2.10. The dead-end street will be permanently closed and comply with dimensional requirements with no additional variation requested.



July 1, 2025

Amber N. Heflin, CZA, COSS
Zoning Official
Community Development Department
Town of Warrenton
21 Main Street
Warrenton, VA 20186

Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan dated June 9, 2025 have been addressed as follows:

Amber Heflin, CZA, COSS
Zoning Official

	Code/Code Section/Detail	Comment:
1.		<p>Comment: Revise the vicinity map so that the Warrenton Crossing and Monroe Estates subdivisions are labeled so as to provide context for this proposed subdivision. The scale of the vicinity map may be reasonably adjusted as needed for legibility.</p> <p>Response: The vicinity map has been revised to show Warrenton Crossing and Monroe Estates.</p>
2.		<p>Comment: Show the proposed lots, open spaces, and other improvements that are part of the Warrenton Crossing subdivision development (light/faded or dashed linework, etc.) where these improvements directly abut the Daniels Property subdivision; provide labels as needed.</p> <p>Response: Agreed and provided.</p>
3.		<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>Response: Typical cross section for Public Road A and Madison Lane has been provided. On-street parking is being proposed on one side of the road.</p>

4.	4.11 SO	<p>Comment: Show a connection of new sidewalk to the existing sidewalk on Madison Lane as curb, gutter, and sidewalk are required in all subdivisions.</p> <p>Response: Agreed and provided.</p>
5.		<p>Comment: The applicant should consider a pedestrian connection from the proposed subdivision to Old Meetze Road through "Outlot A" to allow convenient pedestrian access to Old Town areas.</p> <p>Response: Agreed and revised. New sidewalk has been added to connect to Old Meetze Road sidewalk.</p>
6.		<p>Comment: Show stop signs and stop bars at the intersection of "Public Road A" and "Public Road B".</p> <p>Response: Stop sign and stop bar were provided at the intersection of Public Road A and Madison Lane.</p>
7.		<p>Comment: The intersection of the stub street Madison Lane with Meadowview Lane currently includes a Stop sign, but the intersection does not have a stop bar; provide stop bar striping at this intersection as a part of the proposed plan, so as to address required intersection improvements triggered by increased traffic generated by the proposed subdivision development.</p> <p>Response: A stop bar was provided at the intersection of Madison Ln and Meadowview Ln.</p>
8.		<p>Comment: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>Response: A crosswalk was provided at the intersection of Madison Ln and Meadowview Ln.</p>
9.	4.2.8 SO	<p>Comment: The names of existing streets may not be changed except by approval of the Town Council. Revise the plan to show "Public Road B" as Madison Lane. Staff notes that the proposed stub "Campbell Lane" as shown on the Warrenton Crossing plan will need to be revised to also reflect the Madison Lane street name.</p> <p>Response: Public Road B has been revised to Madison Lane as suggested.</p>
10.		<p>Comment: Contact Shannon Ennis, E-911 Addressing</p>

		Coordinator, to confirm roadway names, and then show road names on the plan set. Shannon.ennis@fauquiercounty.gov 540-422-8264
		Response: Roadway names will be determined at subdivision plan process.
11.	4.17 SO	<p>Comment: Street lighting must be installed along all public streets; the plan does not currently show locations of proposed street lighting. This comment may be addressed by either amending the plan view or adding a note.</p> <p>Response: Agreed and provided. 2 street light locations were shown on the plan.</p>
12.	4.2.10 SO	<p>Comment: Provide the diameter measurement for the proposed cul-de-sac on the plan. The diameter must be a minimum of 100' and may have a landscaped island in the center.</p> <p>Response: Agreed and provided. The radius of the proposed cul-de-sac (50') was labelled on the plan.</p>
13.		<p>Comment: The existing 50' right of way easement shown as "Outlot A" and across lots 2-6 must be vacated as part of the plat process for the subdivision; label the easement as "To Be Vacated".</p> <p>Response: Agreed and labelled.</p>
14.	4.3.2 SO	<p>Comment: Outlots are prohibited in subdivisions. Outlots A, B, and C may be utilized as "open space" or reconfigured to be absorbed into the adjacent proposed lots.</p> <p>Response: Agreed and revised.</p>
15.	9-12.6 ZO	<p>Comment: As an advisory comment, stormwater management facilities shall not be credited as open space.</p> <p>Response: Acknowledged.</p>
16.		<p>Comment: As an advisory comment, open space must be accessible and usable by the residents of the subdivision; this comment will be provided as a part of the site plan review process, where the site plan must show how the open space areas are accessible and usable by the subdivision residents.</p> <p>Response: Acknowledged.</p>

Amber N. Heflin, CZA, COSS
Town of Warrenton Zoning Official
Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1
July 1, 2025
Page 4 of 4

Item 2.

Major A.S. Arnold
Police Department

	Code/Code Section/Detail	Comment:
1.		<p>Comment: For pedestrian safety, will the sidewalks be connected on Madison Lane? Additionally, the existing sidewalk that goes from Meadowview Ln. onto Old Meetze Rd. should be extended along Old Meetze Rd., to connect with the sidewalk on Falmouth St. This will allow for pedestrians to walk past the existing right of way on Old Meetze Rd. and safely head towards Old Town or the Greenway.</p> <p>Response: The sidewalk will be connected on Madison Lane. Falmouth sidewalk connection to be discussed further during final subdivision plan process.</p>
2.		<p>Comment: What would happen with the existing right of way that connects to Old Meetze Rd. and who would maintain it?</p> <p>Response: The existing 50' access right of way will be vacated.</p>

If you have any questions, feel free to call me at 703-680-4585.

Sincerely,

Jim Madison, P.E.
Director of Project Management

JM/sw



July 30, 2025

Amber Heflin
Town of Warrenton
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Daniels Property
Comment Response Letter
Legislative Waiver 1st Review
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan have been addressed as follows:

Zoning Review Comments:

	Comment:
1.	<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>a. Clarification: Provide a typical cross-section showing the dimensions of the road with the proposed on-street parking provided on one side of the roadway.</p> <p>Response: Agreed and provided. The cross-section has been revised as requested</p>
2.	<p>Comment: Comment remains as advisory: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>a. Clarification: The crosswalk provided is not shown as "high visibility". This will be a suggested condition of approval for the waiver request and will be required to be shown at the time of Site Development Plan.</p> <p>Response: Agreed. The crosswalk has been revised. It will be addressed as necessary with the final plan.</p>
3.	<p>Comment: Comment remains as advisory: As an advisory comment, stormwater management facilities shall not be credited as open space. (9-12.6 ZO)</p> <p>a. Clarification: Stormwater Management facilities cannot be used to satisfy open space requirements unless the facility is designed so as to be an integrated feature of the open space with amenities that are usable by the residents. This comment must be addressed at the time of Site Development Plan.</p> <p>Response: Acknowledged. This will be addressed with the final plan.</p>

If you have any questions, feel free to call me at 703-570-6784.

Sincerely,

Jim Madison, PE
Director of Project Management

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.
16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCHEDULE B, PART II

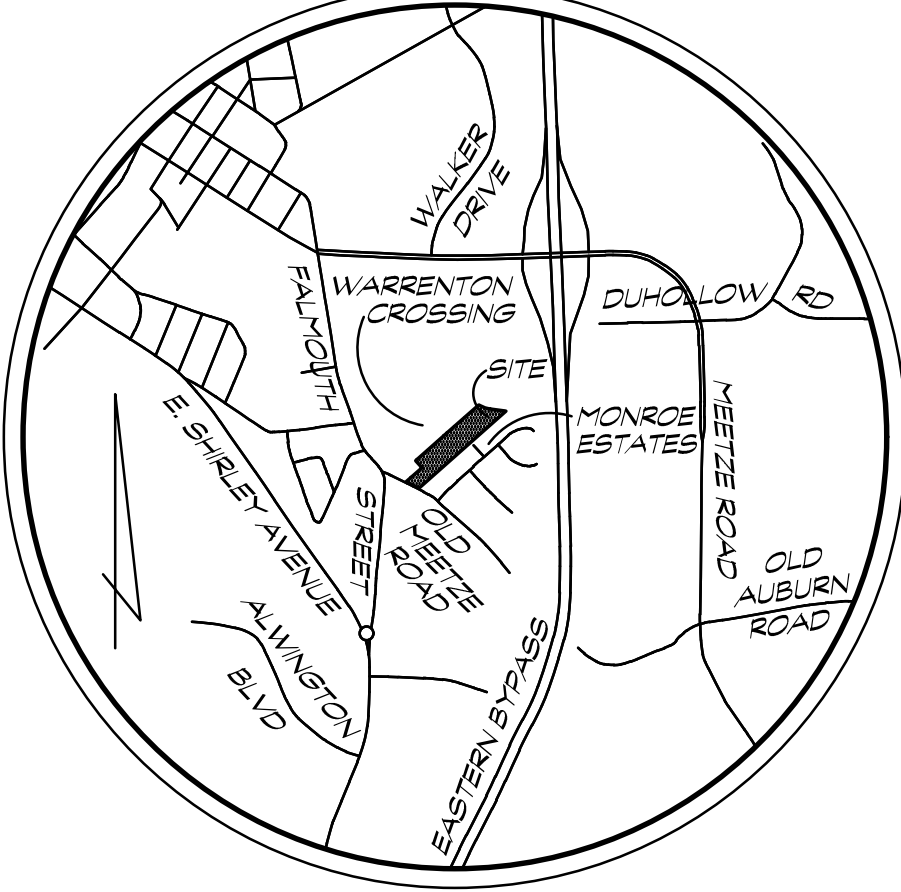
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

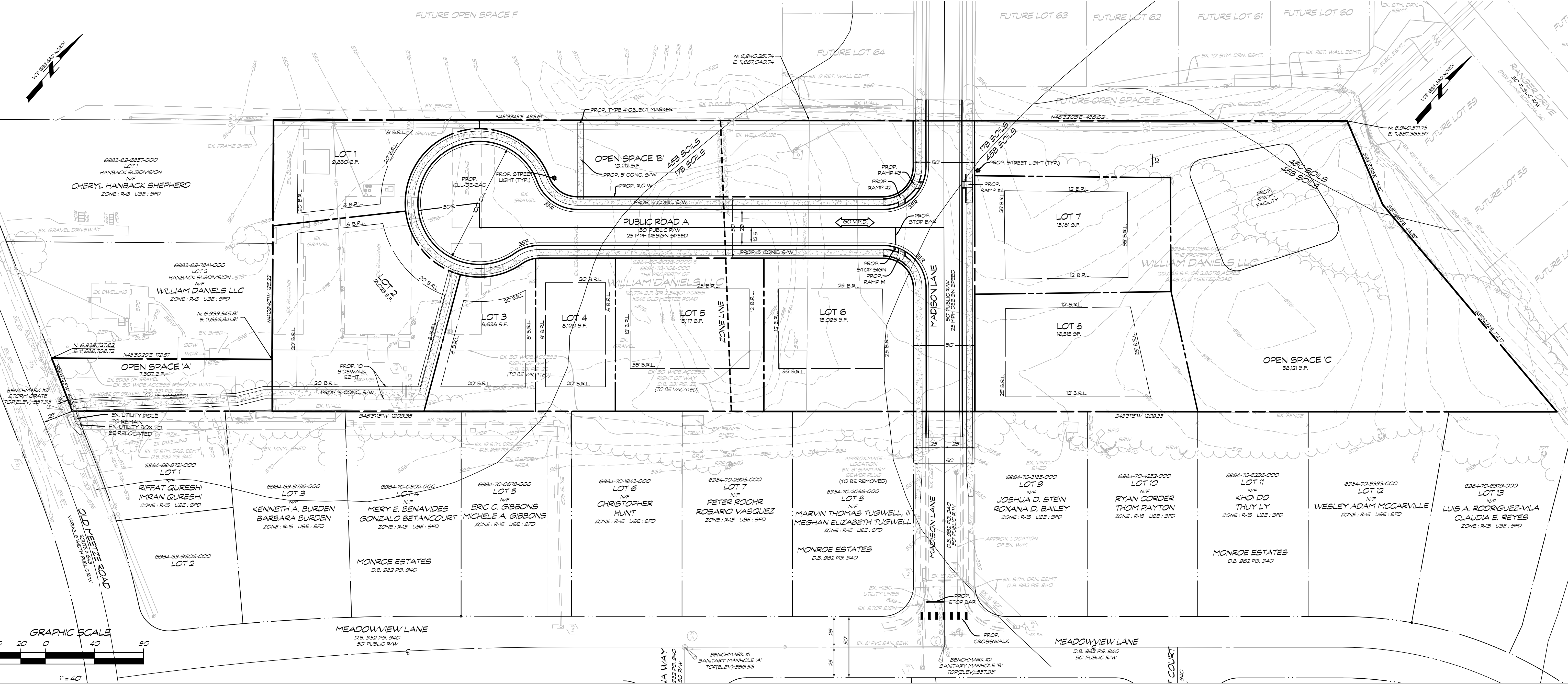
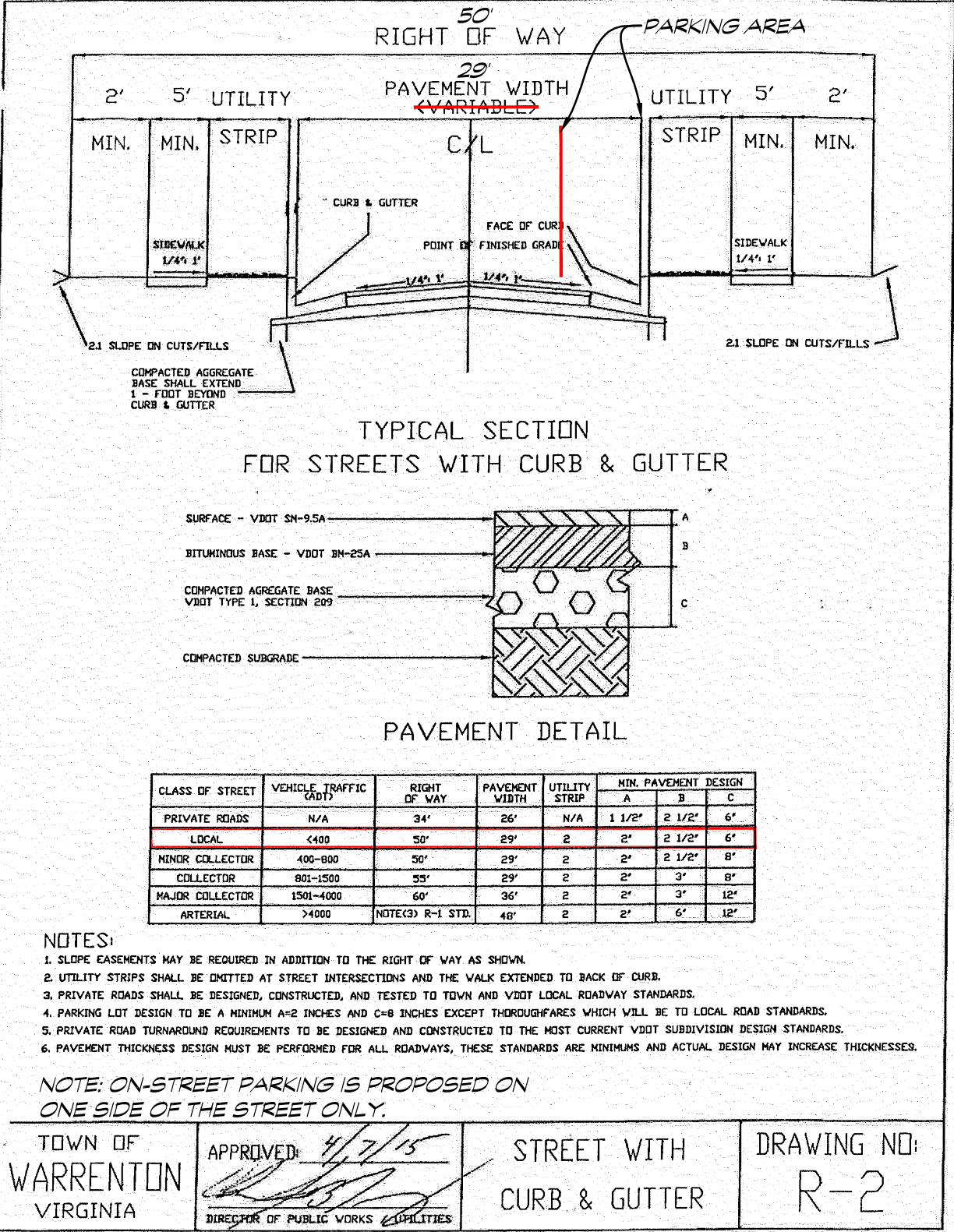


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊕ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5 BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4" WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



Item 2.

685 DAVIS RD AVE. S. E. 1/4, 3010000000000000, VIRGINIA 22192

WWW.LDCVA.COM

PRELIMINARY LAYOUT

#545 OLD MEETZ ROAD

THE PROPERTY OF

WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE:

1" = 40'

SHEET

1

OF

1

DATE:

JULY 1, 2025

DRAFT:

JVM

CHECK:

FILE NUMBER:

24079-1-1 80

BK0860PG0501

Item 2.

00 00762

THIS DEED

made and entered into this 24th day of January, 2000, by and between William H. Hanback, party of the first part, Grantor; and William Daniels LLC, a Virginia Limited Liability Company, party of the second part, Grantee;

WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY OF TITLE, unto the Grantee, all the following described property, to-wit:

PARCEL ONE:

ALL THAT certain lot or parcel of land located in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, which is known as the "Shop Property" off the northeast side of Route 643, having the tax map # of 6984-60-9026 and 6984-70-1108 containing 2.5382 acres, more or less according to boundary survey dated January 19, 2000 by Eric K. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

AND BEING the same property devised to William H. Hanback by virtue of Last Will and Testament of William J. Hanback, who died March 28, 1988, and whose will was admitted to probate April 5, 1988 in Will Book 160 at Page 696 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

AND FURTHER BEING the same property conveyed to William H. Hanback, as his sole and separate equitable estate, by Quitclaim Deed of Gift dated June 1, 1988 from Robert W. Hanback, as his sole and separate equitable estate, recorded in Deed Book 602 at Page 382 in the aforesaid Clerk's Office.

CONSIDERATION: \$200,000.00

Examined and
Returned to:Inspector
Title, LLCPrepared by &
Return to:

WALKER, JONES, LAWRENCE,
DUGGAN & RAVAGE, P.C.
ATTORNEYS AT LAW
CARTER HALL
31 WINCHESTER STREET
WARRENTON, VIRGINIA 20186

JAN 26 2000

DND

BK0860PG0502

Item 2.

PARCEL TWO:

ALL of that certain lot of land situate in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, containing 2.8038 acres according to boundary survey dated January 19, 2000 by Eric R. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

TOGETHER WITH a certain non-exclusive easement and right of way, 50 feet in width, running from the property described herein, over and across the adjacent parcel containing 2.5382 acres, to Virginia State Route 643, Old Meetze Road, for ingress and egress and the construction, operation and maintenance of service utilities, all as shown on said plat and other documents in the chain of title;

AND BEING the same property conveyed to William H. Hanback by Deed of Gift dated July 6, 1976 from William J. Hanback and Olive Lee Hanback, his wife recorded in Deed Book 331 at Page 22 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

TAX MAP PIN NO. 6984-60-9026 & 6984-70-1108 & 6984-70-2394

This conveyance is made expressly subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and its successors in fee simple, forever.

The Grantor covenants that he is seised of the aforesaid land, that he has the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, that he, the Grantor, will execute such further assurances as may be deemed requisite, and that he has done no act to encumber the said land.

BK0860PG0503

Item 2.

WITNESS the following signature and seal:

William H. Hanback (SEAL)
William H. Hanback



STATE OF VIRGINIA .
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me
this 24th day of January, 2000, by William H. Hanback.

[Signature]
Notary Public

My Commission Expires: July 31, 2000

BK0860PG0504

Item 2.

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: AUG. 1, 1979 & COMM-PANEL#510055 0285 A. EFFECTIVE DATE: NOV. 1, 1979
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. TOTAL AREA: 5.3420 ACRES

P.L.N. 6984-70-3768
N/F ADDISON

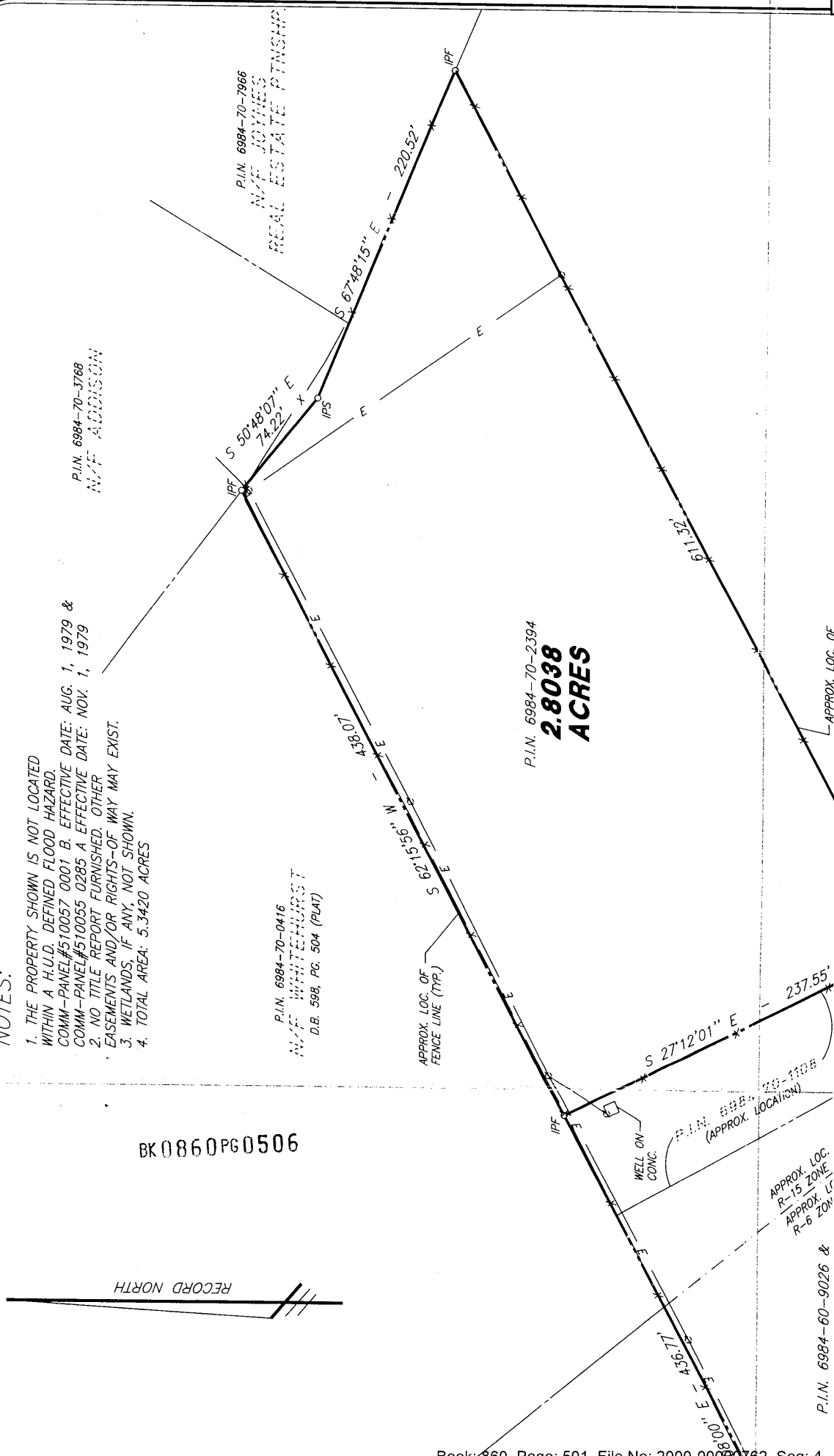
P.L.N. 6984-70-7966
N/F JOYNES
REAL ESTATE PTNSHP.

P.L.N. 6984-70-0416
N/F WHITEHURST
D.B. 598, PG. 504 (PLAN)

P.L.N. 6984-70-2394
**2.8038
ACRES**

BK0860PG0506

RECORD NORTH



I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF WILLIAM J. HANBACK ESTATE AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN WILL BOOK 160 , PAGE 696. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Ernest K. Dickman

ERIC K. NISKANEN LS NO 2244

PLAT SHOWING
BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES OF THE
WILLIAM J. HANBACK ESTATE

WILL BOOK 160, PAGE 696
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=60' JANUARY 16, 2000

PROJECT #00003-10



CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING : LAND SURVEYING : LAND PLANNING

39 GARRETT STREET: WARRENTON, VIRGINIA 20186

PHONE: (540) 347-9191 FAX: (540) 349-1905

APPROX. LOC. OF
FENCE LINE (TYP.)

698, 70-1108
(APPROX. LOCATION)

APPROX. LOC. OF
R-15 ZONE LINE
APPROX. LOC. OF
R-6 ZONE LINE

N. 6984-60-9026 &
I.N. 6984-70-1108

**2.5382
ACRES**

THIS PLAN IS FOR THE SOLE PURPOSE OF
RECORDING AN EXISTING LOT AND IS
NOT AN APPROVAL OF NEW LOTS(S)
RECORDED UNDER THE FAUQUIER
ACT OF 1934.

Fred R. Forster
1/21/2

A vertical scale bar labeled "SCALE IN FEET" with markings at 60, 0, 60, and 120.

P.I.N. 6983-79-7737
N° F 44NBSA C

BK 0860 PG 0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on JAN 26 2000
at 2:58 P m. Tax of \$ 300.⁰⁰ imposed by,

58.1-802 Paid. Consideration: \$	300,000.00	Section
State Tax \$	450.00	
County Tax \$	150.00	

Transfer Fee \$	1.00	VSLF \$1.00 Technology Fee!	\$3.00
Clerk's Fee \$	5.00	Total: \$	920.00

Teste: Gail H Barb Clerk

STONE
WALL

PLOT DATE: 1/19/2000

FILENAME: H:\PLAT\00003-10PL

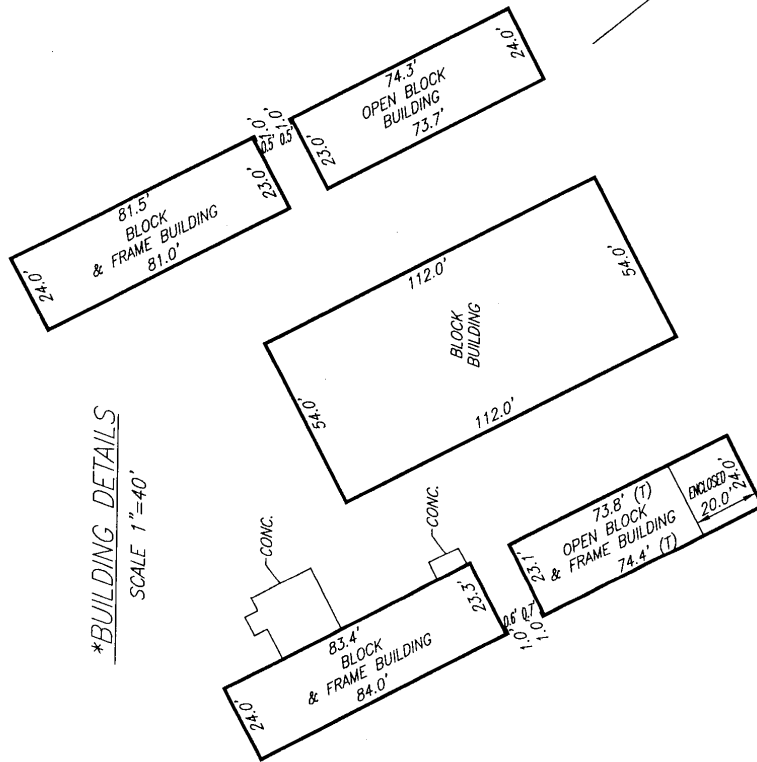
NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: COMM-PANEL#510055 0285 A. EFFECTIVE DATE: 2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF WAY MAY EXIST. WETLANDS, IF ANY, NOT SHOWN.
3. TOTAL AREA: 5.3420 ACRES

BK0860PG0506

RECORD NORTH

***BUILDING DETAILS**
SCALE 1"=40'



P.L.N. 6984-70-0416

N/E WIESENBERG
D.B. 598, PG. 504 (PLAT)

APPROX. LOC. OF FENCE LINE (TYP.)

P.L.N.

P.L.N. 6984-60-7123
N/E WIESENBERG
D.B. 598, PG. 504 (PLAT)

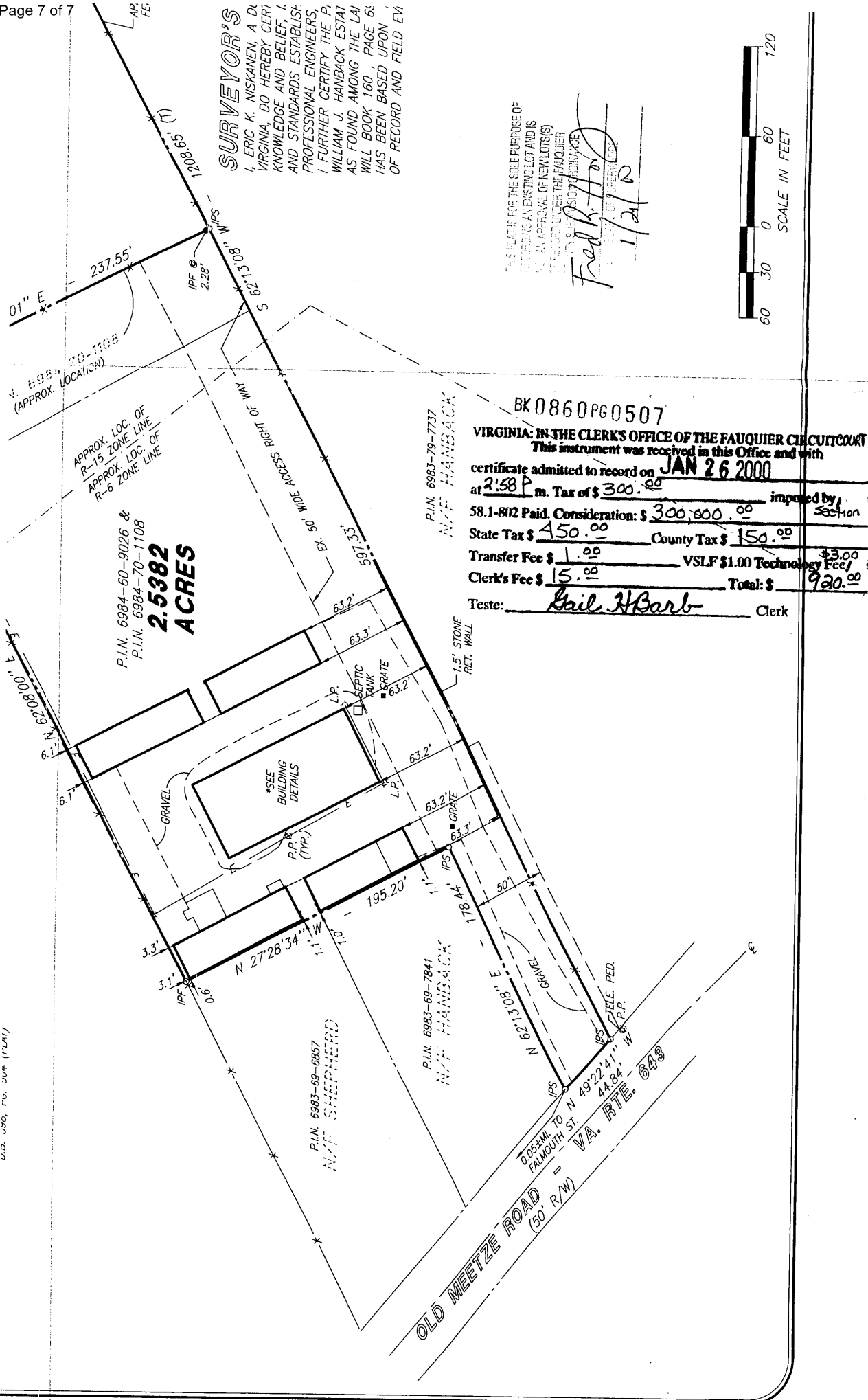
P.L.N. 6984-20-1108
(APPROX. LOCATION)

APPROX. LOC. R-15 CONFD. APPROX. R-6 ZC

P.L.N. 6984-60-0026 &

Item 2.

U.D. 350, P.D. 304 (PLAN)



SURVEYOR'S
I, ERIC K. NISKANEN, A DUL
VIRGINIA, DO HEREBY CERTIFY
KNOWLEDGE AND BELIEF, I
AND STANDARDS ESTABLISH
PROFESSIONAL ENGINEERS
I FURTHER CERTIFY THE P
WILLIAM J. HANBACK ESTAT
AS FOUND AMONG THE LA
WILL BOOK 160, PAGE 68
HAS BEEN BASED UPON
OF RECORD AND FIELD EVI

THIS PLAN IS FOR THE SOLE PURPOSE OF
RECORDING AN EXISTING LOT AND IS
NOT AN APPROVAL OF NEW LOTS(S)
OR NEW DEVELOPMENT UNDER THE FAUQUIER
CIRCUIT COURT'S JURISDICTION.
Fred R. Hall
1/21/20



Item 2.

BK 0860PG0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with
certificate admitted to record on **JAN 26 2000**
at **2:58 P** m. Tax of \$ **300.00** imposed by **1** Section
58.1-802 Paid. Consideration: \$ **300,000.00**
State Tax \$ **450.00** County Tax \$ **150.00**
Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
Clerk's Fee \$ **15.00** Total: \$ **920.00**

Teste: *Gail H Barb* Clerk

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.

16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCEDULE B, PART II

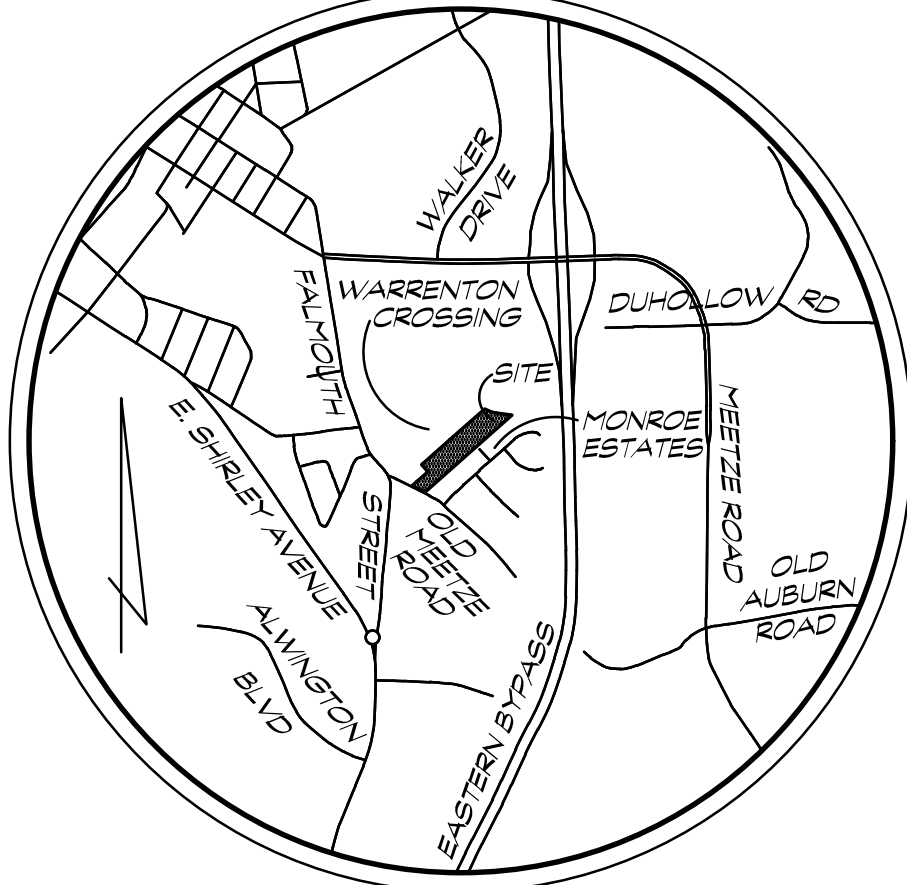
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

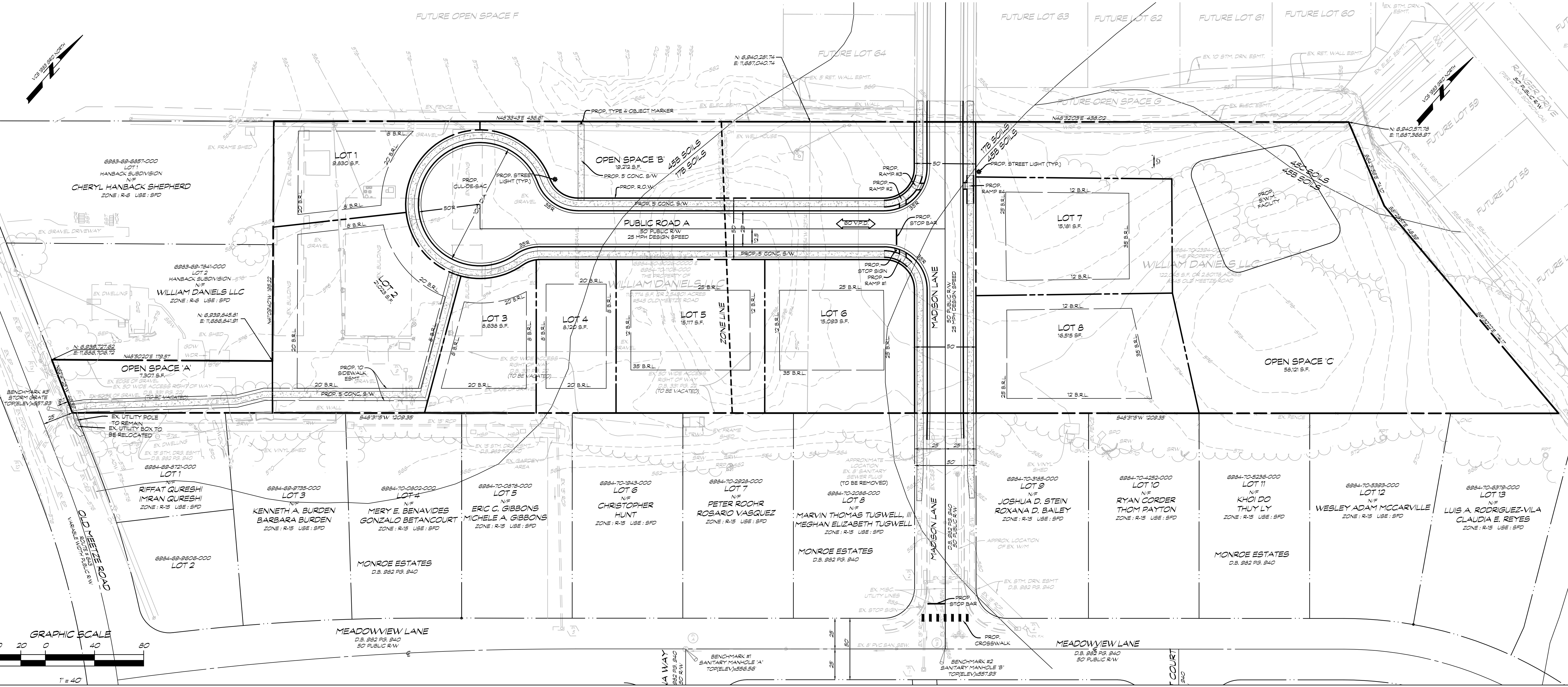
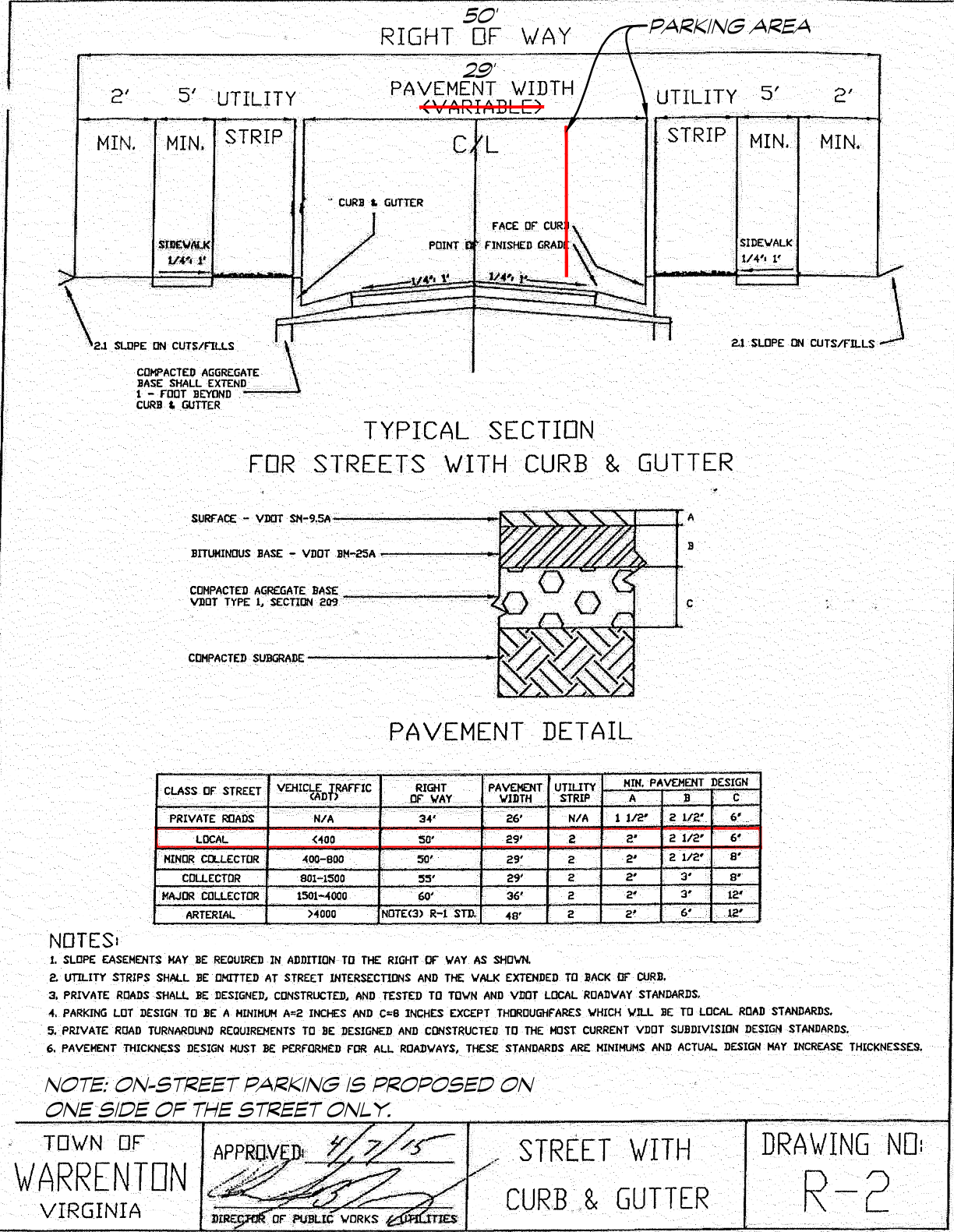


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5' BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4' WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



PRELIMINARY LAYOUT

#545 OLD MEETZ ROAD

THE PROPERTY OF WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 40'

SHEET 1 OF 1

DATE: JULY 1, 2025

DRAFT: JWM CHECK:

FILE NUMBER: 24079-1-1 80

ARTICLE 4. STANDARDS

4.2. Streets

- 4.2.1. Streets must connect with existing streets and provide access to adjoining subdivisions. The Town Council may grant a waiver from this requirement for specific locations only if it deems the requirement fails to serve the health, safety, and welfare of the public or conflicts with the Comprehensive Plan.
- 4.2.2. Whenever a future inter-parcel connection is required, a “Future Street Extension Notice – This Street Will Be Extended In The Future” sign shall be placed at the end of the street. If the property is developed in phases, the sign shall be placed at the end of the street as each phase develops. The required sign shall not exceed nine (9) square feet in size and shall consist of a metal material that is legible at all times.
- 4.2.3. Streets must intersect at as near right angles as practical. Offsets or jogs must be avoided, except in cases in where the Town Council grants a variation based on a determination that they are consistent with and necessary to accommodate traffic-calming measures recommend by the Comprehensive Plan. No street may intersect another street at an angle of less than eighty (80) degrees.
- 4.2.4. Proposed streets in a subdivision must be extended to the boundary lines of such adjacent property. Temporary turnaround must be provided at the ends of such streets, by means of temporary easements or otherwise.
- 4.2.5. Where the adopted Comprehensive Plan indicates a proposed right-of-way greater than that existing along the boundaries of a subdivision or lot, such additional right-of-way must be dedicated for public use when the plat is recorded.
- 4.2.6. Where lots in a subdivision abut on one (1) side of an existing public right-of-way, the subdivider must dedicate such additional land so that the distance as measured from the center line of the right-of-way to the subdivision property line is one-half of the required width of the right-of-way. The required width will be determined by the Town of Warrenton or as required by the Virginia Department of Transportation, where applicable.
- 4.2.7. Half-streets along the boundary of land proposed for subdivision are prohibited. All new streets must be platted and constructed to meet the full width required by this Article and such construction is the sole responsibility of the subdivider.
- 4.2.8. Proposed streets that are in alignment with other existing and named streets must bear the names of the existing streets. In no case, however, may the names of other proposed streets duplicate existing street names irrespective of the use of the suffix “Street”, “Avenue”, “Boulevard”, “Drive”, “Way”, “Place”, “Lane”, or “Court”. Street names must be indicated on the Preliminary and Final Plats, and may not be used without approval by the Planning Commission. Names of existing streets may not be changed except by approval of the Town Council.

- 4.2.9. Streets must have a minimum right-of-way of fifty (50) feet. Private streets, where approved by the Town Council, must have a minimum right-of-way of thirty (30) feet. Alleys, if provided, must have a minimum right-of-way of twenty (20) feet.
- 4.2.10. Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.
- 4.2.11. All streets and their drainage facilities must be designed in compliance with the requirements of the Public Facilities Manual or, where applicable, the Virginia Department of Transportation.
- 4.2.12. Improvements must be made to streets and intersections as identified in the Comprehensive Plan when justified by the traffic projected to be generated by the proposed development.

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND APPROVAL OF LWAV-25-2 - DANIELS PROPERTY – AN EXCEPTION TO AUTHORIZE A DEAD-END STREET (CUL-DE-SAC) FOR AN EIGHT-LOT RESIDENTIAL SUBDIVISION PER SUBDIVISION ORDINANCE SECTION 2.7 VARIATIONS AND EXCEPTIONS AND SECTION 4.2.10 STREETS

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission finds that per Ordinance Section 2.7 that there is an unusual situation and that strict adherence to Section 4.2.10 of the Ordinance would result in substantial injustice or hardship, and that the granting of this exception is consistent with the intent of the Ordinance and would still preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends approval of the requested exception to Ordinance Section 4.2.10, subject to the following recommended Conditions of Approval:

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48° 31' 15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND DENIAL OF LWAV-25-2 - DANIELS PROPERTY – AN EXCEPTION TO AUTHORIZE A DEAD-END STREET (CUL-DE-SAC) FOR AN EIGHT-LOT RESIDENTIAL SUBDIVISION PER SUBDIVISION ORDINANCE SECTION 2.7 VARIATIONS AND EXCEPTIONS AND SECTION 4.2.10 STREETS

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission does not find that there is an unusual situation, nor that strict adherence to the prohibition against dead-end (cul-de-sac) streets would result in substantial injustice or hardship, as required by Ordinance Section 2.7, and furthermore that the granting of the requested exception is not consistent with the intent of the Ordinance and would not preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends denial of the requested exception to Ordinance Section 4.2.10.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

To: Town of Warrenton

From: Benjamin Johnson

Date: January 20, 2025

RE: The Home Depot #8552 Warrenton Job Address: 267 Alwington Blvd Warrenton, VA 78634

To Whom It May Concern:

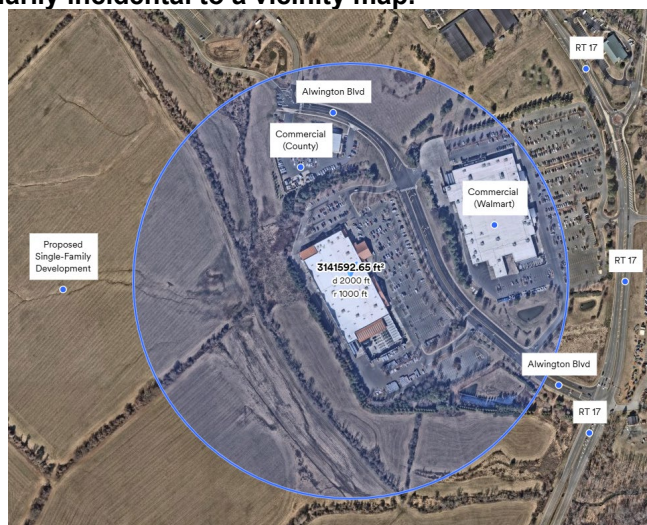
Please accept the following statements of justification concerning the above referenced project.

Statements of Justification

Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.

- The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.

A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.



A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".

- A proposed site development plan package has been provided at 36"x24" size.

An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.

- The proposed use is anticipated to generate 13 additional net, new p.m. peak-hour (daily peak hour) trips (7 entering/6 exiting).

An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.

- There are no proposed impacts to the Town's community facilities.

An analysis of the ability of the Town to provide police and fire protection to the proposed special use.

- The property has existing site access and maneuverability that may be utilized for police and fire access to the proposed special use areas and around the building. The proposed uses will not impact or impede on any emergency ingress/egress.

The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.

- There are no proposed lighting facilities.

Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.

- The uses will have no noise impact to the adjacent properties and neighborhoods outside of the existing noise generated by the existing Home Depot operations. All the rental equipment will reside on a trailer that will be connected by a customer's vehicle and hauled offsite for use. The equipment will not be operated on the property. Any maintenance or repairs of the equipment will happen offsite.

The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.

- The proposed rental equipment stalls and outdoor storage area will be screened consistent with the Town requirements. Both areas will have a 10' tall wall on each side and covered by an overhead canopy structure.

The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.

- The proposed uses will reside within existing parking stalls and will be screened by the existing parking lot and perimeter property landscaping.

The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

- With this proposal, there are no proposed impacts to existing trees and no existing trees are proposed to be removed.

Evaluation Criteria

- 1. Comment: Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.**

Response: The proposed special use is consistent with the Comprehensive Plan as it serves as an ancillary use to the property primary use. The proposed use does not impact existing offsite traffic, existing site access, existing onsite vehicular, pedestrian, ADA, and emergency access routes, or the Town facilities. The proposed use does not add any additional square footage to the building.

- 2. Comment: Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.**

Response: The proposed special use is outdoors and does not impact fire access around the building. There will be no chemicals or combustibles stored in the proposed areas.

- 3. Comment: The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.**

Response: The proposed use does not generate any additional noises more than the existing operating noise level on site. The proposed rental equipment will not be operated onsite.

- 4. Comment: The glare or light that may be generated by the proposed use in relation to uses in the immediate area.**

Response: There is no proposed lighting. The uses will utilize existing site and parking lot lighting fixtures.

5. **Comment: The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.**

Response: There are no proposed lighting fixtures. The proposed signs are limited to reserved parking signs at the back of the rental equipment stalls. These will be a bollard with a pole mounted sign.

6. **Comment: The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.**

Response: Adjacent land uses include other retail establishments, service business, and some light industrial uses. The surrounding area is designed to support various commercial activities, providing a convenient shopping experience for customers. The proposed Special Use Permit will align with the existing land use plans and policies, ensuring that it fits within the broader vision for the area.

7. **Comment: The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.**

Response: A proposed site development plan package has been provided.

8. **Comment: The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.**

Response: There is landscaping currently being utilized around the perimeter and interior of the parking lot to reduce the harmful effects of heat, noise, glare, and other disruptive effects associated with motor vehicle use. Visual screening and buffer yards have been incorporated between the various land uses to provide noise buffering and enhance the visual appeal of the area.

9. **Comment: The timing and phasing of the proposed development and the duration of the proposed use.**

Response: The outdoor storage component will be installed as part of phase 1 which will commence upon approvals from the Town, it is anticipated that this work will take 2-3 months to be completed. Outdoor storage as an ancillary use to Home Depot is typically busiest during the spring months, but this will be a permanent use. The rental equipment component will be installed in phase 2 (date to be determined). This use will be a permanent use.

10. **Comment: Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.**

Response: The proposed Special Use Permit will cause no destruction, loss, or damage to any topographic or physical, natural, scenic, archeological or historic features. Land disturbance will be limited to the location of the foundations of the overhead structure.

11. Comment: Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

Response: The proposed Special Use Permit will enhance public welfare and convenience by improving community resources and making them more readily accessible to all members of the community.

12. Comment: The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

Response: The traffic expected to be generated by the proposed use will be minimal. The adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use have been thoroughly evaluated, ensuring alignment with the public's interest in pedestrian and vehicular safety, efficient traffic movement, and access in case of fire or catastrophe. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

13. Comment: Whether the proposed use will facilitate orderly and safe road development and transportation.

Response: Yes, the proposed use will facilitate the orderly and safe development of roads and transportation infrastructure, ensuring a well-coordinated and secure environment for the community. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

14. Comment: Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

Response: Yes, the existing structures meet all code requirements for the Town of Warrenton.

15. Comment: Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

Response: The proposed Special Use Permit will be adequately served by essential public facilities, services, and utilities. This includes, but is not limited to, access to water supply, sewage systems, electricity, and emergency services. The infrastructure in place can support the

additional demands that may arise from the implementation of this permit, ensuring that all necessary public services are maintained at optimal levels. However, the proposed uses will not require extra demand from the public utility services.

16. Comment: The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

Response: The proposed Special Use Permit will have no adverse effect on environmentally sensitive land, natural features, wildlife habitat, vegetation, water quality or air quality.

17. Comment: Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: The proposed Special Use Permit will provide desirable employment opportunities and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. Additionally, new initiatives can attract more visitors to the area, thereby benefiting local businesses through increased customer traffic. It is anticipated that 2-3 new employment opportunities will be created by the new uses.

18. Comment: The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

Response: The effect of the proposed Special Use Permit on enhancing affordable shelter opportunities for residents of the Town is not applicable.

19. Comment: The location, character, and size of any outdoor storage.

Response: The outdoor storage area on the south side of the building will occupy a 2,520 square foot space, utilizing 14 existing parking stalls.

20. Comment: The proposed use of open space.

Response: We are not adding any building square footage so there is no additional open space proposed with this SUP.

21. Comment: The location of any major floodplain and steep slopes.

Response: This is an existing Home Depot development that does not present any flooding issues or concerns. Additionally, there is no change in grading or impervious area with this application and construction land disturbance is limited to the overhead structure foundations.

22. Comment: The location and use of any existing non-conforming uses and structures.

Response: There are no existing non-conforming uses and structures at this location.

23. Comment: The location and type of any fuel and fuel storage.

Response: The equipment is an outdoor use and there will not be fuel stored inside the building. Fuel storage will remain exterior to the building at the locations that already exist.

24. Comment: The location and use of any anticipated accessory uses and structures.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

25. Comment: The area of each proposed use.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

26. Comment: The proposed days/hours of operation.

Response: The current operating hours of Home Depot are Monday – Sunday 6:00am-9:00pm.

27. Comment: The location and screening of parking and loading spaces and/or areas.

Response: The proposed rental equipment stalls and outdoor storage area will be screened in accordance with the Town's requirements. Both areas will feature 10-foot-tall walls on each side and will be covered by an overhead canopy structure. This screening measures have been discussed with Town staff.

28. Comment: The location and nature of any proposed security features and provisions.

Response: The existing security features and provisions that are currently in place will be utilized, and no additional measures will be implemented.

29. Comment: The number of employees.

Response: 2-3 additional employment opportunities.

30. Comment: The location of any existing and/or proposed adequate on and off-site infrastructure.

Response: There are existing 8" sanitary sewer lines from the main road to the site. There are multiple stormwater lines on site. All utilities and site access points are existing and will not be impacted by the proposed uses or require any additional service.

31. Comment: Any anticipated odors which may be generated by the uses on site.

Response: There are no anticipated odors that may be generated by the uses on the site, ensuring that the surrounding environment remains unaffected, and the air quality is maintained at a high standard for the comfort and well-being of the public. The proposed equipment will always reside on a trailer when on site. It will not be turned on or operated at the store.

32. Comment: Refuse and service areas.

Response: There will be no additional impact on refuse and service areas, ensuring that existing waste management and service operations remain unaffected

If you have any questions, please feel free to contact me, Ben Johnson at 786-725-5696 or via email at ben.johnson@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATIONS, INC.

Ben Johnson





Community Development
Department

STAFF REPORT

Commission Meeting Date:	September 16, 2025
Agenda Title:	SUP 2025-02 Home Depot
Requested Action:	Hold a Work Session
Decision Deadline:	December 25, 2025
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide under cover storage for rental equipment with a reduction in 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten feet CMU walls. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500

BACKGROUND

The parcel was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.

Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states *"This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function."* James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street.

The Applicant is proposing to reduce the existing parking on the south side of the building by 14 space (approximately 2520 square feet) and on the north side by 15 spaces (approximately 2700 square feet) for a total reduction of 29 parking spaces. The overall parking requirements are exceeded with 556 spaces provided. The undercover storage proposed by the Applicant consists of 10' high wall with a canopy structure.

Staff commented on buffer and landscaping requirements in the agency comments. These requirements will need to be fully addressed at time of site plan, if the Special Use Permit is approved, as staff cannot verify requirements have been met. There appears to be a gap in existing screening. Staff will be recommending a condition of approval for this item in the public hearing staff report when a full analysis is provided.



Example: Northwest side of the property facing the Arrington property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Work Session.

ATTACHMENTS

1. Applicant Statement of Justification
2. Applicant SUP Plans and Elevations
3. Applicant Response to Agency Second Round Comments

September 2nd, 2025

Dennis Harris
Town of Warrenton
Planning Manager
PO Box 341
Warrenton, Virginia 20188
(540) 347-2405

RE: *Request for Additional Information*
Project Name: Home Depot Retail Equipment and Outdoor Storage
Special Use Permit 2nd Review Comments
SUP 2025-2

Please accept the following responses to the comments/questions issued in a comment letter dated August 19, 2025. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Plan Warrenton 2040

Comment 1: Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states "This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function." James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street. Comment remains: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage

Response 1: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 2: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage.

Response 2: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 3: Advisory comment remains: Over time there has been an ongoing enforcement issue at Home Depot with outdoor storage. Staff strongly encourages the Applicant review its short and long term needs to ensure it is being addressed as part of the Special Use Permit application. Staff also cautions the Applicant to be aware that the decisions makers may find the proposed solution either meets, or does not meet, the intent of the Zoning Ordinance for covered outdoor storage.

Response 3: Short and long-term outdoor storage needs have been considered along with the consideration of appropriate solutions as part of the Special Use Permit application.

Zoning Ordinance Review

Comment 1: Comment remains: Note the Floodplain information for the site on the cover sheet to include the FEMA Flood map number and effective date and show these areas throughout the plan.
 o Clarification: The flood map references should be revised to note the most recent FEMA map number 51061C0308D, with an effective date of 4/25/25.

Response 1: The floodplain information has been updated to reflect the most current FEMA map number 51061C0308D, with an effective date of 4/25/25, and is shown throughout the plan set.

Article 2-19.5- Fences & Walls

Comment 1: Comment remains as advisory: Fences and walls are generally limited to 6' in height, but fences exceeding 6' in height may be approved in conjunction with a Special Use Permit for a permissible use listed within Article 3. The proposed 10' CMU screen walls must be approved as part of the SUP or reduced to 6' in height.

Response 1: Noted.

Article 8 – Landscaping

Comment 1: Comment remains: Landscaping for the entire site is not shown. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission. (8-4.2.2 ZO)
 o Clarification: The landscaping plan that was provided is largely illegible. Revise.

Response 1: The plan that was illegible was a scanned copy of the original landscape plan provided to us by the Town. Please see Sheet L-100 for a high quality version of the original landscape plan.

Comment 2: Provide landscape details to show that the site is sufficiently screened/buffered from all adjacent properties and the roadway to meet minimum Zoning Ordinance requirements. As shown, staff is unable to verify the structures will be adequately screened by the existing landscaping. (8-8 ZO)

Response 2: Please see sheet L-201 for the exhibit with views of the existing landscaping looking out to the adjacencies.

Comment 3: There is an area on site to Northwest of the proposed equipment rental area that will need additional screening from adjacent property due to the lack of existing screening. See additional images on the following pages.

Response 3: The photos that were provided in the comment letter were not consistent with the location that was marked in red in the image of the plan. The opening in the photos had 5 Eastern Red Cedar proposed in the previous submittal and are still included in this submittal.

Article 9-8 – Lighting

Comment 1: Comment remains as advisory. No lighting plan or fixture details are provided on the SUP plan, and it is indicated there will be no changes to existing site lighting. However, existing site lighting may be affected by the proposed structures, requiring new or additional fixtures. Lighting plan review will be required as part of the Site Development Plan.

Response 1: All existing light fixtures have been identified and labeled on the Site Plan. The site will rely on existing lighting, with no changes proposed. Lighting needs will continue to be evaluated throughout the development process.

Comment 2: Comment remains as advisory: As an advisory comment, all light fixtures that are repaired or replaced must meet current standards as found in Section 9-8 of the Ordinance, to include the requirement that all outdoor fixtures consist of fully-shielded, full cut-off fixtures.

Response 2: There are no proposed impacts to the existing light fixtures and no new proposed lighting.

Article 9-13- Outdoor Display

Comment 1: Comment remains: Temporary seasonal storage is not permitted within parking areas designated for customers. Any existing storage within parking spaces must be removed and contained within the requested covered storage areas, and parking calculations updated to ensure that minimum requirements are met.

o Clarification: Outdoor seasonal mulch, gardening, and plants are stored within parking areas designated for customers. These areas must remain free of outdoor storage.

Response 2: All temporary seasonal storage will be removed from customer-designated parking areas.

Public Utilities Review- Paul Bernard / Steven Friend:

Comment 1: There are no proposed improvements to the existing Water, Wastewater, or Stormwater facilities, therefore Public Utilities has no comments.

Response 1: Noted.

Public Works Review- Paul Bernard:

Comment 1: The proposed increase to Peak Hour traffic to and from the site is minimal, therefore no improvements to the existing street infrastructure.

Response 1: Noted.

Comment 2: There are no site-lights proposed. These facilities will rely on existing site lighting.

Response 2: Noted.

Comment 3: The proposed site improvements include 10-foot-high walls with interior columns and a prefab covered roof, all of which will require special engineering designs as well as permits from the Town. Otherwise, these structures are proposed on existing impervious surfaces. Therefore, no modifications are needed for the existing storm drainage or management system.

Response 3: Noted.

Comment 4: Public Works has no additional comments.

Response 4: Noted.

Stormwater and Erosion and Sediment Control Review- Kerry Wharton:

Comment 1: No Land disturbance permit is required when total land disturbance does not exceed 2,000 square feet.

Response 1: Noted.

Comment 2: No further comments.

Response 2: Noted.

Should you have any additional questions please do not hesitate to contact me at (772) 794- 4098 or ben.johnson@kimley-horn.com.

Sincerely,



Ben Johnson
Project Manager



Planning Commission Work Session
SUP 25-02 Home Depot
Undercover Storage
September 16, 2025
Decision Deadline: December 25, 2025

Request

Item 3.

SUP 25-02

Location

- GPIN Applicant: 6983-57-1258-500
- 267 Alwington Blvd
- Property Owner: HD (Home Depot) Development of MD, Inc
- Representative: Ben Johnson
- Zoning: C - Commercial
- Comprehensive Plan: Greenway and Makers Character District
- SUP Amendment to allow for undercover storage



Current Request

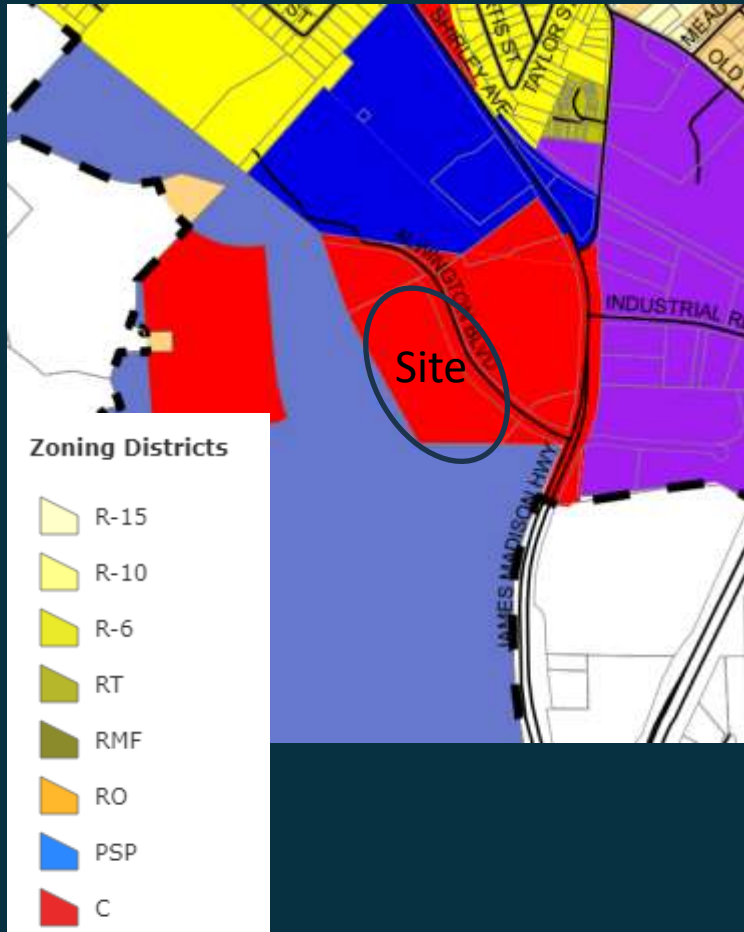
Item 3.

- History: Fauquier County approved the Home Depot site plan and then the property was annexed into the Town.
- Applicant is requesting a Special Use Permit to expand the existing Home Depot with under cover storage for rental equipment.
- Undercover storage would consist of 10' walls with a canopy structure.
- Remove 14 existing parking stalls (approximately 2520 square feet) to the south next to garden center.
- Remove 15 existing parking stalls (approximately 2700 square feet) to the north.
- Site is overparked and still meets parking requirements.

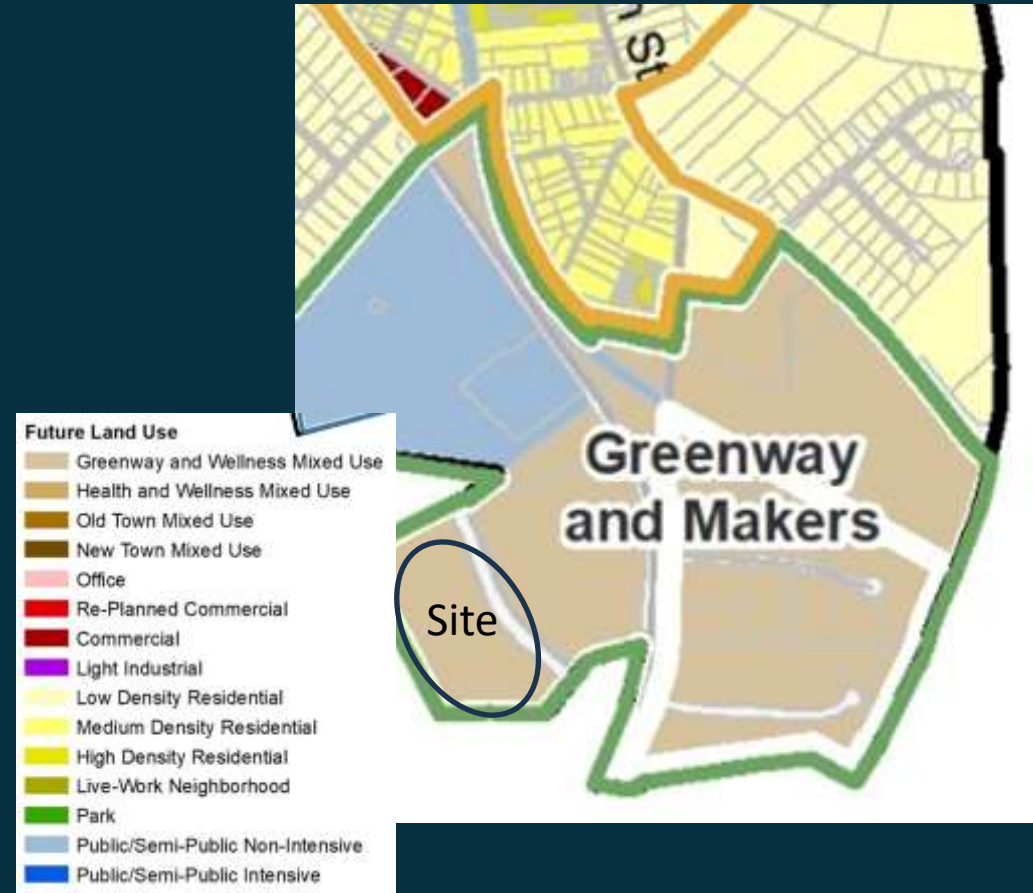
Adjacent Uses

Item 3.

Zoning Map

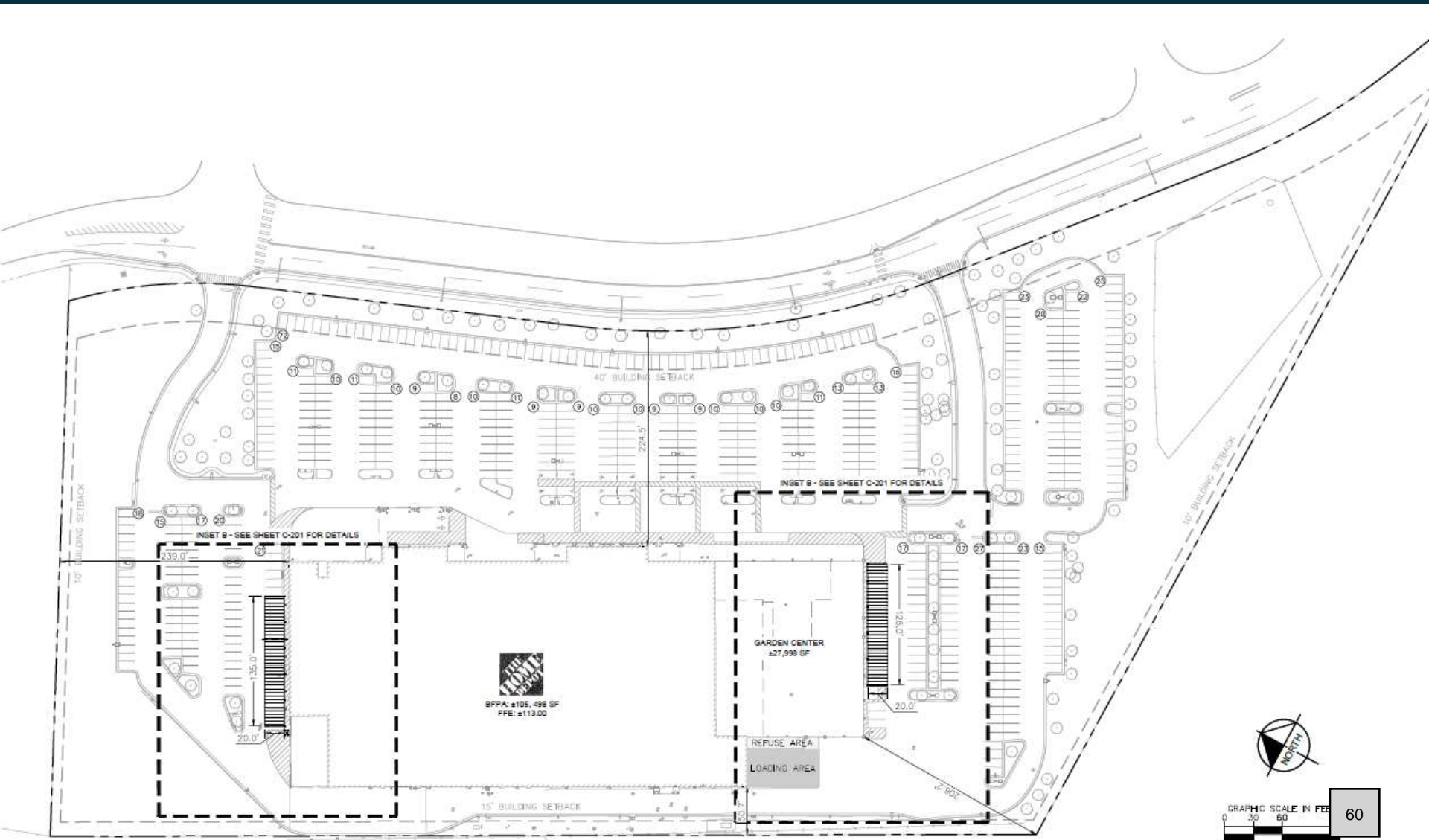


Future Land Use



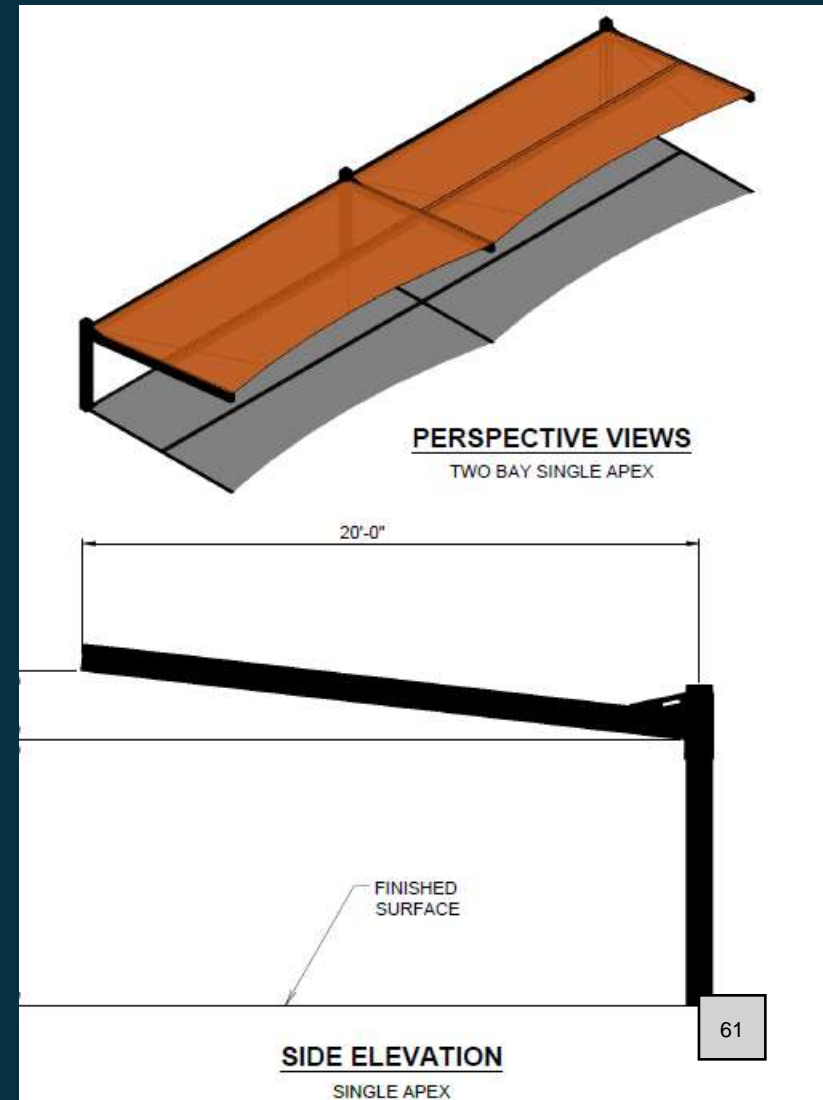
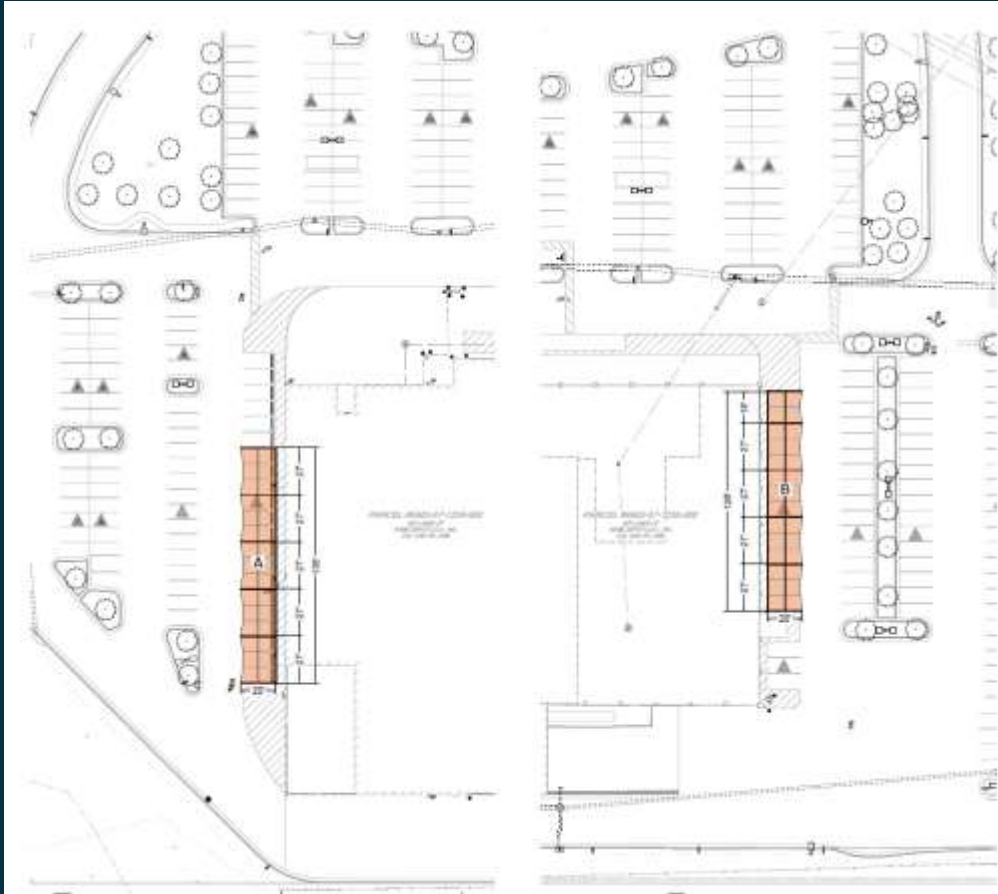
SUP Plan

Item 3.



Site Plan

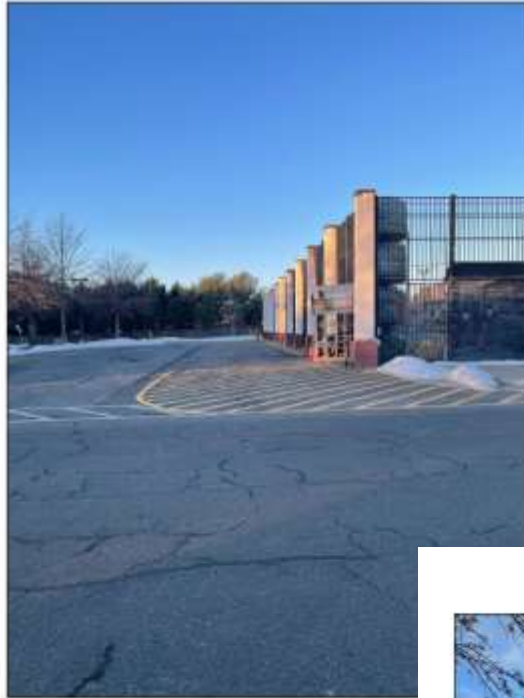
Item 3.



Elevations

Item 3.

BEFORE



AFTER



BEFORE



AFTER



Elevations

Item 3.

BEFORE



AFTER



BEFORE



AFTER



Staff Review

Item 3.

- Undercover Storage Elevations
- Transportation Circulation
- Landscaping/Buffers
- Parking/Transportation

Staff Recommendation

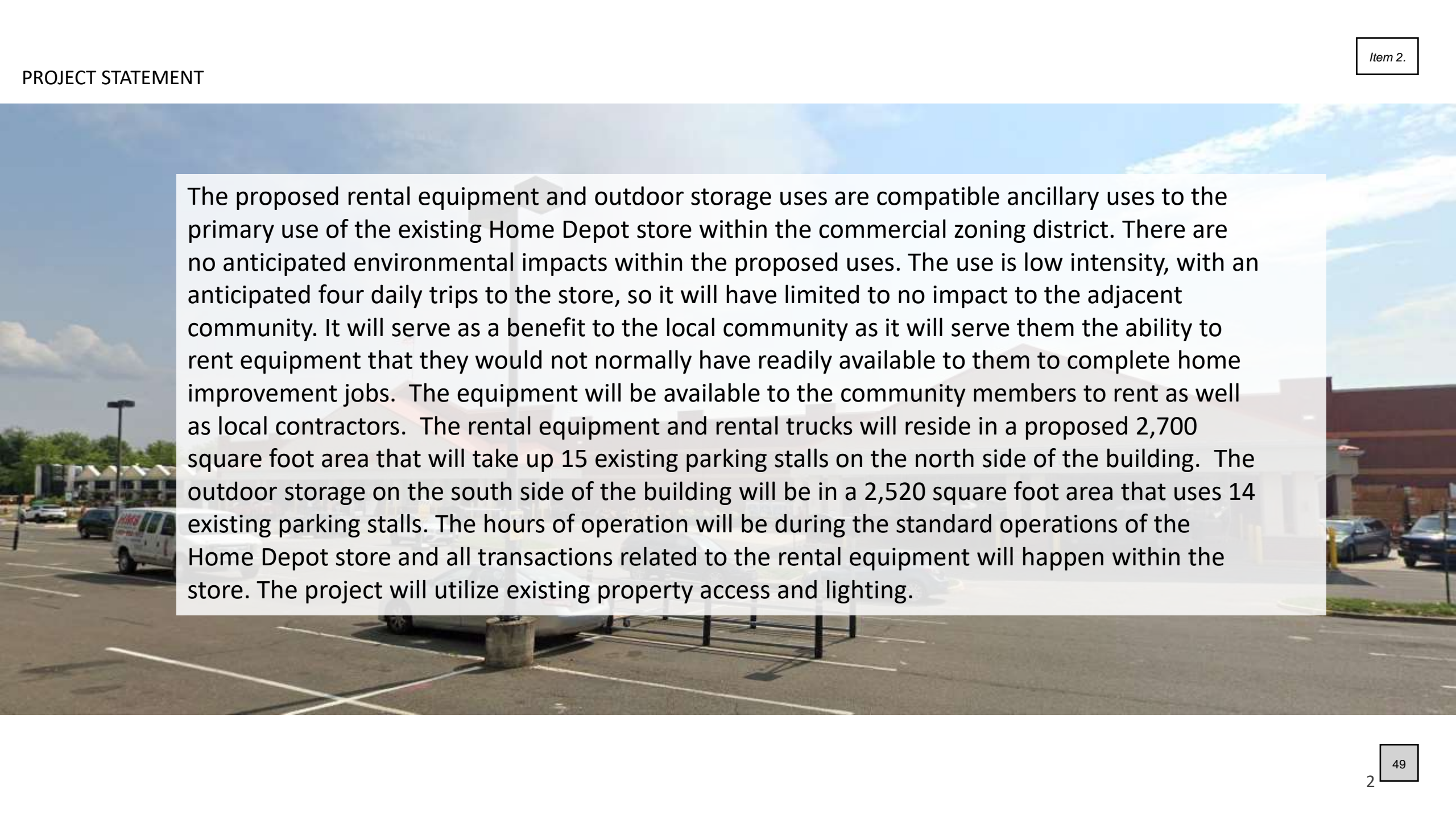
Item 3.

- Hold Work Session
- Direct Applicant/Staff Next Steps
- 100-Days: December 25, 2025



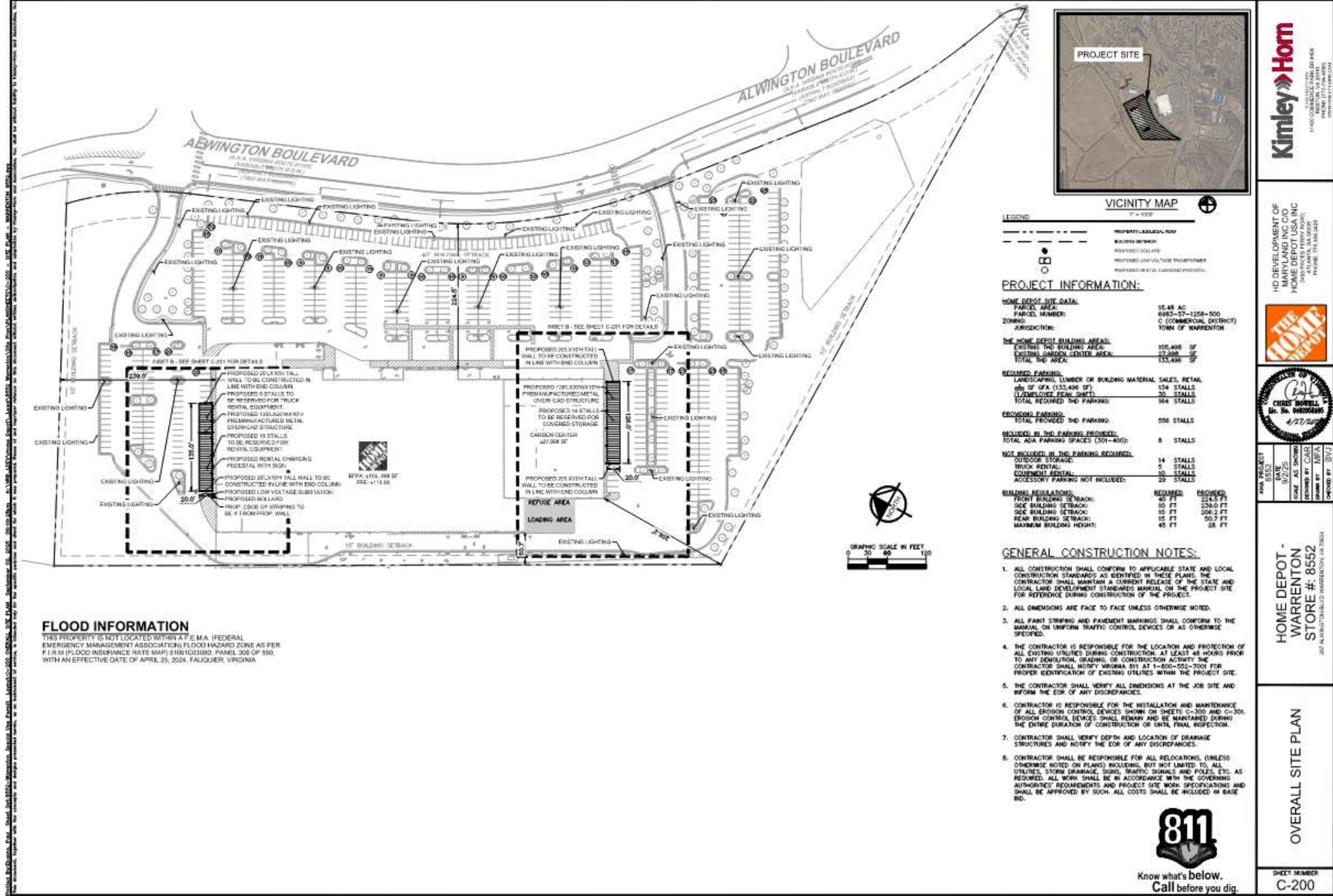
HOME DEPOT RENTAL
EQUIPMENT AND
OUTDDOR STORAGE
SUP 2025-2

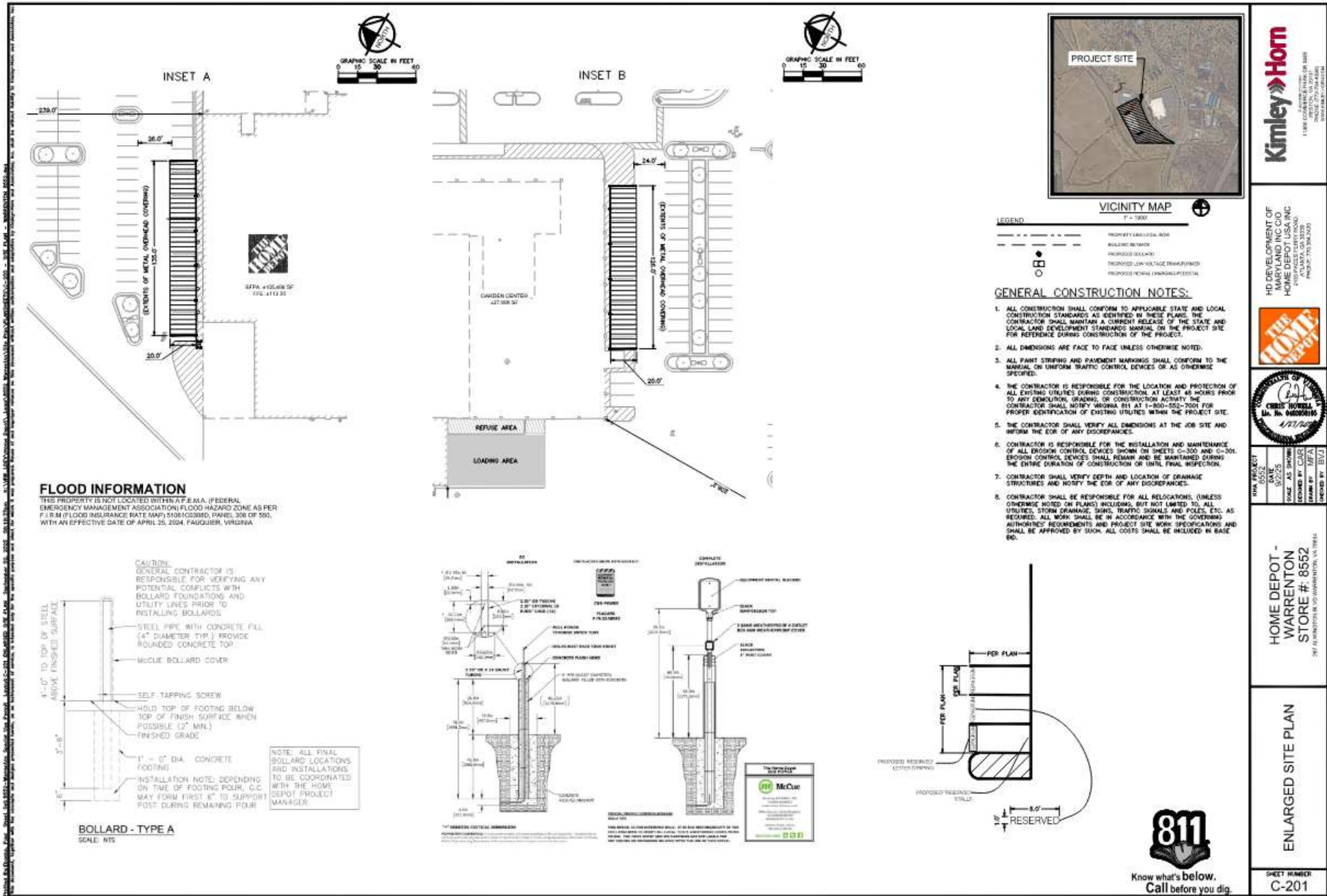
267 Alwington Blvd,
Warrenton, VA 20186

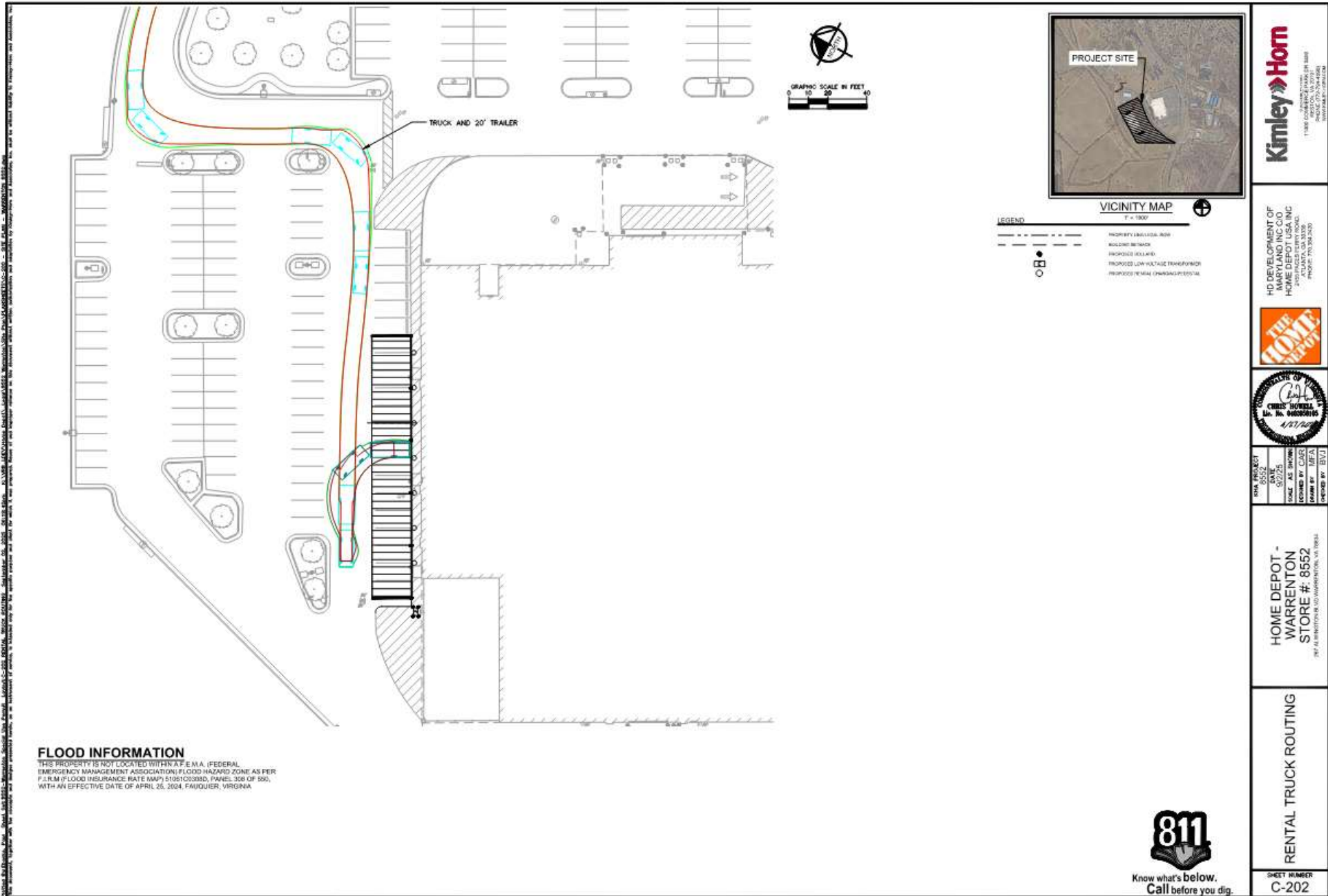


The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.



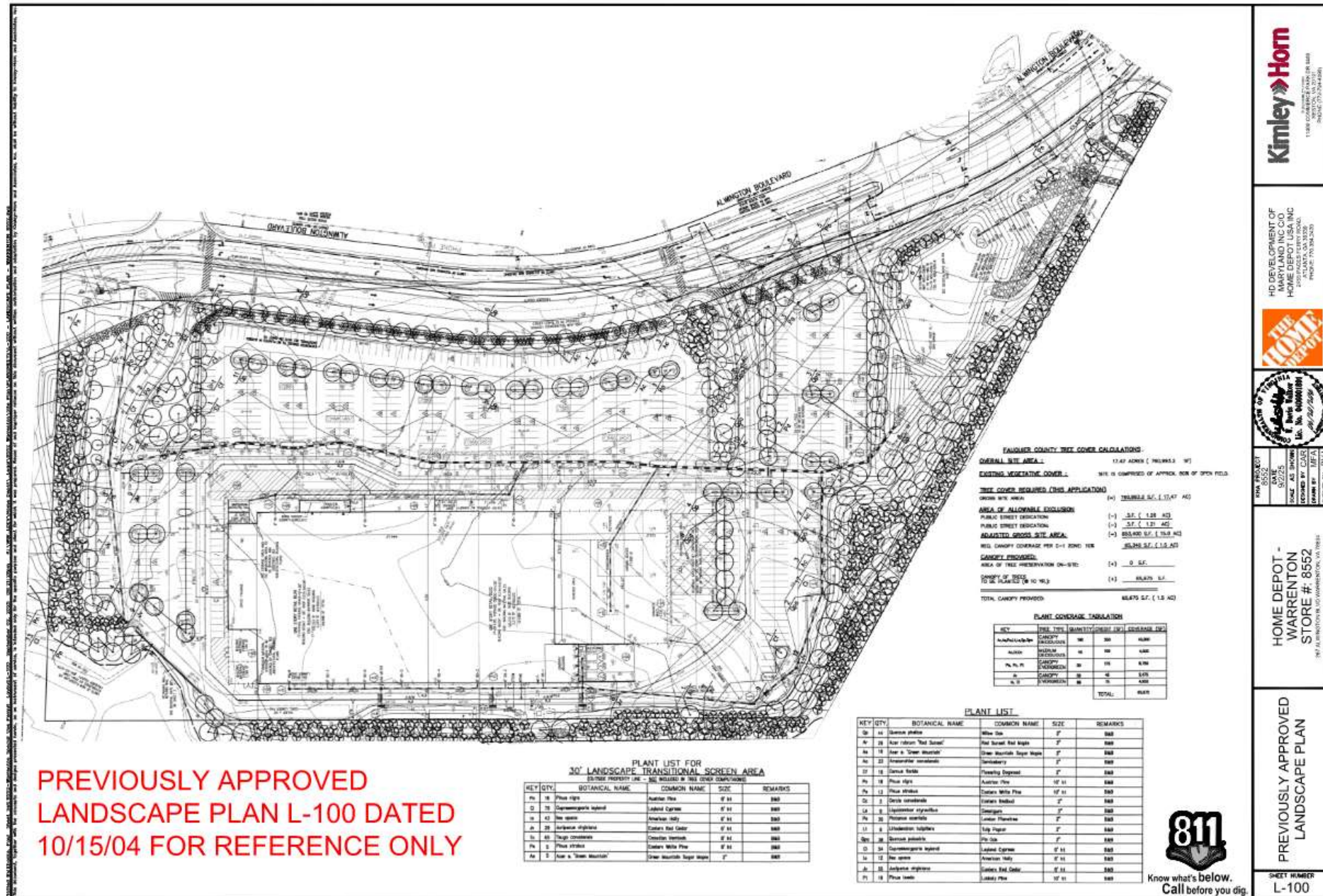


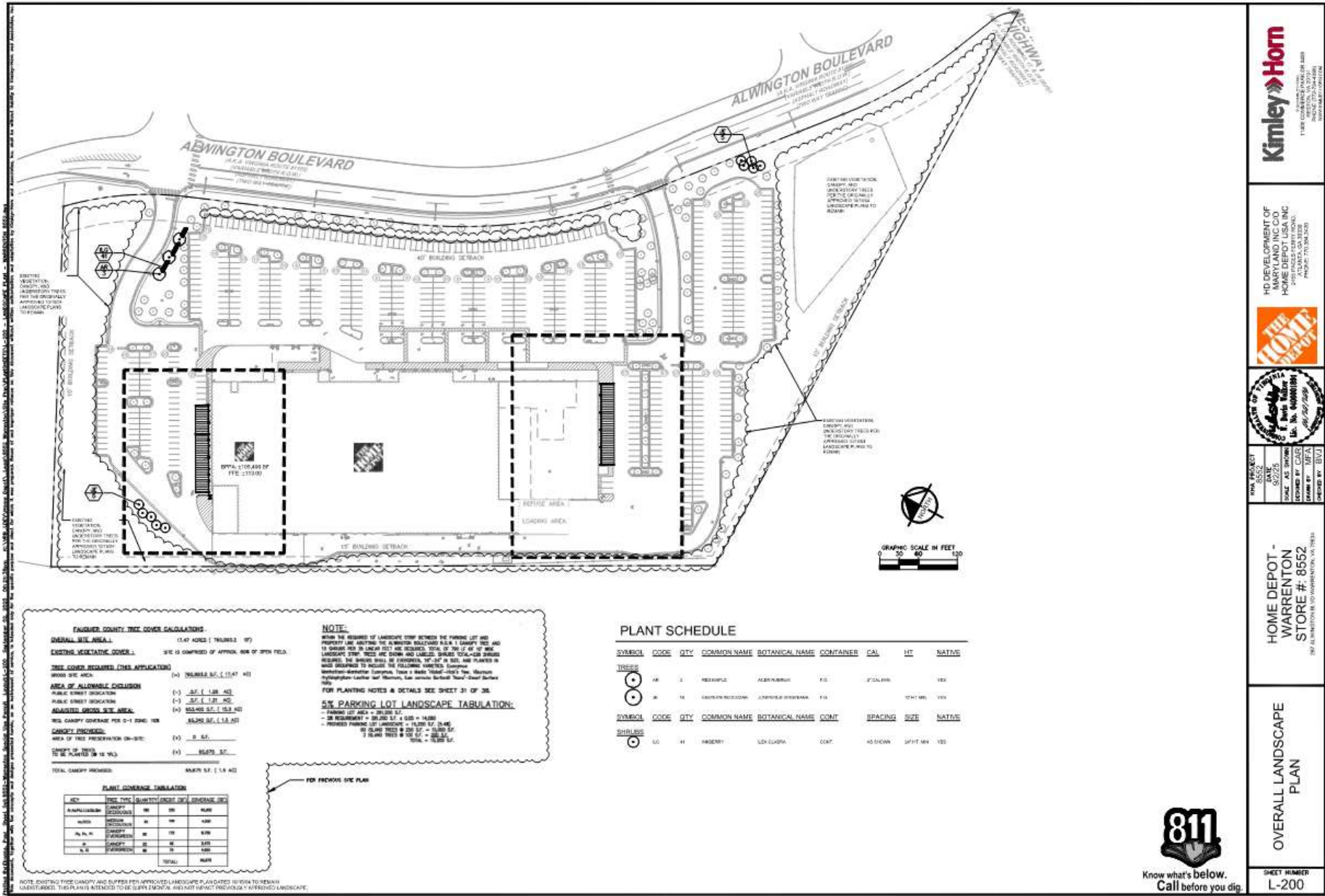




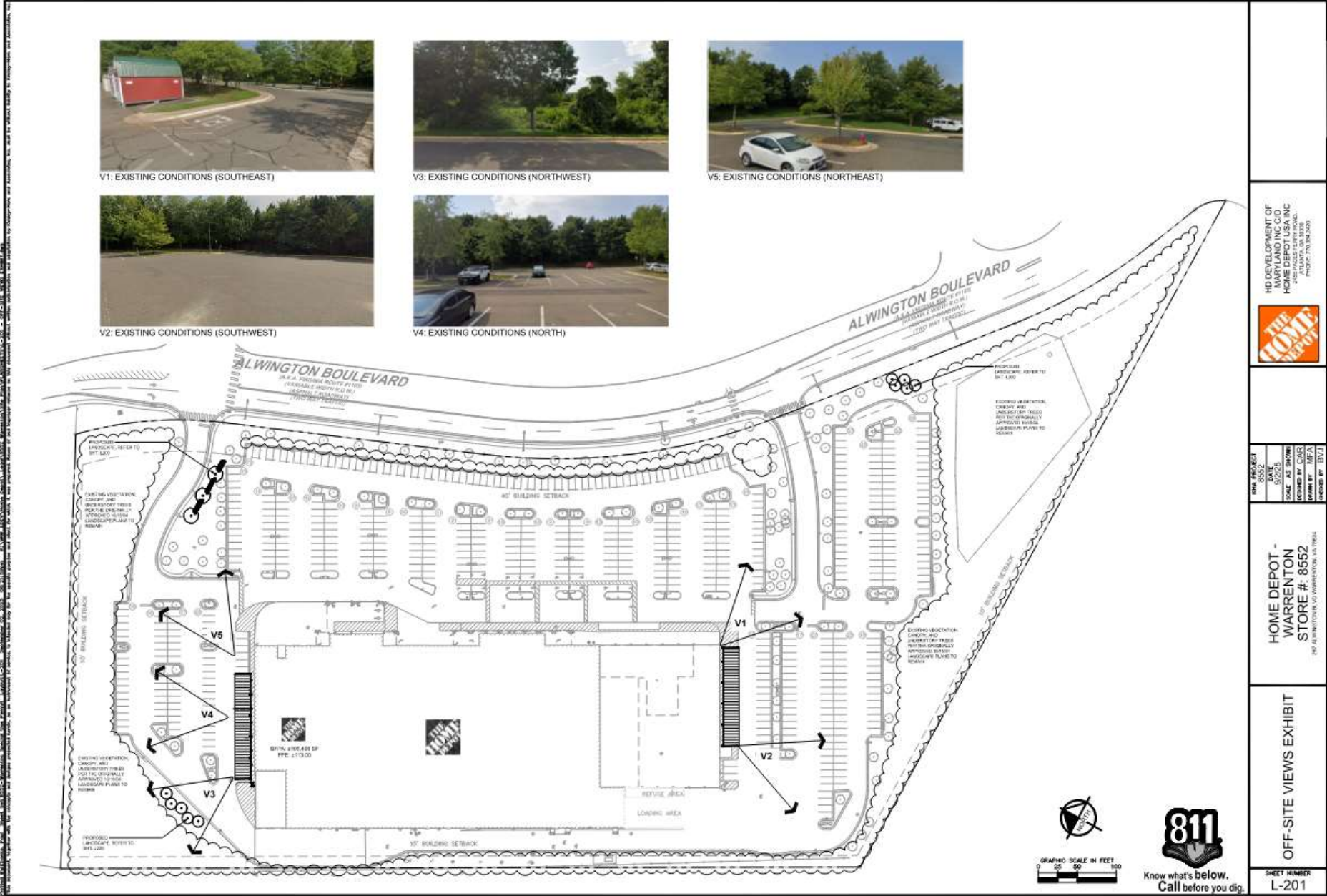
EXISTING LANDSCAPING

Item 3.





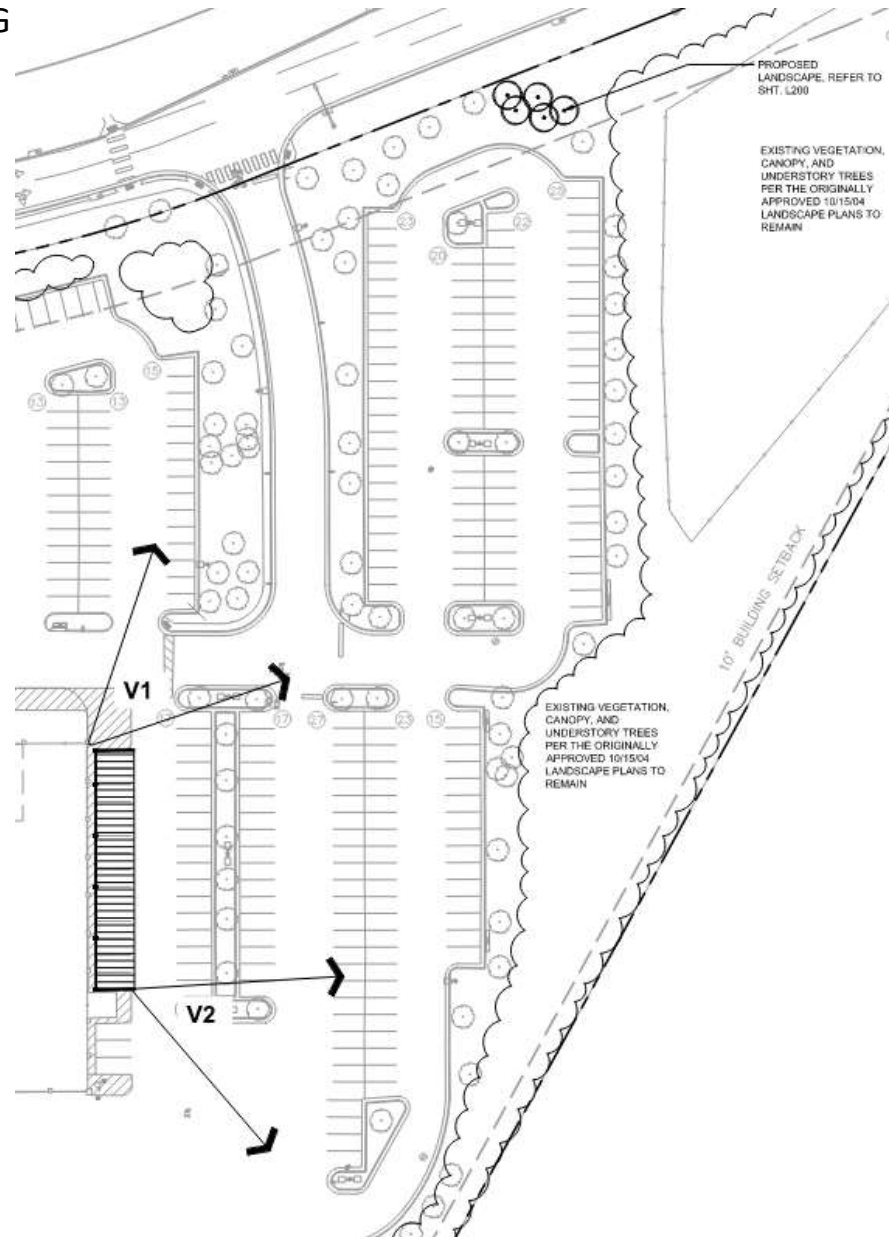
EXISTING
LANDSCAPE
BUFFERING FROM
OFFSITE VIEWS
WITH PROPOSED
LANDSCAPING
REFERENCED ON
THE PLAN



Item 3.

EXISTING LANDSCAPE BUFFERING
FROM OFFSITE VIEWS WITH
PROPOSED LANDSCAPING
REFERENCED ON THE PLAN

Additional evergreen plant
material is proposed to provide
further screening in images V1,
see plan to the right.



V1: EXISTING CONDITIONS (SOUTHEAST)



V2: EXISTING CONDITIONS (SOUTHWEST)

EXISTING LANDSCAPE BUFFERING
FROM OFFSITE VIEWS WITH
PROPOSED LANDSCAPING
REFERENCED ON THE PLAN

Additional evergreen plant
material is proposed to provide
further screening in images V3 and
V5, see plan to the right.



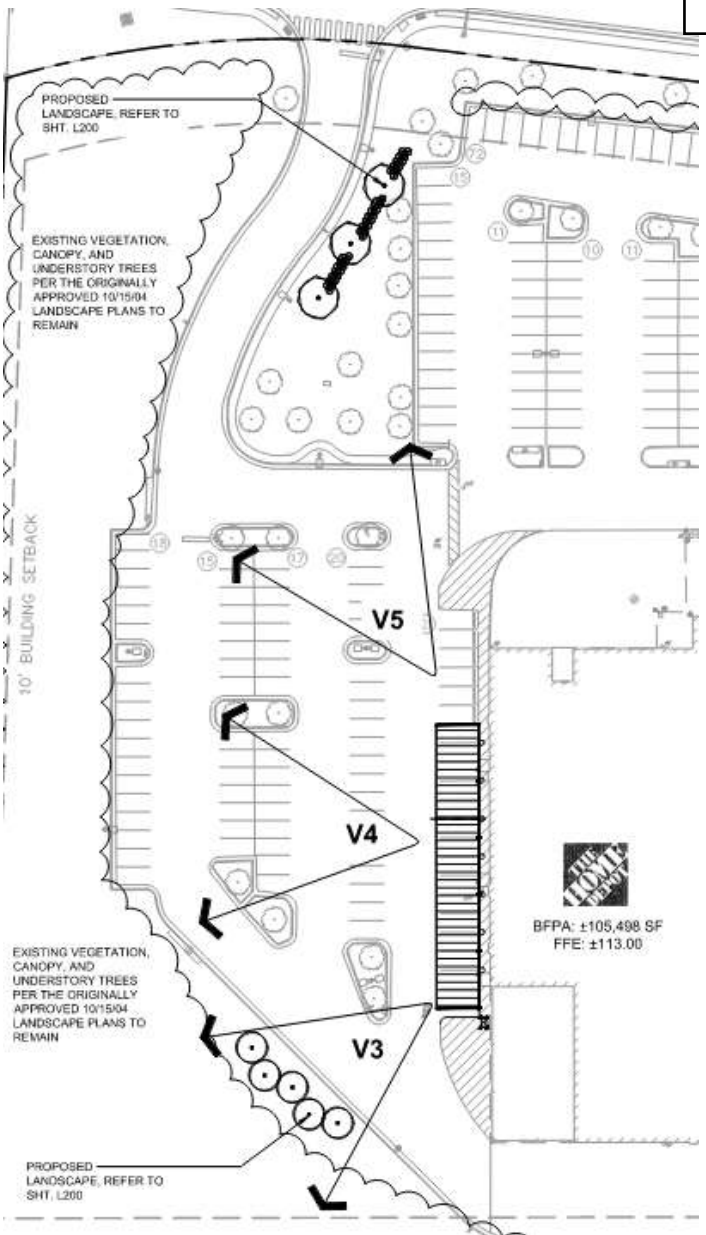
V3: EXISTING CONDITIONS (NORTHWEST)



V5: EXISTING CONDITIONS (NORTHEAST)



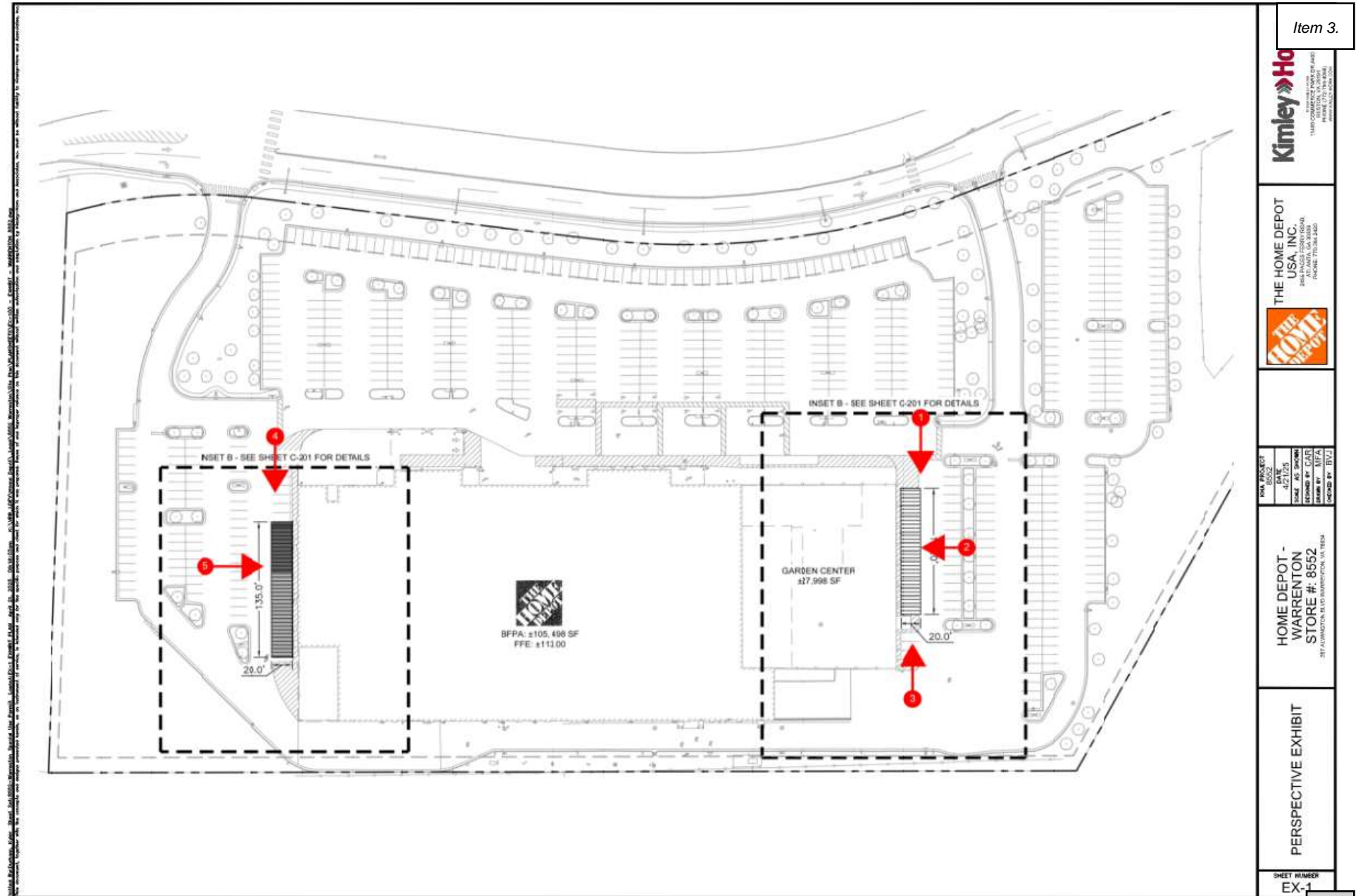
V4: EXISTING CONDITIONS (NORTH)



Item 3.

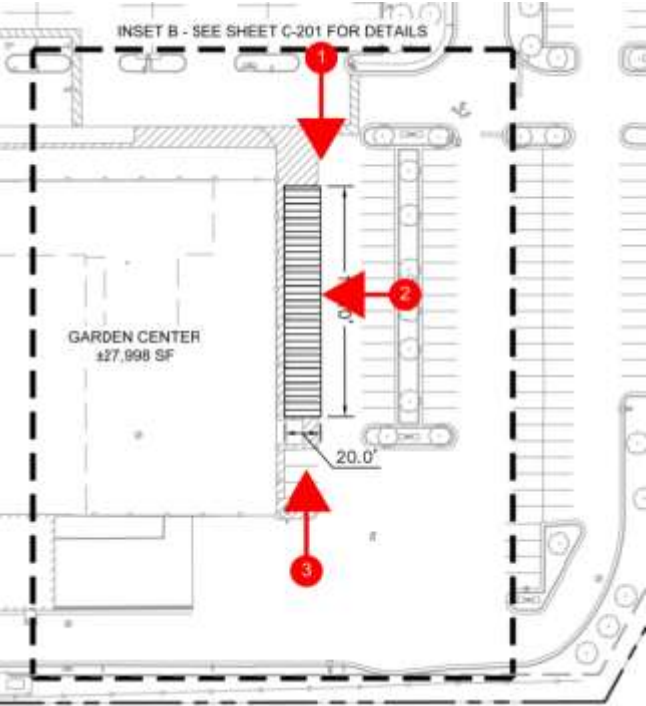
Proposed Covered Storage Before and After Location View Location Map Key

Refer to the three following
before and after renderings for
the proposed concrete CMU
wall and overhead canopy
structure required per to
satisfy code.



Covered Storage Before and After Exhibits

These exhibits include the 10' tall brick clad concrete CMU wall, to match existing building façade, and proposed overhead cantilevered structure.



BEFORE



AFTER



Item 3.

BEFORE



AFTER



BEFORE

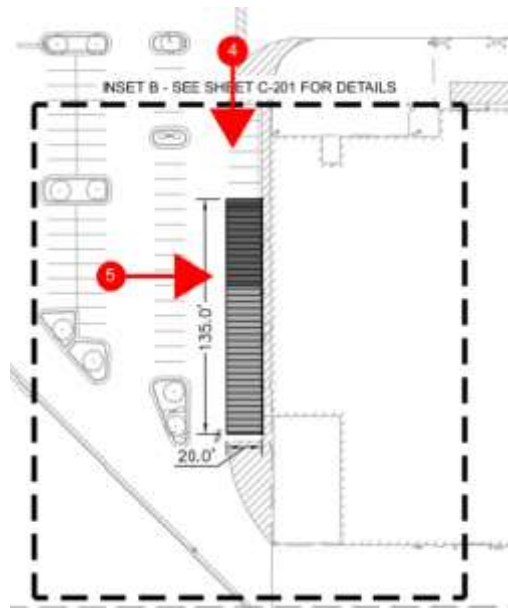


AFTER



Covered Equipment Rental Before and After Exhibits

These exhibits include the 10' tall brick clad concrete CMU wall, to match existing building façade, and proposed overhead cantilevered structure.



BEFORE



AFTER



BEFORE

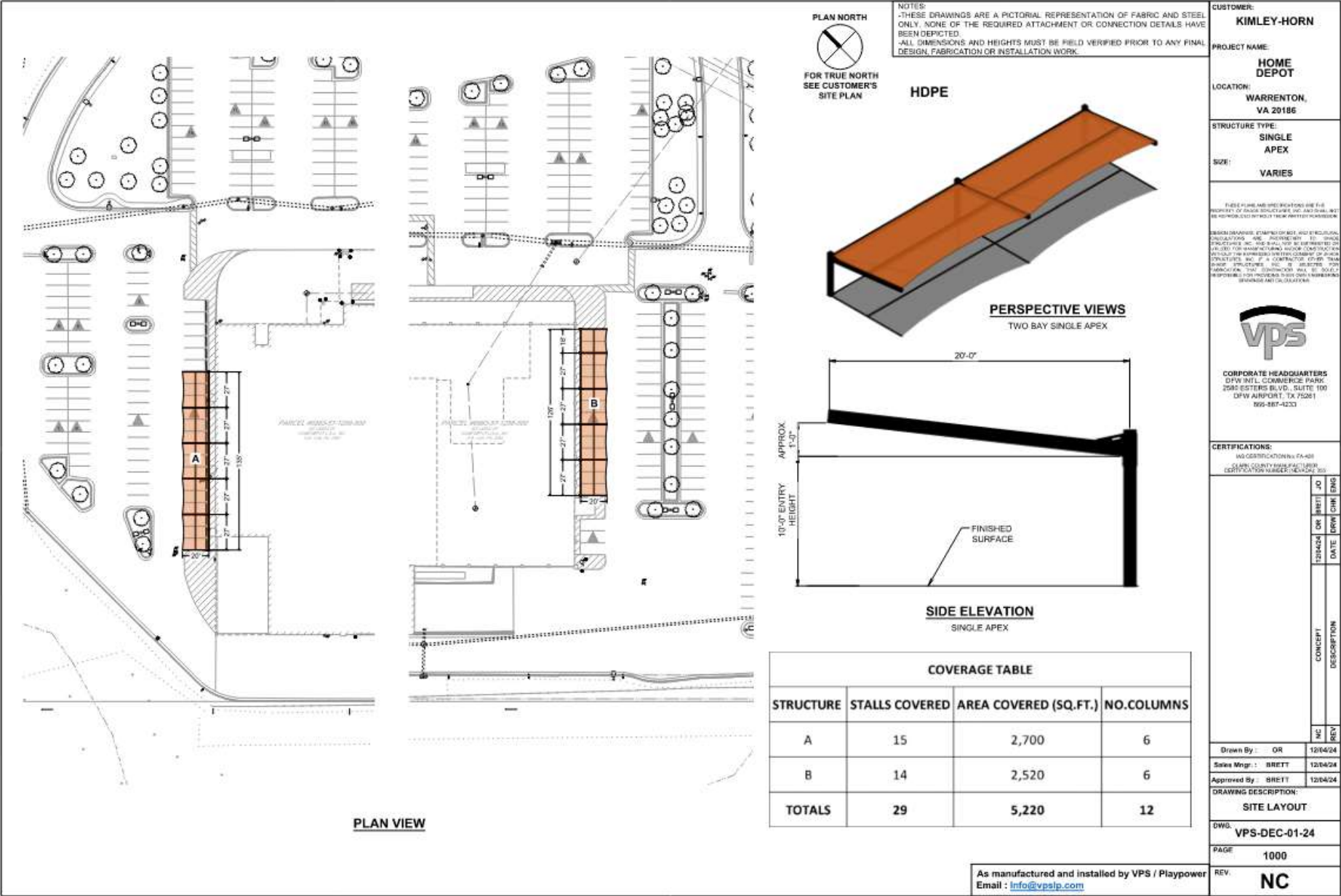


AFTER



Item 3.

Overhead Cantilevered
Canopy Structure



Item 3.



Community Development
Department

STAFF REPORT

Commission Meeting Date:	August 19, 2025
Agenda Title:	2025 Annexation Properties
Requested Action:	Hold a Work Session
Decision Deadline:	May 31, 2026
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Effective June 1, 2025, several parcels totaling approximately 243.87 acres located to the southwest of the Town of Warrenton were annexed from Fauquier County per the Voluntary Settlement Agreement and Final Order of a Special Court appointed by the Supreme Court of Virginia (Attached). Per the Town's Zoning Ordinance Article 2-5.4 the Planning Commission shall prepare and present a recommended zoning classification of any annexed property to the Town Council within twelve months of the effective date of the annexation. In addition, the Future Land Use Map and Comprehensive Plan need to be updated to incorporate the new parcels.

BACKGROUND

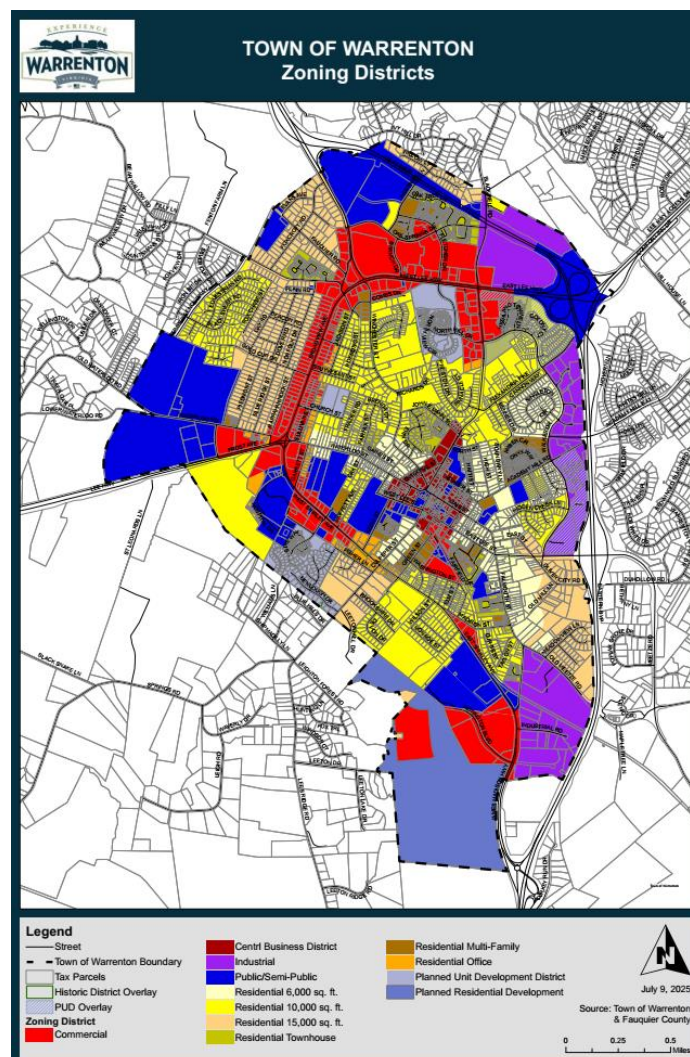
The Final Order of the Voluntary Settlement Agreement specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning. This includes an adopted Concept Development Plan, Proffers, and Town of Warrenton Commercial zoning assigned to 25 acres in Land Bay W. For the remainder of the properties, the Planning Commission must recommend a zoning classification to the Town Council within twelve (12) months of the June 1, 2025 effective date of the annexation. A temporary zoning classification is applied per the Zoning Ordinance which states:

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

The table below outlines the parcels brought into the Town limits, the previously assigned Fauquier County zoning, and the current Town of Warrenton zoning.

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-44-5875 (Portion)	234.08	PRD	PRD and Commercial (Per Final Court Order)
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial
Alwington Estates	6983-28-8269	37.6 (Portion)	R-1	R-15
Van Metre	6983-46-2435		R-1	R-15

Below is a map of the Town Zoning with the new boundaries:



Future Land Use Map and Comprehensive Plan

The Future Land Use Map needs to be updated to include the new parcels located within the Town's boundaries. There are several options available for discussion, including extending the Greenway and Makers Character District, creating a new UDA and/or Character District, or simply assigning Future Land Use Map designations that are consistent with the land use.

The Town's adopted Future Land Use and Comprehensive Plan designates the area immediately adjacent to the annexed properties as the Greenway and Makers Character District and Public/Semi Public – Non Intensive. The Greenway and Makers Character District is also a designated Urban Development Area (UDA).

The benefits of a designated UDA, under (Virginia Code § 15.2-2223.1.), are adopted principles of a Traditional Neighborhood Development (TND) to accommodate residential and commercial growth for the next 10-20 years. Areas designated as an UDA in a local comprehensive plan are eligible to apply for Smart Scale transportation funding.

The 2018 adopted East Shirley UDA stated *"Future growth should promote this UDA as the southern gateway into the Town and maintain the critical linkages between education, civic uses and the surrounding neighborhoods, as well as the last remaining industrial uses located in the Town."*

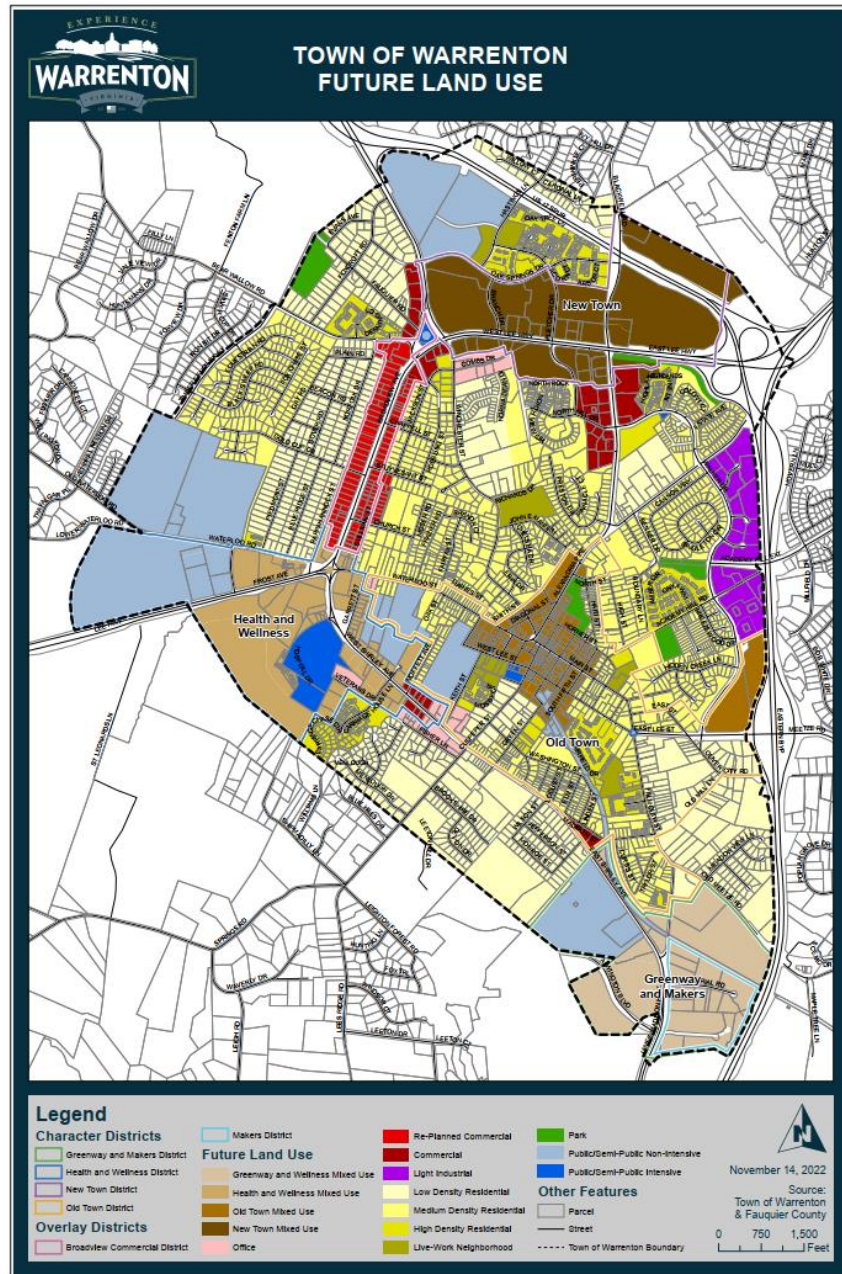
The adopted goals and policies were:

- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian linkage to Walker Drive from the area to the north east, above the Warrenton Greenway Trail.
- D. Evaluate more possibilities for pedestrian access to the Warrenton Greenway Trail from adjacent neighborhoods.
- E. Design and implement a vertical gateway feature announcing arrival into the Town of Warrenton at the south end of the UDA along James Madison Highway.
- F. Promote a mix of housing in the northern half of the UDA that includes of mixed-use residential development, multi-family housing and affordable housing that uses high quality materials
- G. Create a Streetscape Plan for East Shirley UDA that promotes a consistent walking experience. The Streetscape Plan should define specifications for sidewalk, crosswalks, street trees, seating, lighting and bicycle infrastructure
- H. Create development incentives that stimulate private investment and new development
- I. Evaluate locations for a new park space within the East Shirley UDA.

This UDA became the foundation for the Greenway and Makers Character District in Plan Warrenton 2040. The goals and policies were incorporated into the Land Use and Character District Chapter.

Since the majority of the annexed land is already a planned traditional neighborhood, it may not be necessary to designate it as an UDA, unless the Planning Commission is seeking assurances if the development of the parcels are delayed.

Below is a map of the current Future Land Use Map.



STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Work Session.

ATTACHMENTS

1. Final Order



J. Chapman Petersen+*

Sharon Kim Petersen

+also or ++only admitted in DC

*also admitted in MD

^admitted in NY

J. Chapman Petersen
jcp@petersenfirm.com
Direct: 571-459-2510

Item 4.

Federico J. Zablah
Christopher T. Robertson+
Dylan M. Phillips
Patrick R. Corish+
Janice M. Jang^+

April 24, 2025

Via delivery to Town Manager

Town of Warrenton, Town Council
c/o Frank Cassidy, Town Manager
21 Main Street
Warrenton, VA 20186
fcassidy@warrenton.gov

RE: Special Court approval of the Voluntary Settlement Agreement between the Town of Warrenton, Fauquier County, Van Metre Communities, LLC.

Dear Members of Council:

Today, the Special Court assembled by the Supreme Court of Virginia, pursuant to Va. Code § 15.2-3400 heard the petition of the Town of Warrenton, Fauquier County and Van Metre Communities, LLC. to approve the Voluntary Settlement Agreement ("VSA") for the Town's annexation of certain land within the jurisdiction of Fauquier County, as well as its adoption of the development plan of Van Metre Communities.

This is the same VSA that was approved by the Town Council on December 10, 2024 by Ordinance 2024-17, and has been the subject of discussion at both the March 11, 2025 and April 21, 2025 meetings of the Council. In sum, the VSA adopts the terms for the annexation which will add 241 acres of land within the boundaries of the Town.

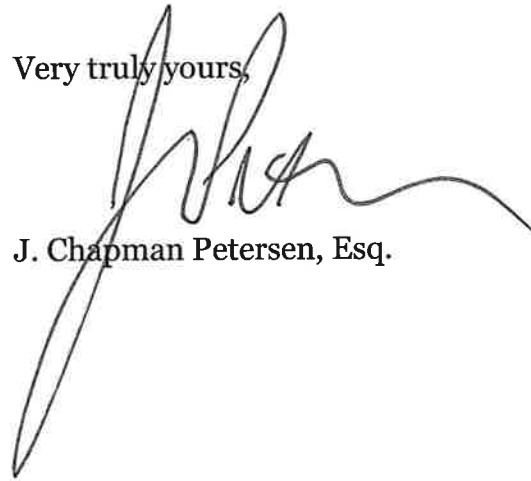
I appeared with counsel for the parties, including Fauquier County and the developer Van Metre Company. The Town Manager, Mr. Cassidy, also appeared to testify as to how the development projects would affect the Town. After hearing the testimony and reviewing the necessary records, the Court approved the VSA.

I have attached to this letter a copy of the entered Order granting and approving the VSA as presented to the Special Court, along with all exhibits. As you will see, the annexation will become effective on June 1, 2024.

Letter to Town of Warrenton Town Council
April 24, 2025
Page 2 of 2

If you have any questions about the process or the hearing that took place today, please do not hesitate to contact me or my office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Chapman Petersen', written over the typed name below it.

J. Chapman Petersen, Esq.

Enclosures as stated.

ATTACHMENT 1

VIRGINIA:

IN THE CIRCUIT COURT OF FAUQUIER COUNTY

**IN RE: PETITION OF THE)
TOWN OF WARRENTON,)
VIRGINIA AND THE COUNTY)
OF FAUQUIER, VIRGINIA)
FOR AN ORDER AFFIRMING)
A VOLUNTARY SETTLEMENT) Civil Action CL24000655-00
AGREEMENT FOR THE)
ANNEXATION OF 243.87295 ACRES,)
MORE OR LESS INTO THE)
TOWN OF WARRENTON, VIRGINIA)**

**FINAL ORDER APPROVING THE VOLUNTARY SETTLEMENT
AGREEMENT BETWEEN THE TOWN OF WARRENTON, AND THE
COUNTY OF FAUQUIER**

This proceeding came before this Special Court on April 24, 2025, to be heard on the petition of the Town of Warrenton, Virginia (the "Town of Warrenton"), and the County of Fauquier, Virginia ("Fauquier County"), pursuant to Chapter 34 of Title 15.2 of the Code of Virginia (1950), as amended. That petition requests this Special Court to affirm a Voluntary Settlement Agreement between and among the Town and the County dated April 23, 2025, (the "Agreement") and to effectuate an agreed boundary line adjustment between the two jurisdictions.

Upon a report of the Virginia Commission on Local Government dated November 2024, upon the testimony heard by the Special Court and the exhibits received into evidence; and upon the arguments of counsel for the parties,

Order of the Special Court
Page 2

IT IS HEREBY ORDERED, ADJUDGED, and DECREED by this Special Court as follows:

I. Jurisdiction

1. This Special Court, consisting of Chief Judge Designate, the Honorable W. Edward Tomko, III, Chief Judge, Sixth Judicial Circuit, the Honorable Holly B. Smith, Chief Judge, Ninth Judicial Circuit, and the Honorable Claude V. Worrell, II, Chief Judge, Sixteenth Judicial Circuit, having been appointed by Order of the Chief Justice of the Supreme Court of Virginia dated January 3, 2025, was duly constituted and convened as provided in Chapter 30 (§ 15.2-3000 et seq. of Title 15.2 of the Code of Virginia (1950) as amended), to hear the joint petition of the Parties as to this Annexation and Agreement..

2. The Commission on Local Government conducted hearings and issued a report dated November 2024, as required by Va. Code Ann. § 15.2-3400(3), which report found that the Agreement is in the best interest of the Town of Warrenton, Fauquier County, and the Commonwealth.

3. The Town of Warrenton and Fauquier County have, by Ordinance, duly approved and adopted the Agreement by a recorded affirmative vote of a majority of the members of their respective governing bodies. Prior to the adoption of said ordinances, the Town Council of Warrenton, and the Fauquier County Board of Supervisors each held a public hearing on the Agreement, and each advertised its intention to approve the Agreement by publishing a notice once a week for two successive weeks in a newspaper having general circulation

in their respective jurisdictions. Each newspaper publication included a descriptive summary of the Agreement and a statement that a true copy of the Agreement was on file in the office of the Clerk of the Circuit Court of Fauquier County.

4. All necessary jurisdictional and procedural steps have been taken to bring this proceeding before the Special Court.

II. Findings of the Court

The Special Court hereby makes the following findings:

5. The provisions of the Agreement are in the best interests of Town of Warrenton, Fauquier County, and the Commonwealth of Virginia.

6. The interests of the Commonwealth of Virginia in promoting the orderly growth and continued viability of Town of Warrenton, and Fauquier County will be furthered by the Agreement.

III. Affirmation of the Agreement

The Special Court hereby affirms the Agreement entered into by Town of Warrenton and Fauquier County, pursuant to § 15.2-3400(5) of the Code of Virginia (1950), as amended. A copy of the Agreement is attached hereto as **Exhibit A** and is incorporated as part of this Order. The terms and conditions of the Agreement shall have full force and effect and shall be binding on future governing bodies of the Town of Warrenton and Fauquier County as of the date set forth below.

IV. Territory Annexed

Pursuant to the Agreement, the Town's corporate boundaries shall be modified by the incorporation into the Town of that property, comprising approximately 243.87295 acres as more particularly described in the Survey thereof and the metes and bounds description of such property depicted on said Survey and incorporated herein by reference as **Exhibits B and C**.

Further, the use and development of the land annexed into the Town that is subject to Fauquier County Rezoning REZN-22-017978 specifically referenced therein, shall conform to the terms and conditions of the Agreement, subject to such changes as may be made in conformity with those terms and conditions or other applicable law.

V. Effective Date

It is hereby ORDERED that pursuant to Va. Code Ann. § 15.2-3400(5) and Section 2.3 of the Voluntary Settlement Agreement, said annexation of territory shall be effective as of 12:00 a.m. on June 1, 2025.

VI. Copies of the Order

The Clerk of Circuit Court of Fauquier County is directed to send an attested copy of this Order to the Secretary of the Commonwealth, to the Auditor of Public Accounts of the Commonwealth of Virginia, and to the Census Bureau of the United States Department of Commerce in order that all such allocations of state and federal funds at various times to the Town of Warrenton and Fauquier County as may be affected by changes the boundaries of the Town

Order of the Special Court
Page 5

herein described may be revised in accordance with law on and after the effective date of the annexation. The Clerk of Court shall also forward an attested copy of this Order to counsel for all parties. *The Clerk of Court shall record this Order.*

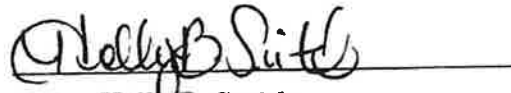
VII. Adjournment

It is ORDERED that the Special Court be adjourned, but not dissolved, subject to being reconvened in any manner provided by law.

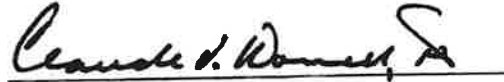
ENTERED this 24 day of April, 2025.



Chief Judge Designate
W. Edward Tomko, III




Judge Holly B. Smith




Judge Claude V. Worrell, II

Order of the Special Court
Page 6


WE ASK FOR THIS:



J. Chapman Petersen, Esq.
Chap Petersen & Associates, PLC
Warrenton Town Attorney
3970 Chain Bridge Road
Fairfax, VA 22030
Counsel for the Town of Warrenton

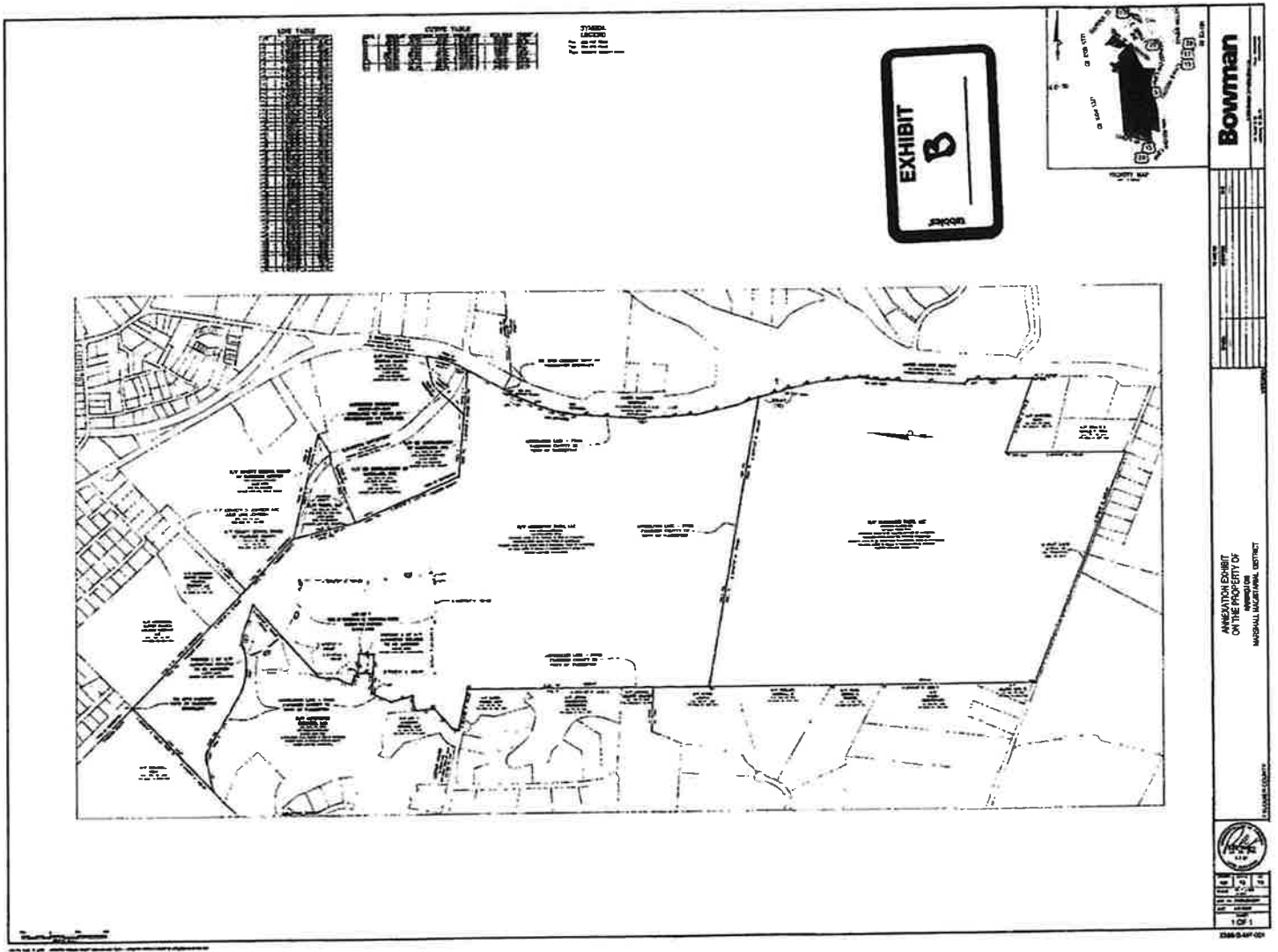


Melisa Michelsen, Esq.
Litten & Sipe, LLP
Fauquier County Attorney
410 Neff Avenue
Harrisonburg, Virginia 22801
Counsel for Fauquier County



John H. Foote, Esq.
Walsh Colucci Lubeley & Walsh, PC
4310 Prince William Parkway, Suite 300
Prince William, Virginia 22192
Counsel for Van Metre Communities, LLC

U.S. Census
Dept Accts
Secy Comm
Petersen - HD
Michelsen - HD
Foote - HD
4/24/25



Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY, SAID POINT ALSO BEING IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;



THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55" W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.

**2024 TOWN OF WARRENTON / FAUQUIER COUNTY ANNEXATION
VOLUNTARY SETTLEMENT AGREEMENT**

THIS VOLUNTARY SETTLEMENT AGREEMENT is made and entered into this 23rd day of April, 2025, by and between the TOWN COUNCIL OF WARRENTON, VIRGINIA, a Virginia municipal corporation and a body politic (hereinafter “the Town Council”), THE BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA (a political subdivision of the Commonwealth, hereinafter “the County Board of Supervisors”), and VAN METRE COMMUNITIES, LLC (together hereinafter “Van Metre”), (collectively referred to herein as the “Parties”).

RECITALS

R-1. WHEREAS, the Parties have reached this Agreement, pursuant to Title 15.2, Chapter 34, of the Code of Virginia, (i) providing for the annexation of certain territory of the County into the Town, and (ii) providing for the development of, and zoning of, the Annexation Area after approval of the proposed Annexation and

R-2. WHEREAS, Van Metre Homes at Aurora, L.L.C. is the owner of a certain tract of land containing approximately 234.08765 acres, as the same is more thoroughly identified below as the Arrington Annexation Property, which is a portion of an existing parcel of land, and

R-3. WHEREAS, HD Development of Maryland Inc. (“HD”) is the owner of a tract of land containing approximately 0.7361 acres, as the same is more thoroughly identified below as the “HD Property,” and

Voluntary Annexation Settlement Agreement

R-4. WHEREAS, Padmaja and Srinivas Dasari ("Dasari") are the owners of a tract of land containing approximately 1.1630 acres, as the same is more thoroughly identified below as the "Dasari Property," and

R-5. WHEREAS, VABFT, LLC, ("VABFT") is the owner of a tract of land containing approximately 4.3067 acres, as the same is more thoroughly identified below as the "VABFT Property," and

R-6. WHEREAS, the School Board of Fauquier County (the "School Board") is the owner of a tract of land containing 0.8105 acre, as the same is more thoroughly identified below as the "School Board Property," and

R-7. WHEREAS, the County Board of Supervisors is the owner of certain portions of the Alwington Boulevard right-of-way as the same is more thoroughly identified below as the "County Right-of-Way," and

R-8. WHEREAS, the County Board of Supervisors and the Town Council, after due consideration, have determined and agree that the boundary between the County and Town should be adjusted and relocated as identified herein, and that certain other matters should be resolved between the County Board of Supervisors and the Town Council, and

R-9. WHEREAS, Van Metre desires to acquire and develop the Arrington Annexation Property owned by it in a manner that is acceptable to the County Board of Supervisors and the Town Council, and

Voluntary Annexation Settlement Agreement

R-10. WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors approved a Rezoning of the Arrington Annexation Property as more specifically defined herein, that will permit its development in a manner that is acceptable to both the County Board of Supervisors and the Town Council, and the County Board of Supervisors and the Town Council have agreed that the conditions of development of the Arrington Annexation Property that were made proffered conditions of that Rezoning, including the Concept Development Plan, Code of Development and any other binding exhibits thereto and incorporated into the County's approval, should control the future land use thereof whether in the County or the Town's jurisdiction, and

R-11. WHEREAS, on December 12, 2023, the Town Council adopted a resolution in support of a Citizen-Initiated Petition for the inclusion of the Arrington Annexation Property within the corporate limits of the Town subject to Van Metre's agreement that such property would be developed in accordance with the Rezoning, and that the design and construction of the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements would be completed at their sole expense, and

R-12. WHEREAS, after the effective date of the annexation as set out in Section 2.3 below, the Town will have zoning authority over the Annexation Area, subject to vested rights and the processes set out in the Code of Virginia and Town Code as amended from time to time, and

Voluntary Annexation Settlement Agreement

R-13. WHEREAS, the County Board of Supervisors and the Town Council have now determined that this Voluntary Settlement Agreement is necessary and appropriate to ensure the effective provision of Town public services to the area to be included within the corporate limits of the Town, to memorialize their agreement regarding the maintenance and effectuation of the Rezoning and the Town Commitments, and to determine other appropriate matters pursuant to the applicable Virginia statutory framework including certain specific land use and zoning arrangements deriving from the aforesaid Rezoning and Town Commitments as provided by Virginia law,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are conclusively agreed to constitute such consideration, the County Board of Supervisors and the Town Council agree as follows:

SECTION 1. DEFINITIONS

The County Board of Supervisors and the Town Council agree that the following words, terms, and abbreviations as used in this Agreement shall have the following defined meanings, unless the context clearly provides otherwise:

1.1. "Additional Annexation Properties" means collectively the Dasari Property, the HD Property, the School Board Property, and the VABFT Property containing approximately 7.0163 acres.

Voluntary Annexation Settlement Agreement

1.2. The “Additional Annexation Area Property Owners” means Dasari, HD, the School Board, and VABFT.

1.3. “Alwington” means Van Metre Homes at Aurora, LLC, a Virginia limited liability corporation, and the current legal owner of the Arrington Annexation Property.

1.4. “Alwington Boulevard Improvements” means the widening of existing Alwington Boulevard, and the construction of an extension thereof in accordance with Town standards and specifications to provide a four-lane, median divided roadway from the current boundary between the County and Town northwesterly to the northerly line of Land Bay W (as defined in the Rezoning) (“Phase 1”) and a two-lane undivided roadway from the northerly line of Land Bay W to the northerly line of the Arrington Annexation Property (“Phase 2”) in accordance with the Rezoning.

1.5. “Annexation” means the adjustment of the boundary line between the County and the Town as set forth herein.

1.6. “Annexation Area” means that area to be included within the corporate boundaries of the Town pursuant to this Agreement consisting of the Arrington Annexation Property, the Additional Annexation Area, and the County Right-of-Way, all as further described herein, and as depicted in the attached Exhibits.

1.7. “Arrington Annexation Property” means the approximately 234.08765 acres of property owned by Van Metre that is the subject of the Annexation contemplated in this Agreement and delineated on Exhibit B. The Arrington

Voluntary Annexation Settlement Agreement

Annexation Property is currently a portion of a larger parcel containing approximately 431.19759 acres identified as GPIN 6983-44-5875-000 on the Tax Maps of Fauquier County. The remainder of the larger parcel containing approximately 197.10994 acres that is not herein identified shall remain in Fauquier County (the "Arrington Residual Property").

1.8. "Code" means the Code of Virginia (1950), as amended. A reference to a specific Code provision shall mean that Code provision as it existed on the date of execution of this Agreement, and any successor provision should the Code be amended after execution of this Agreement.

1.9. "Commission" means the Virginia Commission on Local Government.

1.10. "County" means the County of Fauquier, Virginia.

1.11. "County Board of Supervisors" means the Board of Supervisors of the County of Fauquier, Virginia.

1.12. "County Right-of-Way" means those portions of the right-of-way previously dedicated to the County Board of Supervisors for the construction of Alwington Boulevard from Shirley Avenue/James Madison Highway (Business Route 29/15/211) northwesterly to the Arrington Annexation Property boundary and that are not within the Town's boundary at the time of this Agreement.

1.13. "Dasari Property" means the approximately 1.1630 acres of property owned by Dasari and identified by GPIN 6983-57-9161-000 on the Tax Maps of Fauquier County.

Voluntary Annexation Settlement Agreement

1.14. “Effective Date” means the date upon which the last of the County Board of Supervisors and the Town Council has approved and affixed its signature to this Agreement.

1.15. “HD Property” means the approximately 0.7361 acres of property owned by HD and identified by GPIN 6983-57-1258-000 on the Tax Maps of Fauquier County.

1.16. The “Parties” refers to the County, Town, and Van Metre, collectively being the signatories to this Agreement.

1.17. The “Relocated Taylor Run Pump Station” means a new sanitary sewer pump station on the Arrington Annexation Property in the general location shown on Sheet 10 of the Concept Development Plan approved with the Rezoning, gravity sanitary sewer from the existing Taylor Run Pump Station to said pump station location, and sufficient sanitary sewer force main required to convey sewage from the new pump station to a connection manhole with capacity to accommodate such flow within the Town.

1.18. The “Rezoning” refers to Rezoning REZN-22-017978 approved by the Fauquier County Board of Supervisors on November 9, 2023, and the Proffered Conditions accepted therewith, together with the Concept Development Plan, Code of Development, and any other exhibits incorporated therein, all governing the development of the Arrington Annexation Property, with copies of such documents attached hereto and incorporated herein by reference as Exhibit C.

Voluntary Annexation Settlement Agreement

1.19. The "School Board Property" means the approximately 0.8105 acre of property owned by the School Board and identified by GPIN 6983-48-7973-000 on the Tax Maps of Fauquier County.

1.20. "Section" refers to the parts of this Agreement unless the context indicates that the reference is to sections of the Code.

1.21. "Special Court" means the Special Court appointed by the Supreme Court of Virginia pursuant to Title 15.2, Chapter 30, of the Code.

1.22. "Subsection" refers to the parts of this Agreement set out in the various "Sections."

1.23. "Survey" means the metes and bounds description and graphic depiction of the Annexation Area as set forth on Exhibits "A" and "B" attached hereto.

1.24. "Taylor Run Pump Station" means the existing sanitary sewer pump station located on approximately 0.0826 acre of property identified as GPIN 6983-49-6156-000 on the Tax Maps of Fauquier County, and owned by the Town,

1.25. "Town" means the Town of Warrenton, Virginia.

1.26. "Town Commitments" means the agreement by Van Metre to design and construct the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements as depicted on Exhibit C, at no cost to the County Board of Supervisors or Town Council.

1.27. "Town Council" means the Town Council of the Town of Warrenton, Virginia.

Voluntary Annexation Settlement Agreement

1.28. “VABFT Property” means the approximately 4.31 acres of property owned by VABFT and identified by GPIN 6983-48-7006-000 on the Tax Maps of Fauquier County, and that is the subject of the Annexation contemplated in this Agreement.

1.29. “Van Metre” means Van Metre Communities, L.L.C., a Virginia limited liability company, and Van Metre Homes at Aurora, L.L.C., collectively.

SECTION 2. VOLUNTARY ANNEXATION

2.1. Annexation Agreement. The County Board of Supervisors and the Town Council agree to the annexation by the Town of that certain territory consisting of the Annexation Area as more specifically described by the Survey.

2.2. Submission of the Survey. The Survey shall be submitted to, and filed with, the Commission and the Special Court appointed to affirm, validate, and give full force and effect to this Agreement, and shall be incorporated into any final Order entered by the Special Court.

2.3. Effective Date of Annexation. The Annexation provided for herein shall become effective on the first day of the second calendar month after entry of the Final Order by the Special Court to affirm, validate, and give full force and effect to this Agreement.

SECTION 3. LAND USE AND ZONING IN ANNEXATION AREA

3.1. Land Use and Zoning Arrangements.

Voluntary Annexation Settlement Agreement

3.1.1. Pursuant to the provisions of Va. Code Ann. § 15.2-3400(2), the County Board of Supervisors and the Town Council agree that the orderly development of the Annexation Area is in the best interest of the County and Town.

3.1.2. The Town Council agrees to administer development of the Arrington Annexation Property in a manner that is consistent and in substantial conformance with the Rezoning. Portions of the Arrington Annexation Property that are zoned PRD will be administered in accordance with the terms of the PRD in effect as of the Effective Date (i.e., Zoning Ordinance of Fauquier County §§ 4-100 through 4-115) unless and until the Town rezones the property. Wherever those provisions of the Zoning Ordinance of Fauquier County reference the County or the Board of Supervisors, they will be read as referring to the Town and the Town Council, respectively. The Town shall have sole responsibility for interpretation and enforcement of the PRD zoning within the Arrington Annexation Property.

3.1.3. Notwithstanding the foregoing, the provisions of the Town's Zoning Ordinance shall govern the future use and development of that portion of Arrington Annexation Property identified in the Rezoning as to be developed in accordance with the Town of Warrenton's Commercial (C) Zoning District assigned to Land Bay W, as depicted on the Concept Development Plan, as if Land Bay W had been so zoned by the Town Council, and future development thereof shall be processed by the Town pursuant to its ordinary procedures therefor.

Voluntary Annexation Settlement Agreement

3.1.4. The Town agrees that upon validation of this Agreement by the Special Court that it will amend its Comprehensive Plan to incorporate the Rezoning into that Plan if it deems it necessary.

3.2. Zoning Classification of the Additional Annexation Properties. Upon the Effective Date of the Annexation, the non-PRD portions of the Arrington Annexation Property and the Additional Annexation Properties shall be deemed to be zoned to the applicable Town Zoning District pursuant to Warrenton Zoning Ordinance § 2-5, or any substantially similar provision as may be hereafter enacted as transitional zoning for such properties.

3.3. Sewer and Water Services.

3.3.1. The Town Council agrees that it shall permit connection of the properties within the Annexation Area to the Town sanitary sewer and water systems upon written request therefore, and payment of all appropriate fees and charges for such services, subject to compliance with the Town's Public Facilities Manual (as amended from time to time) and completion of the Relocated Taylor Run Pump Station.

3.3.2. In accordance with the Town's utility extension policies, each owner of a property within the Annexation Area shall construct or cause to be constructed, at no expense to the Town or County, such extensions of existing water and/or sanitary sewer mains and laterals as may be required to provide water and sanitary sewer service to their respective properties.

Voluntary Annexation Settlement Agreement

3.3.3. Upon completion of and the Town's final approval of such extension facilities, the property owner constructing same shall convey ownership of the facilities (not including laterals, whose ownership will remain private) and the necessary and associated easements to the Town for inclusion in the Town's public utility system.

3.3.4. Van Metre has responsibility to design and construct the Relocated Taylor Run Pump Station pursuant to the Town Commitments prior to issuance of the first certificate of occupancy. Van Metre has heretofore commenced design of construction plans for the Relocated Taylor Run Pump Station and shall diligently pursue completion of said plans and the submittal of same to the applicable regulatory agencies for approval. Within sixty (60) days following approval of the Relocated Taylor Run Pump Station construction plans by all applicable regulatory agencies and the recordation of any easements required for the construction of same, Van Metre shall commence construction of the Relocated Taylor Run Pump Station and diligently pursue completion thereafter.

3.4 Alwington Boulevard Improvements. Van Metre agrees to design, pursue approval of such design, bond, permit, and construct the entire length of the Alwington Boulevard Improvements. Phase 1 of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed on the Arrington Annexation Property. Phase 2

Voluntary Annexation Settlement Agreement

of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed in the North Hamlet (as defined in the Rezoning) of the Arrington Annexation Property.

3.5. Payment of Proffered Amounts. The Rezoning is subject to reasonable proffers voluntarily submitted and agreed to by Van Metre including cash proffers for schools, public safety and parks and recreation facilities specifically attributable to impacts created by the new development. The Parties agree and consent to the payment of those proffered amounts subsequent to any Annexation provided herein as follows:

3.5.1. Brumfield Elementary School Entrance. If Proffer 19.B(b) applies, the cash in lieu of constructing the entrance shall be payable to Fauquier County.

3.5.2. Schools. Proffer 19 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for Taylor Middle School.

3.5.3. Emergency Services. Proffer 12 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for the benefit of the Annexation Area.

Voluntary Annexation Settlement Agreement

3.5.4. Parks and Recreation. Proffer 9 associated with the Rezoning shall remain in effect and due and payable according to its terms to the Town of Warrenton.

SECTION 4. COMMISSION AND SPECIAL COURT APPROVAL

4.1. Commission on Local Government Review. The Parties agree to promptly undertake the steps necessary as required by Title 15.2, Chapter 34 of the Code to proceed with this Voluntary Settlement Agreement or other appropriate joint proceeding required to expedite the review of this Agreement by the Commission. The Additional Annexation Area Property Owners may, at their election, participate in those proceedings. The County Board of Supervisors and the Town Council shall cooperate in the scheduling and conduct of any hearings that may be required in order to facilitate and advance this Agreement and the Annexation, either in their separate jurisdictions, or with the Commission.

4.2. Special Court Approval. Following the issuance of the report of findings and recommendations by the Commission according to law, the County Board of Supervisors and the Town Council agree that they will each take all steps necessary, and will expeditiously submit this Agreement in its approved form to the Special Court for affirmation and validation, and to give it full force and effect, as required by Title 15.2, Chapter 34 of the Code.

4.3. Termination for Failure to Affirm and Validate and Give Full Force and Effect to This Agreement. The County Board of Supervisors and the Town Council

Voluntary Annexation Settlement Agreement

agree that if this Agreement is not affirmed, validated, and given full force and effect by the Special Court without modification, this Agreement shall immediately terminate; provided that the County Board of Supervisors and the Town Council may waive termination under this provision by mutually agreeing to any modifications recommended by the Commission or the Special Court.

SECTION 5. AUTHORITY.

The Town Council has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit D. The County Board of Supervisors has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit E.

The lawful consents or concurrences to this Agreement by Van Metre is attached hereto and incorporated herein by reference as Exhibit F.

SECTION 6. FURTHER REQUIREMENTS.

6.1. The County Board of Supervisors, the Town Council, and Van Metre agree to perform such other and further requirements as may be necessary to effectuate fully this Agreement and the terms and conditions hereof. Each of the aforesaid further agrees that it shall expeditiously perform those duties and obligations that may be imposed on it by the terms of this Agreement, including, but not limited to, the preparation and submission of necessary materials required for submitting and processing an application to the Commission as provided herein, or as requested by the Commission or its staff.

Voluntary Annexation Settlement Agreement

6.2. The County Board of Supervisors, Town Council, and Van Metre understand and agree that all reasonable costs associated with this Agreement shall be borne by the party incurring such costs. "Reasonable costs" shall include preparation of this Agreement and the Survey as well as such other materials as may be required or requested to be provided by the Commission.

SECTION 7. MISCELLANEOUS PROVISIONS

7.1. Binding Effect. This Agreement contains the final and entire agreement between the Parties with respect to this Annexation and is intended to be an integration of all prior understandings. It shall be binding upon and inure to the benefit of the Parties, and each of the future governing bodies of the Town and the County, and upon any heirs, successors, or assigns to or of any owner of property within the Annexation Area.

7.2. Amendments. This Agreement may be amended, modified, or supplemented in whole or in part, by mutual agreement of the Parties, prior to affirmation by the Special Court, by a written document of equal formality and dignity, duly executed by the authorized representatives of the Parties.

7.3. Enforceability. This Agreement shall be enforceable only by the Special Court affirming, validating, and giving full force and effect to this Agreement or by a successor Special Court appointed to pursuant to Title 15.2, Chapter 30 of the Code, pursuant to a declaratory judgment action initiated by any of the Parties hereto to secure the performance of any provisions, covenants, conditions and terms contained

Voluntary Annexation Settlement Agreement

in this Agreement or the Order affirming, validating, and giving full force and effect to this Agreement.

7.4. Standing. The Parties agree that each shall and does have standing to enforce any of the provisions, covenants, conditions, and terms of this Agreement.

IN CONSIDERATION of the foregoing, the authorized representatives of the Parties have executed this Agreement as of the date and year first herein written.

Voluntary Annexation Settlement Agreement

TOWN OF WARRENTON

By: _____

Carter Nevill
Mayor

Approved as to Form: _____

Town Attorney

Voluntary Annexation Settlement Agreement

FAUQUIER COUNTY, VIRGINIA

By: KEVIN T. CARTER 

Chair, Fauquier County Board of Supervisors

Approved as to Form:

Michael Nichols
County Attorney

Voluntary Annexation Settlement Agreement

VAN METRE COMMUNITIES, L.L.C., a
Virginia limited liability company,

By: VMC Homes, Inc., its manager

By: 

Title: Group President

Voluntary Annexation Settlement Agreement

LIST OF EXHIBITS

- EXHIBIT - A METES & BOUNDS DESCRIPTION OF THE ANNEXATION AREA**
- EXHIBIT - B GRAPHIC DEPICTION OF ANNEXATION AREA**
- EXHIBIT - C ARRINGTON ANNEXATION PROPERTY REZONING DOCUMENTS**
- EXHIBIT - D RESOLUTION OF TOWN COUNCIL**
- EXHIBIT - E RESOLUTION OF COUNTY BOARD OF SUPERVISORS**
- EXHIBIT - F CONSENT AND CONCURRENCE BY VAN METRE COMMUNITIES, LLC**

Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY, SAID POINT ALSO BEING IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;



THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55" W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC, AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

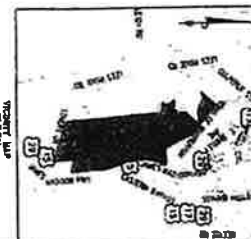
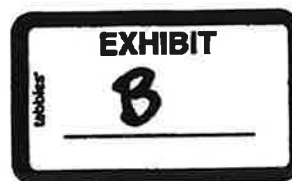
S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.



LEGEND
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 90% Pure
 80% Pure
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Bowman

FOR THE DIRECTOR

RECORD		
DATE	DESCRIPTION	AMOUNT
10/1/78	10/1/78	10/1/78
10/2/78	10/2/78	10/2/78
10/3/78	10/3/78	10/3/78
10/4/78	10/4/78	10/4/78
10/5/78	10/5/78	10/5/78
10/6/78	10/6/78	10/6/78
10/7/78	10/7/78	10/7/78
10/8/78	10/8/78	10/8/78
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10/30/78	10/30/78	10/30/78
10/31/78	10/31/78	10/31/78

ARRINGTON
Proffer Statement
Rezoning Case # REZN-22-017978

December 19, 2022
Revised through October 20, 2023

CURRENT ZONING: PRD (Planned Residential District) and RA (Rural Agricultural)

PROPOSED ZONING: RA to PRD (Planned Residential District); and Existing PRD (Planned Residential District) to PRD (Planned Residential District) and Town of Warrenton Commercial (Alternative A and B Only) with Revised Proffers

PROPERTY: Portion of PIN 6983-44-5875-000

ACREAGE: 234.0877 in the Marshall Magisterial District

RECORD OWNER: Alwington Farm, LLC

APPLICANTS: Alwington Farm Developers, LLC
Van Metre Communities, L.L.C.

Alwington Farm, L.L.C., as the owner of the approximately 234.08765 acre portion of the Arrington property subject of this application identified on Exhibit A and shown on the Zoning Plat (as defined below) as the Application Property (the "Property"), on behalf of itself and its successors in interest (the "Owner"), pursuant to § 15.2-2298 of the Code of Virginia (1950), as amended, and the Fauquier County Zoning Ordinance, as amended (the "Zoning Ordinance"), hereby voluntarily proffers that upon approval of Rezoning Application REZN-22-017978 by the Fauquier County Board of Supervisors (the "County"), development of the Property shall be in substantial conformance (as defined in § 13-202(2)(D)(5) of the Zoning Ordinance) with the Concept Development Plan and Code Of Development (each as defined below) and attached hereto as Exhibit B and Exhibit C, respectively, as well as this Proffer Statement (the "Proffers").

These Proffers shall govern unless an amendment thereto is mutually agreed upon by the County and the Owner. Each Proffer listed herein and made in connection with this application for rezoning is made voluntarily and complies with applicable law. Each proffer is reasonably related both in nature and extent to the impacts of the proposed development pursuant to § 15.2-2303.4(D) of the Code of Virginia (1950), as amended. The County, nor any agent of the County, has suggested or demanded a proffer that is unreasonable under applicable law.



**Arrington Proffer Statement
October 20, 2023**

REZN-22-017978

Upon approval, these Proffers shall supersede all other Proffers that may have been made prior hereto with respect to the Property, or any portion of the parcel identified on the Fauquier County, Virginia, Land Records as Parcel Identification Number (PIN) 6983-44-5875-000 containing approximately 431.19759 acres (the "Parent Tract"), including, but not limited to, those Proffers set forth in the Proffer Statement last dated October 30, 2015, and approved by the County with rezoning application REZN-15-003477 on November 12, 2015 (the "Prior Proffers").

In the event the above referenced rezoning is not granted, these Proffers shall be deemed withdrawn and shall be null and void. In the event an appeal is considered by a court of competent jurisdiction and the application is thereafter remanded to the Board of Supervisors (the "Board") for reconsideration, or the rezoning is invalidated by that court, then these Proffers shall be deemed withdrawn unless the Owner affirmatively readopts all or any portion in writing specifically for that purpose. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

1. DEVELOPMENT PLANNING DOCUMENTS:

- A. All improvements proffered herein to be constructed or otherwise provided for by the Owner shall be provided at the time of development for that portion of the Property immediately adjacent thereto or including the improvement or other proffered requirement, unless otherwise specified herein or in the Code of Development as that term is defined below.
- B. The term "Owner" as referenced herein shall include the current owner of the Property and all future owners, heirs, assigns, and successors in interest.
- C. When used in these Proffers, the Concept Development Plan shall refer to Sheets 1, 2, 2A, 6, 7, 7A, 7B, 8, 8A, 8B, 9, 10, 15, 15A, and 15B of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd. and dated July 18, 2022 with revisions through October 20, 2023, (the "CDP"); and the Code of Development (the "COD") shall refer to the document entitled "ARRINGTON CODE OF DEVELOPMENT" prepared by Bowman Consulting Group, Ltd. and dated October 20, 2023.
- D. When used in these Proffers, the Zoning Plat shall refer to the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022, and signed September 25, 2023 (the "Zoning Plat").
- E. The Property shall be developed using traditional neighborhood design principles and shall incorporate a variety of architectural styles, building forms, lot

**Arrington Proffer Statement
October 20, 2023**

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categories and types, and design standards as set forth in the COD. The COD is hereby incorporated herein by reference and is made a part of this Proffer Statement.

- F. Minor adjustments to the CDP and the COD may be made in connection with the review and approval of the Code of Development Site Plan (as such site plan is defined in Article 12, Part 8 of the Zoning Ordinance), and upon any further final engineering, subdivision plats and plans for the Property, and any associated construction documents that may be required. These minor adjustments may include, but are not limited to, modifications to road locations; open space boundaries; utility lines as necessary to accommodate topography and drainage, vehicular or pedestrian circulation; aesthetic considerations; or regulatory requirements. Such modifications shall be subject to approval by the Fauquier County Zoning Administrator in accordance with the parameters set forth in this Proffer Statement and the CDP, COD, and Zoning Ordinance. Modifications that are determined to be inconsistent with those parameters shall require amendment to this Rezoning.

2. THE PROPERTY ZONING UPON APPROVAL OF REZN-22-01798:

- A. Under the Base Zoning (as defined in Proffer 4.A.(i) below), that portion of the Property comprising 206.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these revised Proffers.
- B. Under Alternative A (as defined in Proffer 4.A.(ii) below) or Alternative B (as defined in Proffer 4.A.(iii) below), that portion of the Property comprising 181.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these Proffers.
- C. Under Alternative A or Alternative B, that portion of the Property comprising 25.00 acres as shown on the Zoning Plat as "Land Bay W" shall be rezoned from PRD (as previously approved under REZN-15-003477), and developed in accordance with the regulations of the Town of Warrenton (the "Town") Commercial (C) Zoning District assigned to said Land Bay, but only in the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town.
- D. The remaining portion of the Property comprising 27.66 acres as shown on the Zoning Plat shall be rezoned from RA (as previously approved under REZN-15-003477) to PRD as applied for, subject to these Proffers.
- E. The portions of the Property rezoned to PRD shall be collectively referred to herein as the "PRD Area".

3. CODE OF DEVELOPMENT:

- A. The COD sets forth design standards and guidelines for the PRD Area and shall be binding on the development thereof. It shall govern all residential, common open space,

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and other construction within the PRD Area as set forth therein. Notwithstanding anything to the contrary herein, however, or in the COD, photographs included in the COD (as distinguished from drawings and graphics) are illustrative in nature and are included solely to provide a visual reference for what may be built on the Property pursuant to the COD and shall not be binding. Further, the "Open Space & Amenities" graphics shown in the COD are preliminary and conceptual and actual layouts may vary. The final design of each open space and/or amenity area will adhere generally to the associated descriptions and provide, as a minimum, the facilities/features listed. In the event of any discrepancy between the COD and this Proffer Statement, this Proffer Statement shall control.

- B. Deviations from the requirements of the COD will be permitted only in accordance with the standards set forth in the COD, and in this Proffer Statement.

4. LAND USE:

- A. The CDP and COD provide for three (3) alternatives for the development of Arrington (the "Project"), depending on the availability of public water and sewer, as well as whether the Property is ultimately included within the corporate boundaries of the Town under a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and availability of off-site right-of-way and easements needed for the construction of Alwington Boulevard as provided herein. The three (3) alternatives are as follows:
- (i) Base Zoning. The maximum base residential density option for the Property shall be 217 single-family detached Market-Rate Lots (as such term is defined below) served by (a) public water pursuant to the existing Joint Planning and Water Service Agreement of November 1, 2015, by and between the Town, the County, and Alwington Farm Developers, LLC, (the "Joint Planning and Water Service Agreement"); and (b) sewer services using (1) an alternative onsite sewage system and associated primary and reserve dispersal fields to be constructed on the Property, or (2) at the sole option of Owner, connection to public sanitary sewer, if available (the "Base Zoning").
 - (ii) Alternative A. In the event (a) adequate public water and sanitary sewer service are available from the Town to serve the proposed development of the Property, and (b) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town, the PRD Area shall consist of a maximum residential density of 211 lots comprised of 195 Market-Rate Lots (144 single-family detached lots and 51 single-family attached lots) and 16 single family attached Affordable Lots (as defined below), and a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative A").

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(iii) Alternative B. In the event (a) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town; and (b) the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000, and located at 8209 Leighton Forest Road, Fauquier County, Warrenton, Virginia, 20187, have been obtained at no cost to the County, Town, or Owner, and (c) adequate public water and sewer services are available from the Town to serve the development of the Property, the PRD Area shall consist of a maximum residential density of 270 lots comprised of 254 Market-Rate Lots (161 single-family detached lots and 93 single-family attached lots), and 16 single family attached Affordable Lots, as well as a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative B").

- B. The term "Affordable Lots" shall be defined as lots upon which single-family attached homes may be constructed and offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 80% of the Average Median Gross Income ("AMGI") of the Washington, DC Metropolitan Statistical Area ("Washington MSA") as published by HUD for the applicable household size as long as the average of the imputed income limitations for all households owning or renting the homes constructed on the Affordable Lots is equal to, or less than, 60% of AMGI. Notwithstanding the aforesaid, a minimum of two (2) of the single-family attached homes to be constructed on the Affordable Lots shall be offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 40% of the AMGI of the Washington MSA as published by HUD for the applicable household size.
- C. The term "Market-Rate Lots" shall be defined as lots upon which single-family attached or single-family detached homes may be constructed and offered for rent, or for sale, without any income or age restrictions.
- D. The Owner shall retain the existing farm pond; healthy, mature trees; and existing hedgerows on the Property in all of the potential alternatives except where home sites, roads, utilities, and drainfields are planned. In addition, proposed trail locations shall avoid existing landscape material greater than four inches (4") in diameter measured two feet (2') above the ground surface.

5. **SUSTAINABLE AND AGE-FRIENDLY COMMUNITY DESIGN ELEMENTS:**

- A. Community Design. Development of the PRD Area shall include community design elements which support age-friendly and sustainable housing opportunities for all demographics as detailed below.

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- B. Green Building Practices. All residential dwelling units to be constructed within the PRD Area shall be designed to meet either (a) the certification requirements under one of the following programs, or (b) an alternative third-party program which includes standards and certification demonstrating that such program achieves the substantive intent of the programs identified below. Any alternative third-party program shall be selected by the Owner in consultation with the Zoning Administrator.
- (i) ENERGY STAR®. Certification in accordance with the National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to the County from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each residential dwelling unit constructed within the PRD Area has attained the certification prior to the issuance of the occupancy permit for said residential dwelling unit;
 - (ii) Earth Craft. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to the County prior to the issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area; or
 - (iii) NAHB National Green Building Program. Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the "Green Certificate" issued by NAHB in accordance with its "Green Certificate Program" prior to issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area.
- C. Universal Design Elements. The Owner shall require all builders of single family detached residential dwelling units constructed on Market-Rate Lots and all builders of single family attached residential dwelling units constructed on Affordable Lots to include the following universal design features as standard features:
- (i) Front entrance doors that are a minimum of 36" wide;
 - (ii) Rocker light switches, thermostats, and other environmental and security controls (if any) installed in accessible locations and at a maximum height of 48" above finished floor;
 - (iii) Electrical and multi-media outlets installed at a minimum height of 18" above finished floor;
 - (iv) Reinforcements provided in the walls of one bathroom, at a minimum, to allow for the installation of grab bars;
 - (v) Shower pan in one bathroom, at a minimum, with maximum curb height of 4.5";
 - (vi) Elevated (comfort height) toilets; and
 - (vii) Lever door handles on all hinged doors.

Prior to the approval of the zoning permit for each of the aforesaid residential dwelling units, the Owner shall submit architectural elevations and floor plans for such

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residential dwelling unit to the Zoning Administrator and specifically identify each of the universal design features listed above to demonstrate compliance with the foregoing proffer.

- D. **Age-Friendly Bedroom and Bathroom.** A first-floor bedroom and bathroom shall be included in the floor plans of a minimum of twenty five percent (25%) of the single family detached homes constructed on Market-Rate Lots. Each application for a building permit for the construction of a single family detached residential dwelling unit on a Market-Rate Lot shall include a tabulation of the number of single family detached residential dwelling units for which building permits have been issued and the number of such units that included a first-floor bedroom and bathroom in its floor plan. Building permits for no more than seventy five percent (75%) of the single family detached homes to be constructed on Market-Rate lots shall be approved unless the aforesaid tabulation shows that building permits have been issued for the construction of single family detached residential dwelling units which included a first-floor bedroom and bathroom in the floor plans for a minimum of twenty five (25%) of the single family detached homes constructed on Market-Rate Lots to demonstrate compliance with the aforesaid.
- E. **Central Hamlet Community Green.** The age-friendly amenities to be constructed in Block 4 of the Central Hamlet as shown on Sheets 7, 7A, and 7B of the CDP and designated as "CENTRAL HAMLET COMMUNITY CENTER & COMMUNITY GREEN" in the COD shall include a community center with fitness facility (minimum of 2,000 gross square feet of floor area), outdoor swimming pool (minimum of 800 square feet of water surface area), one tot lot, and two multi-purpose courts, along with a storm water management pond (all subject to final engineering), trail, community green, and amenity parking area (the "Age-Friendly Block 4 Amenities"). The Age-Friendly Block 4 Amenities shall be shown on the Code of Development Site Plan for Phase 1 of the Central Hamlet and, upon approval, shall be bonded and installed concurrently with the site improvements shown on such plan, but in no event later than issuance of the 100th cumulative occupancy permit for residential dwelling units constructed on Market-Rate Lots. Such amenities shall be maintained by the Arrington Conservancy.
- F. **Other Community Amenities.** The Owner shall construct the onsite open space amenities and trails as shown on the CDP and COD in phases, concurrently with construction of the infrastructure adjoining each amenity. Final design for such amenities will take place as part of the Code of Development Site Plan prepared for each hamlet. Such amenities shall be maintained by the Arrington Conservancy.
- G. **Trails Outside Public Right-Of-Ways.** All trails not located within a public right-of-way shall be located within a public access easement with a minimum width of fifteen feet (15') and shall be maintained by the Arrington Conservancy.

6. RESIDENTIAL PHASING:

- A. The Project consists of multiple distinct hamlets and blocks within each hamlet. A

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phasing plan is provided as part of the COD. Hamlets may be phased in any order and multiple hamlets may be developed together, so long as no more than 100 residential occupancy permits are issued in any one calendar year.

7. CREATION OF PROPERTY OWNERS' ASSOCIATION:

- A. An Arrington Conservancy ("Conservancy") shall be created as the property owners' association for all residential lot owners within the PRD Area. The Conservancy documents shall include all duties and responsibilities as set forth in these proffers or as otherwise may be assigned by the declarant. Such Conservancy shall have title to and responsibility for (i) common open space and landscape easement areas not dedicated to public use in accordance with these Proffers, and (ii) common buffer areas located outside of residential lots. The Conservancy shall also have responsibility for the perpetual maintenance of (i) any entrance feature (subdivision) signs and fencing, and perimeter or road buffers; (ii) any trails, walkways, trees and landscaping located in common open space areas; (iii) trees located within the street tree easement(s) or within the public right of way to the extent permitted by the governing body, (iv) street lights, trails, and sidewalks in the public right of way or in public access easements adjacent to public rights of ways; (v) private streets and alleys, and (vii) all community facilities, including, but not limited to buildings and other structures, swimming pool, tot lots, and multi-purpose courts, located within the common open space areas.
- B. The Conservancy shall be granted such other responsibilities, duties, and powers as are customary for such property owner associations, or as may be required to effect the purposes for which such Conservancy is created. It shall also be granted sufficient powers as may be necessary, by regular or special levies or assessments, to raise revenues sufficient to perform the duties assigned hereby, or by the documents creating the Conservancy.
- C. The Owner may elect to establish more than one Conservancy within the PRD Area, in which case an umbrella organization or master association shall be established whereby costs of and responsibility for maintenance of all open spaces and stormwater management facilities are shared by all residential lot owners within the PRD Area.
- D. The Conservancy documents shall prohibit (i) conversion of garages constructed on the residential lots to living area or any other use that precludes the storage of vehicles within such garages; and (ii) parking of recreational vehicles on residential lots within the PRD Area, the common open space areas, and the public streets fronting such residential lots. Recreational vehicles shall include, but not be limited to, boats, trailers, and campers.
- E. The Conservancy documents shall include provisions assuring that common open space and facilities for common use are made available to all residents.
- F. In the event a private alternative onsite sewage system and associated primary and reserve dispersal fields are constructed to serve the residential lots within the PRD Area, the Conservancy documents shall (i) include a disclosure of the existence of such facilities as well as all fees to be paid by resident members of the Conservancy

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associated with its operation and maintenance as required by Virginia law, and (ii) contain a statement that neither the Town nor County are responsible for the operation or maintenance of these facilities.

8. WATER AND SEWER:

- A. The Base Zoning option with a residential density of 217 Market-Rate Lots will be served by public water in accordance with the existing Town/County Joint Planning and Water Service Agreement, and will be served by (i) a privately maintained Alternative On-Site Sewage System ("AOSS") and discharge dispersal fields as set forth in Paragraph 17 of these Proffers, all at the Owner's expense, or (ii) at the sole option of Owner connection to public sanitary sewer, if available.
- B. In the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia and the Property is subsequently located within the corporate limits of the Town, and adequate public water and sanitary sewer services are available from the Town to serve the proposed development of the Property, development of the Property may proceed under Alternative A, or Alternative B if the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000 is obtained, with public water and sewer service provided by the Town.
- C. The Owner shall offer to the County, at no expense to the County, the two existing wells on the Property shown on Sheet 6 of the CDP and labeled "EX. WELL (TO REMAIN FOR MONITORING USE)" for use as part of the County's ground water monitoring program if such program does not include any additional above-grade devices or improvements to said wells. In the event the County does not accept one or both offered wells, such well, or wells, may be used by the Conservancy for irrigation purposes. Otherwise, such well, or wells, shall be abandoned in accordance with applicable standards and regulations.
- D. The owner shall offer to the Town, at no expense to the Town, the existing well on the Property shown on Sheet 6 of the CDP and labeled "PROP. PUBLIC WELL (FOR FUTURE TOWN USE)". In the event the Town does not accept the offered well, such well may be used by the Conservancy for irrigation purposes. Otherwise, such well shall be abandoned in accordance with applicable standards and regulations.

9. PARKS AND RECREATION:

- A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$804.63, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support improvements to existing public park facilities and construction of new public park facilities within the County as identified in the Fauquier County Budget and Capital Improvement Program. The escalation adjustment, if any, shall be provided by the County to the

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Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

- B. Off-Site Easement Reservation for Future Linear Park and Trail. The Owner, being the current owner of the portion of the Parent Tract that is not subject to REZN-22-017978 (the "Residual Property"), shall provide a letter of agreement addressed to the County acknowledging that the Owner will refrain from constructing improvements or conducting any other activities or granting any easements on the Residual Property that would impact, be inconsistent with, or interfere with the general alignment of an easement for a future linear park and trail to be constructed by others on the Residual Property. The general location of such easement is shown on Sheet 6 of the CDP and noted as "EASEMENT RESERVATION (50' WIDE) FOR FUTURE LINEAR PARK AND TRAIL (TO BE CONSTRUCTED BY OTHERS)" (the "Easement Reservation for Future Linear Park and Trail"). The aforesaid letter of agreement shall be provided to the County prior to approval of the first Code of Development Site Plan for the Property and include the Residual Property landowner's agreement to the recordation of the Easement Reservation for Future Linear Park and Trail at the request of the County upon the County's finalization of the alignment on the Residual Property. The Owner, being the current Residual Property landowner also, acknowledges its continuing obligation to protect and preserve its ability to provide such reservation.

10. LANDSCAPE AND CONSERVATION:

- A. The Arrington COD provides for the protection of certain existing trees and vegetation and for the installation of additional trees and plant material. The Owner shall incorporate covenants into the Conservancy documents that provide for the continuing protection of preserved or installed vegetation and trees for buffer areas, street trees, and open spaces. The Conservancy documents shall insure that appropriate plant materials as identified in the COD are used for landscaping of street and open spaces and shall provide standards for the maintenance of all landscaping. The Owner may install utilities and utility crossings through open spaces and landscaped areas, provided that the required landscaping standards are implemented and that the open space requirements of the COD are satisfied.
- B. In recognition of the time required for trees to attain maturity, existing stands of trees and hedgerows are incorporated into development plans whenever possible, and efforts shall be made for the protection of these existing stands to the fullest extent possible. Such protection shall be shown on the Code of Development Site Plan.
- C. No wetlands, floodplain, or archaeological site considered to be potentially eligible for nomination for inclusion in the National Register of Historic Places shall be located on any residential lot.
- D. The Owner shall assure that the design, construction, and maintenance of all stormwater management facilities shall adhere to the current requirements set forth in the Stormwater Management/Erosion and Sediment Control Ordinance (Chapter 11

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of the County Code) and Chapter 2 of the County Design Standards Manual (DSM). Virginia Stormwater Management Authority Permits will be issued by the County and General VPDES Permits for Discharges of Stormwater from Construction Activities will be issued by the Virginia Department of Environmental Quality. Drainage easements, where necessary, shall be placed on the final plat.

- E. Signage related to the history of the property shall be placed near archaeological site 44FQ0205 (determined to be potentially eligible for inclusion in the National Register of Historic Places) as part of the development for the Project. Signage shall be coordinated with the County's historic preservation planner prior to installation. In addition, archaeological site 44FQ0206 shall be permanently protected as it has also been determined to be significant and potentially eligible for inclusion in the National Register of Historic Places. Archaeological site 44FQ0206 shall have a 25 foot (25') wide undisturbed buffer placed around the perimeter of the site as shown on the CDP.
- F. The Owner shall supplement the existing vegetation behind lots 37-42 and 198-206 with additional plant materials located within a buffer twenty feet (20') in width. Plantings shall be spaced in a natural, random, pattern, and consist of materials native to the area. The planting shall occur at or before the time of infrastructure construction related to the development of each of the adjacent hamlets and shall count towards overall tree cover calculations for the PRD Area.

Lots 37-42 (approximately 600 LF Buffer) Additional plantings:
18 Canopy
18 Evergreen

Lots 198-206 (approximately 800 LF Buffer) Additional plantings:
24 Canopy
24 Evergreen

- 11. INTENTIONALLY DELETED: (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 12. EMERGENCY SERVICES:
 - A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$87.87, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Training Facility within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

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- B. The Owner shall contribute to the County a one-time cash contribution in the amount of \$3,076.84, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Station within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- C. The Owner shall contribute to the County a one-time cash contribution in the amount of \$976.48, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Public Safety Building within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- 13. **INTENTIONALLY DELETED:** (This item is now listed as Proffer 12.C above)
- 14. **INTENTIONALLY DELETED:** (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 15. **INTENTIONALLY DELETED:** (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 16. **TRANSPORTATION:**
 - A. The Owner shall be responsible for the design and construction of certain on-site and off-site transportation improvements serving the Property including the deceleration/turn lanes and median cross-over on Business Route 29 shown on Sheet 6 of the CDP and labeled "PROPOSED JAMES MADISON HIGHWAY INTERSECTION" (the Business 29 Improvements"), and the northerly extension of Alwington Boulevard within the Central SFD Hamlet as shown on Sheet 7 of the CDP ("Alwington Boulevard - Phase 1). In the event the Alternative B option is available and developed by the Owner, including the availability of any required off-site easements and right of way dedications, the Owner shall also design and construct the extension of Alwington Boulevard from Phase 1 to the northerly boundary of the Property as shown on Sheet 7B of the CDP ("Alwington Boulevard Phase 2").
 - B. The Owner shall dedicate sufficient right of way for, and shall design, those on-site and off-site transportation improvements as shown on the CDP concurrently with the Code of Development Site Plan for the hamlet in which such improvements are located.

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- C. All roads are intended to be public streets, maintained by the Virginia Department of Transportation or the Town, whichever has jurisdiction thereof, except for those private streets (alleys) that will serve as access to garages constructed on certain residential dwelling lots within the PRD Area.
- D. The proposed Business 29 Improvements as described in Proffer 16. A., above and shown on Sheet 6 of the CDP shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the PRD Area. The portion of Alwington Boulevard located within Phase 1 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area. In the event the Property is developed pursuant to Alternative B, the portion of Alwington Boulevard located within Phase 5 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the North Hamlet of the PRD Area.

17. WASTEWATER TREATMENT AND SUBSURFACE DISPERSAL SYSTEM:

- A. As previously proffered, the Base Zoning option with a residential density of 217 Market-Rate Lots is predicated on the availability of public sewer from the Town, or, alternatively, the construction of a privately owned alternative onsite sewer system ("AOSS") and associated primary and reserve dispersal fields. In the event sanitary sewer service is not available from the Town under the Base Zoning option, the Owner shall construct the aforesaid AOSS and associated primary and reserve dispersal fields. The AOSS and associated primary and reserve dispersal fields shall be designed, constructed, and operated in accordance with the standards set forth in the Virginia Department of Health (VDH) Alternative Onsite Sewerage System Regulations (12 VAC 5-613, et seq.). These facilities shall be deeded to an entity approved by VDH for operation, maintenance, and monitoring as set forth below. The sanitary sewer collection system shall be designed and constructed pursuant to the Town's Specifications and Standards set forth in its Public Facilities Manual.
- B. The Owner shall be responsible for all design and construction costs of the AOSS and associated primary and reserve dispersal fields provided, however, that the responsibility for these costs may be assigned to a separate AOSS Owner/Operator as defined below.
- C. The Owner shall be responsible for all costs of operation and maintenance of the AOSS and associated primary and reserve dispersal fields until such works are conveyed to a licensed third-party owner/operator acceptable to the VDH (the "AOSS Owner/Operator"). The AOSS Owner/Operator shall comply with the requirements of the Public Service Companies, Utility Facilities Act (Va. Code § 56-265.1 et seq.), and acquire a Certificate of Convenience and Necessity pursuant that Act, which requires a Comprehensive Business Plan and reasonably assures system performance over the long term as determined by the Virginia State Corporation Commission ("SCC").

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- D. The AOSS Owner/Operator shall provide its Comprehensive Business Plan to the County at the same time it is provided to the SCC.
- E. Prior to any required Code of Development Site Plan approval, the AOSS design shall be reviewed and approved by VDH. Documentation of approval shall be given to the County Department of Community Development.
- F. The AOSS Owner/Operator of the entire system, (including: collection system, treatment facilities, primary dispersal fields and reserve dispersal fields), shall be vested with the legal authority to operate such facilities and shall, prior to assuming such responsibility, be provided with all necessary easements or interests in the property required to perform its duties.
- G. Prior to County approval of the Code of Development Infrastructure Plan for construction of the AOSS and associated primary and reserve dispersal fields, the Owner shall acquire VDH approval of such plans.
- H. The Owner shall comply with all published bonding requirements of the County and the SCC for construction and operation of the AOSS and associated primary and reserve dispersal fields.
- I. In the event sanitary sewer service is not available from the Town under the Base Zoning option, prior to execution of any contract for the initial sale of a residential dwelling unit constructed, or to be constructed, within the PRD Area, the Owner shall require the builder of such dwelling unit to (a) disclose the existence of the AOSS and associated primary and reserve dispersal fields as well as all fees associated with its operation and maintenance as required by Virginia law, and (b) include a statement within the contract that neither the Town nor the County are responsible for the operation or maintenance of the AOSS and associated primary and reserve dispersal fields.

18. REQUIREMENTS FOR CONSTRUCTION OF SUBSURFACE STRUCTURES:

- A. For all residences constructed within the PRD Area that will include basements, no below grade basements shall be constructed on soils with high water tables, unless the foundation drainage system of the structure is designed by licensed professional engineers to assure a dry basement and to preclude wet yards and recirculation of pumped or collected water and approved by the County.
- B. The deeds to each unit with a basement so constructed shall include the following language:

“This house has been constructed on property that has been determined to possess a high subsurface water table. A foundation drainage system for this home and lot has been engineered and built according to standard engineering practices. The property owner is advised that any disturbance of this foundation drainage system may result in excess water in the yard or basement of the home, and that any

**Arrington Proffer Statement
October 20, 2023**

REZN-22-017978

such disturbance is undertaken at the sole risk of the property owner. The owner is advised to consult with a competent civil or geotechnical engineer prior to undertaking any land disturbance activity, which means any activity that changes the volume, velocity, or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity that bares soil or rock or involves the diversion or piping of any natural or man-made watercourse that may affect the foundation drainage."

19. SCHOOLS:

- A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$3,334.62, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of the W.C. Taylor Middle School expansion as identified in the Fauquier County Capital Improvement Program (FY 2023 Adopted). The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area, and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- B. (a). Subject to approval by the Town and/or County and Virginia Department of Transportation (VDOT), as well as the School Board of Fauquier County, the adjoining property owner and beneficiary of the following entrance improvements, and the granting of any necessary easements and dedication of any required right-of-way at no cost to the Town, County, or Owner, the Owner shall design, provide a bond for construction of, and construct the ultimate roadway, curb and gutter, sidewalk, and drainage improvements along the east side of Alwington Boulevard at the entrance to Brumfield Elementary School as shown on Sheet 6 of the CDP and labeled "PROPOSED BRUMFIELD ELEMENTARY SCHOOL ENTRANCE IMPROVEMENTS" (the "School Improvements"). Provided the above-referenced approvals and easements are granted and right-of-way dedicated, the School Improvements shall be open to traffic prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area.
- (b). In the event the School Board of Fauquier County and/or the Zoning Administrator request the Owner to delay construction of the School Improvements and complete same in accordance with an alternative schedule, then the completion of the School Improvements prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area shall no longer be a requirement under this Proffer and completion of such improvements shall conform to the approved alternative schedule. In the event such approval and easements are not granted or the required right-of-way is not dedicated within six (6) months after the Owner submits such request, at no fault of Owner, then, in lieu of constructing the aforesaid entrance improvements, the Owner shall provide a cash contribution to the

**Arrlington Proffer Statement
October 20, 2023**

REZN-22-017978

County in the amount of \$250,000.00 prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area and, upon the County's receipt of such payment, the Owner shall have no further obligation to construct the entrance improvements under this Proffer 19.B.

20. FURTHER ASSURANCES OF COMPLIANCE WITH THESE PROFFERS IN THE EVENT OF A COUNTY/TOWN BOUNDARY LINE ADJUSTMENT

- A. It is the Owner's intention that although this Rezoning is being undertaken pursuant to the Ordinances of, and under the jurisdiction of, the County, that these proffers and the exhibits incorporated herein by reference will continue to bind the development of the Property if the Property is adjusted into the Town's boundary.
- B. In the event that the County and the Town enter into a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia such that the Property is subsequently located within the corporate limits of the Town, these Proffers shall be deemed Proffers imposed by the Town Council of the Town and the Town's officials shall assume the roles assigned to similar County officials as designated herein, as shall be set forth in any such Agreement and the Owner will cooperate fully with the jurisdictions in that event.
- C. The Owner shall furthermore affirmatively request both the Town and the County to include in any such Boundary Line Adjustment Agreement, or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, restrictions on future amendments to these Proffers, or other future legislative land use applications with respect to the Property, on such terms and conditions as the jurisdictions may therein jointly impose, and the Owner will cooperate fully with the jurisdictions in that event.
- C. Alternatively, the Owner shall request that any Order of a Special Court arising out of a citizen-initiated petition for a boundary line adjustment under the aforesaid Subtitle include provisions consistent with, and implementing, the foregoing paragraphs of this Proffer 20.

21. ESCALATOR CLAUSE

- A. Any monetary contributions set forth in this Proffer Statement which are paid to the Board of Supervisors after 36 months from the date of rezoning approval by the Board shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U"), as published by the United States Department of Labor. The adjustment shall be calculated from the CPI-U published most nearly to and following January 1st from that date 36 months after rezoning approval and the date the contributions are paid, subject to a cap of 3% per year, non-compounded.

***** Owner Signature on the following page*****

Arrington Proffer Statement
October 20, 2023

REZN-22-017978

OWNER: Alwington Farm LLC

By: W Boyd Laws
Print Name: W. Boyd Laws
Title: Manager
Date: Oct. 28, 2023

**Arrington Proffer Statement
October 20, 2023**

REZN-22-017978

EXHIBIT A

Application Property

The Property subject to rezoning application REZN-22-017978 shall consist of the 234.08765 acres identified as "APPLICATION PROPERTY" on the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022 and signed September 25, 2023.

**Arrington Proffer Statement
October 20, 2023**

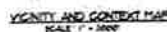
REZN-22-017978

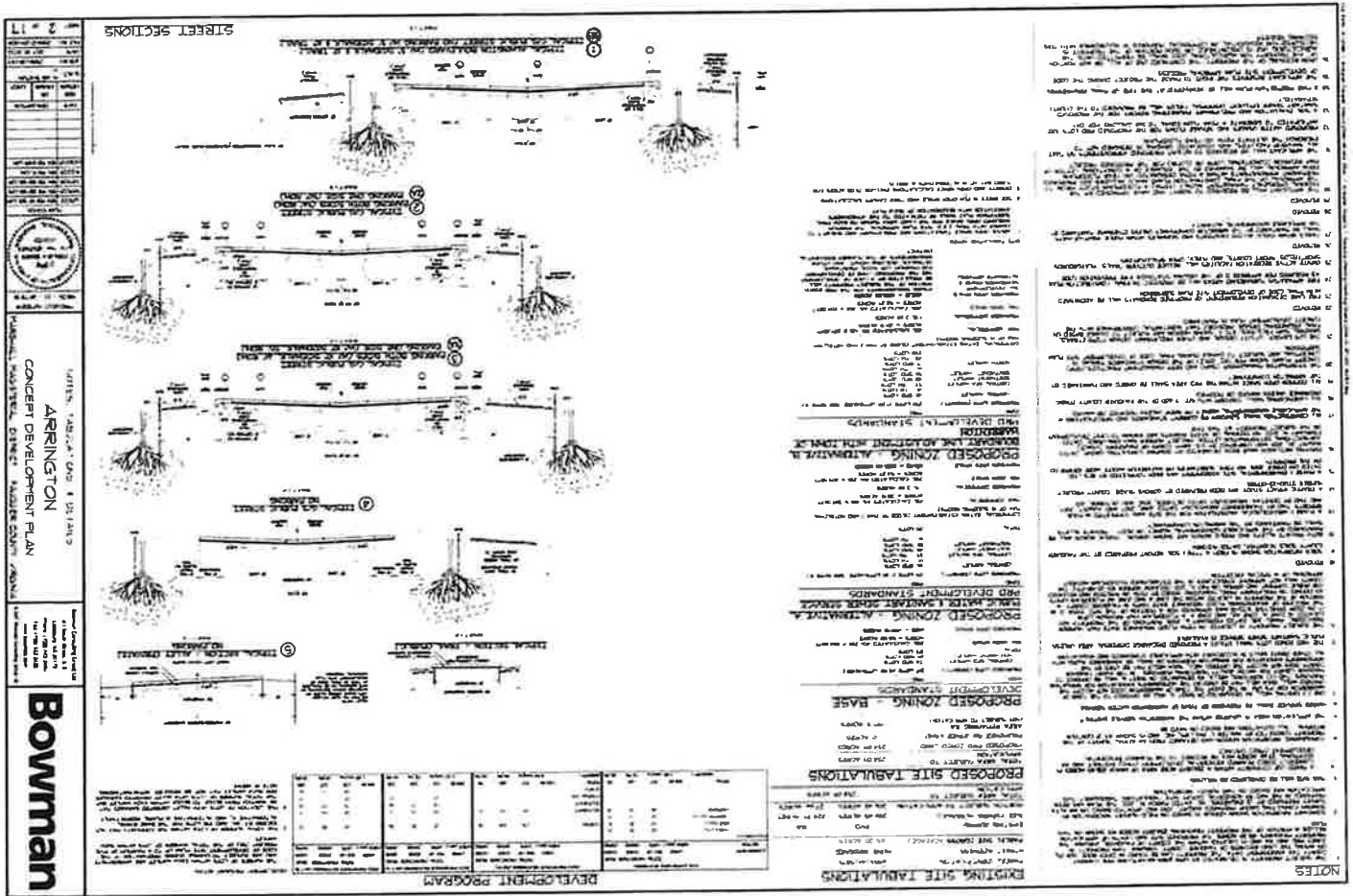
EXHIBIT B

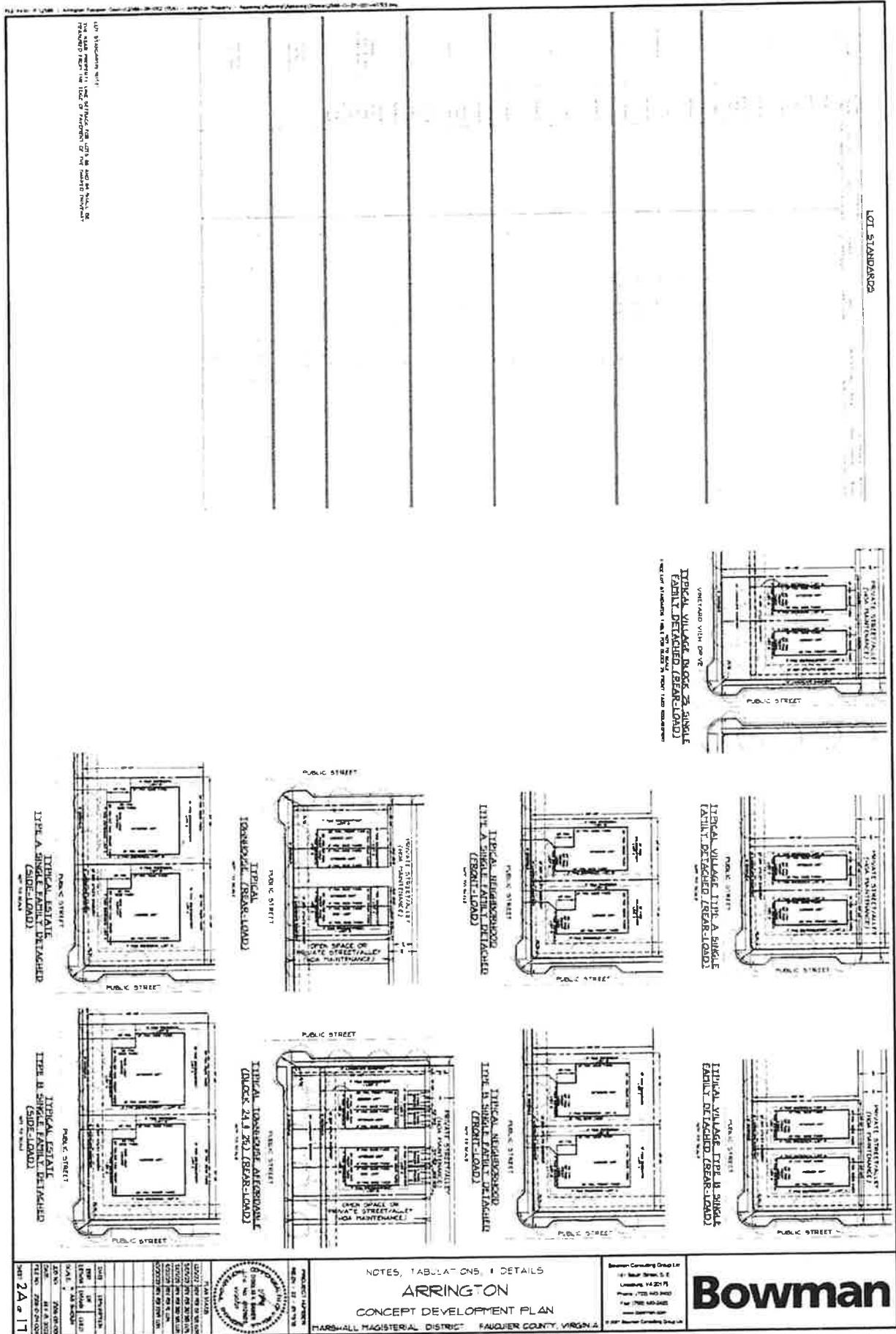
Concept Development Plan

REZONING APPLICATION

MARSHALL MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA

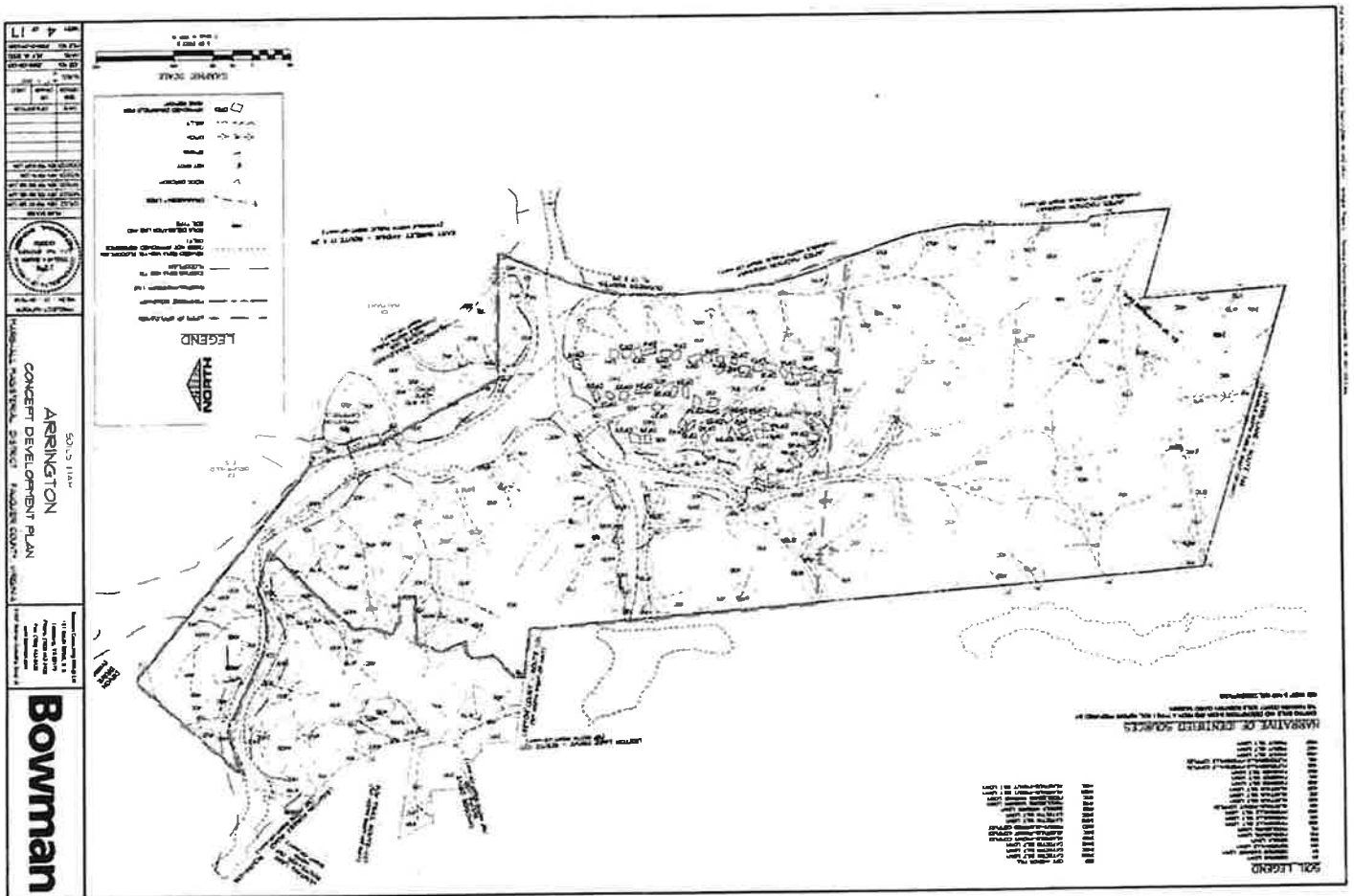
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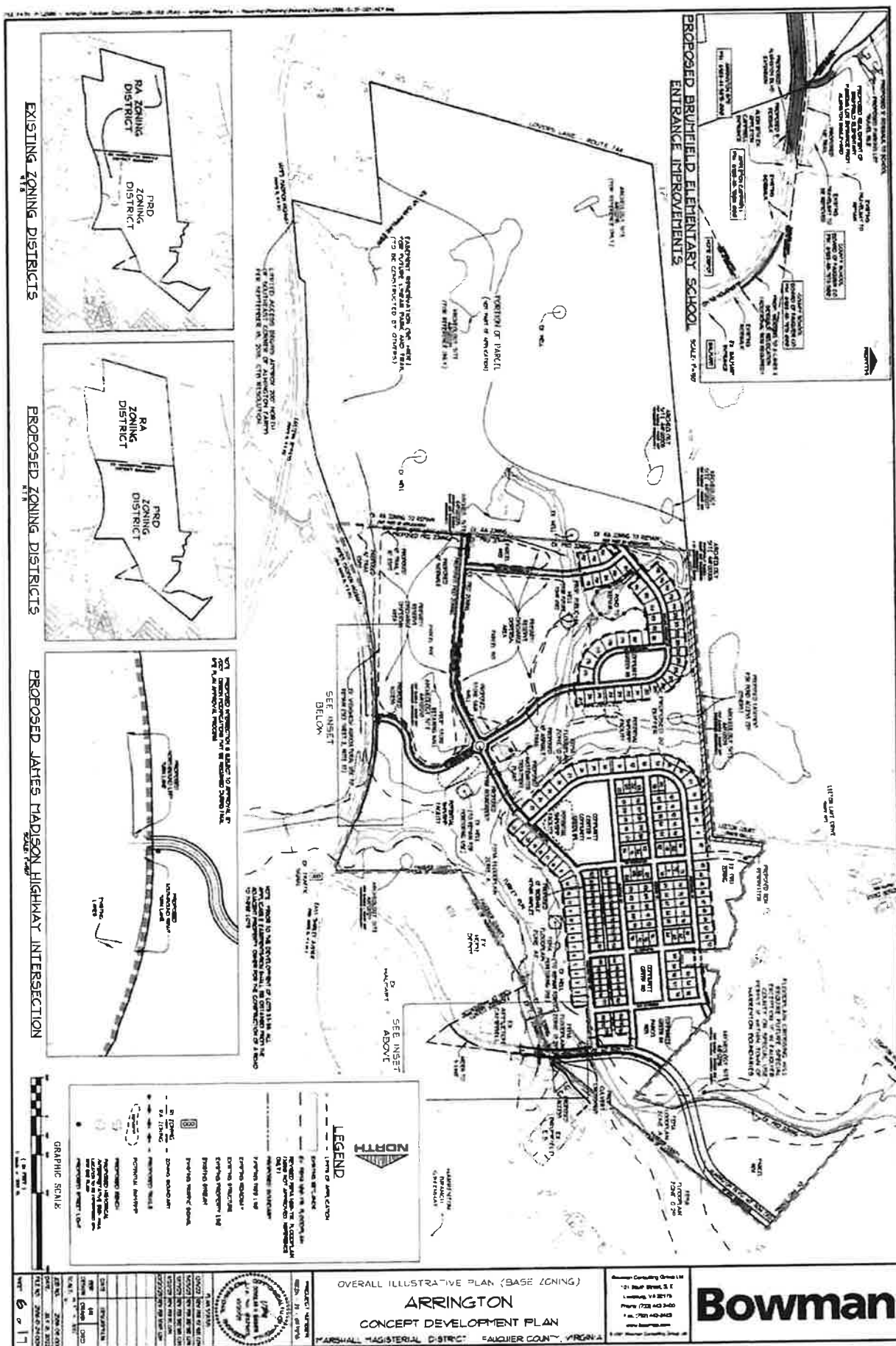


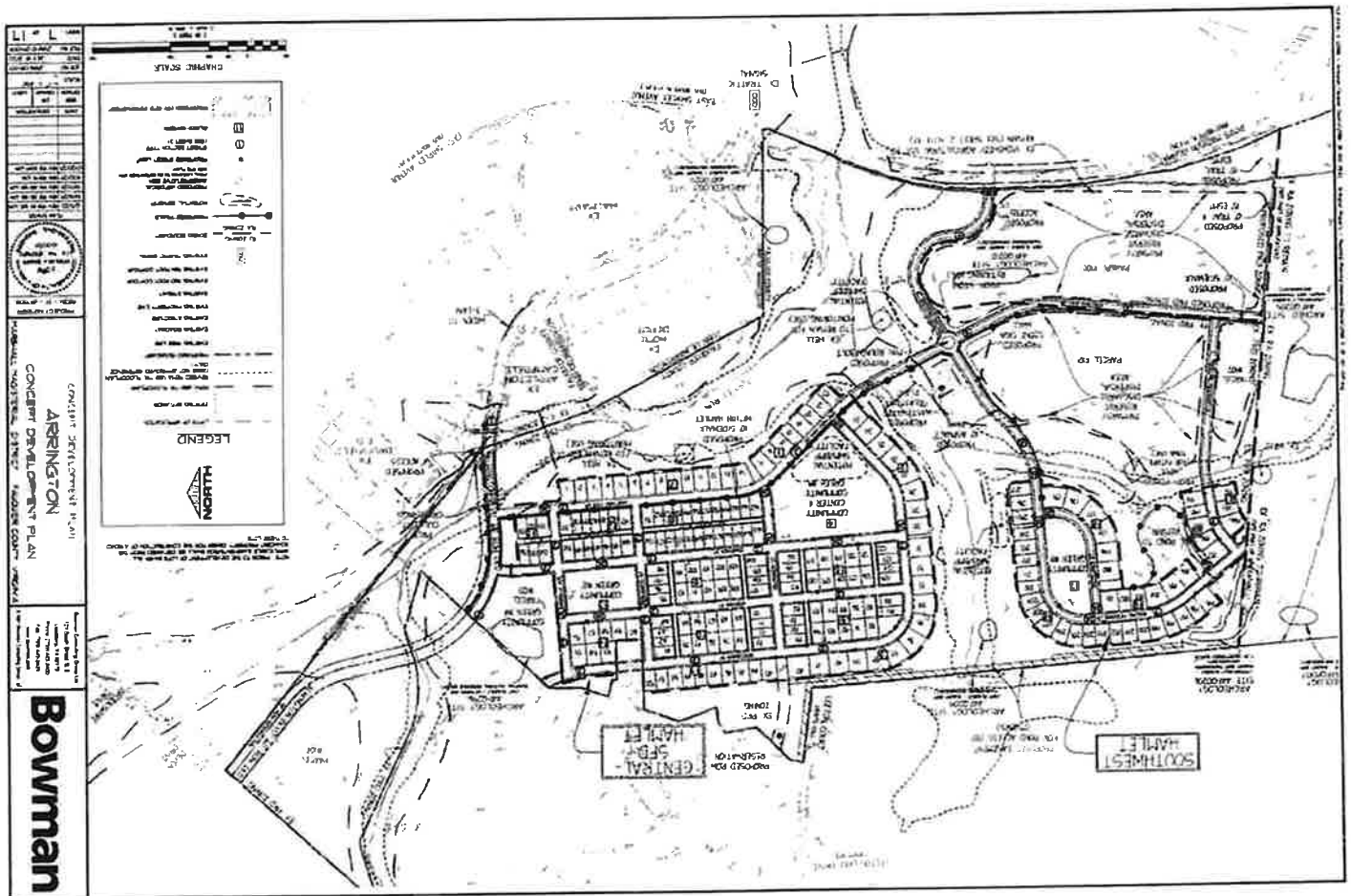


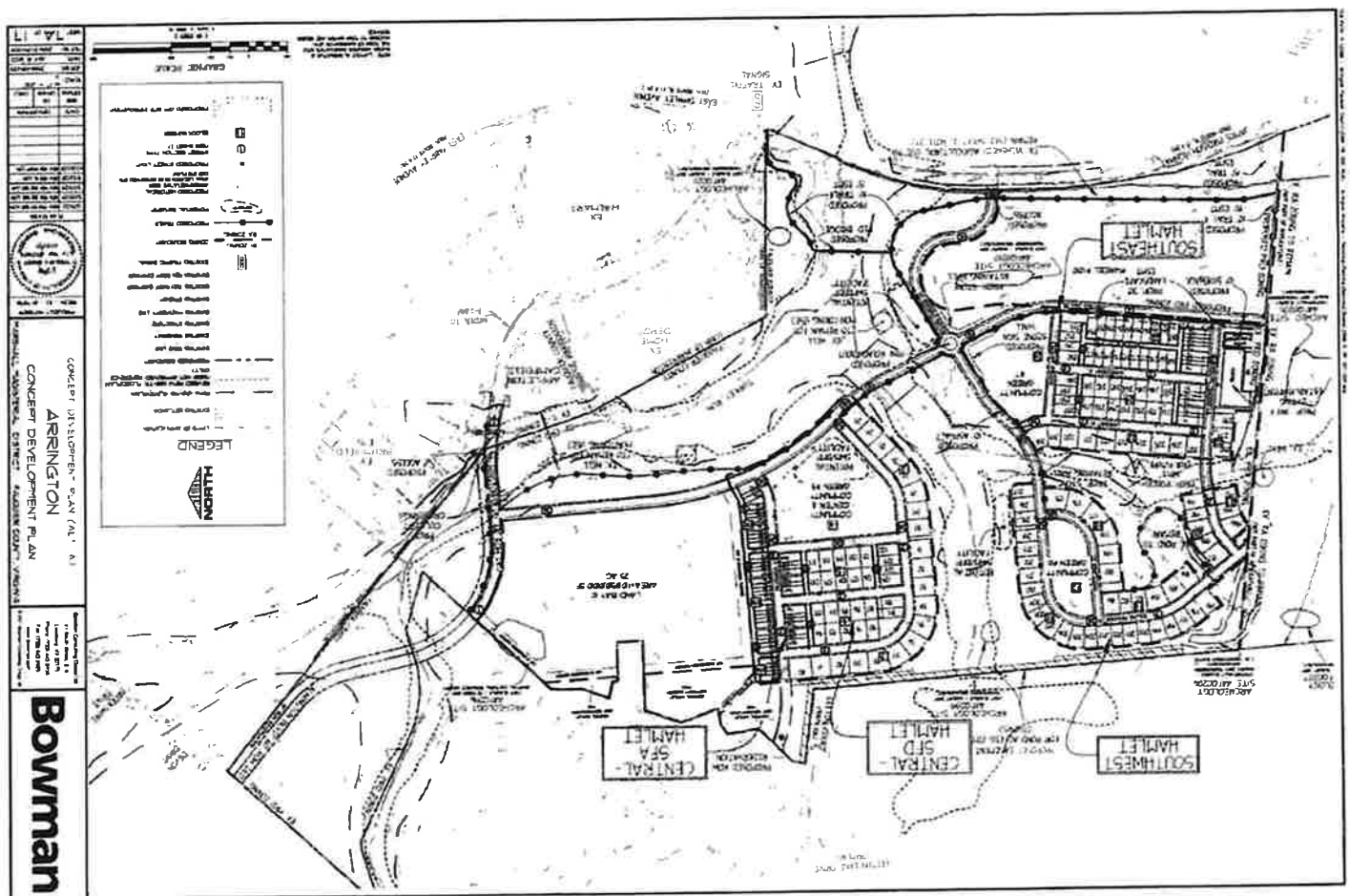
Bowman

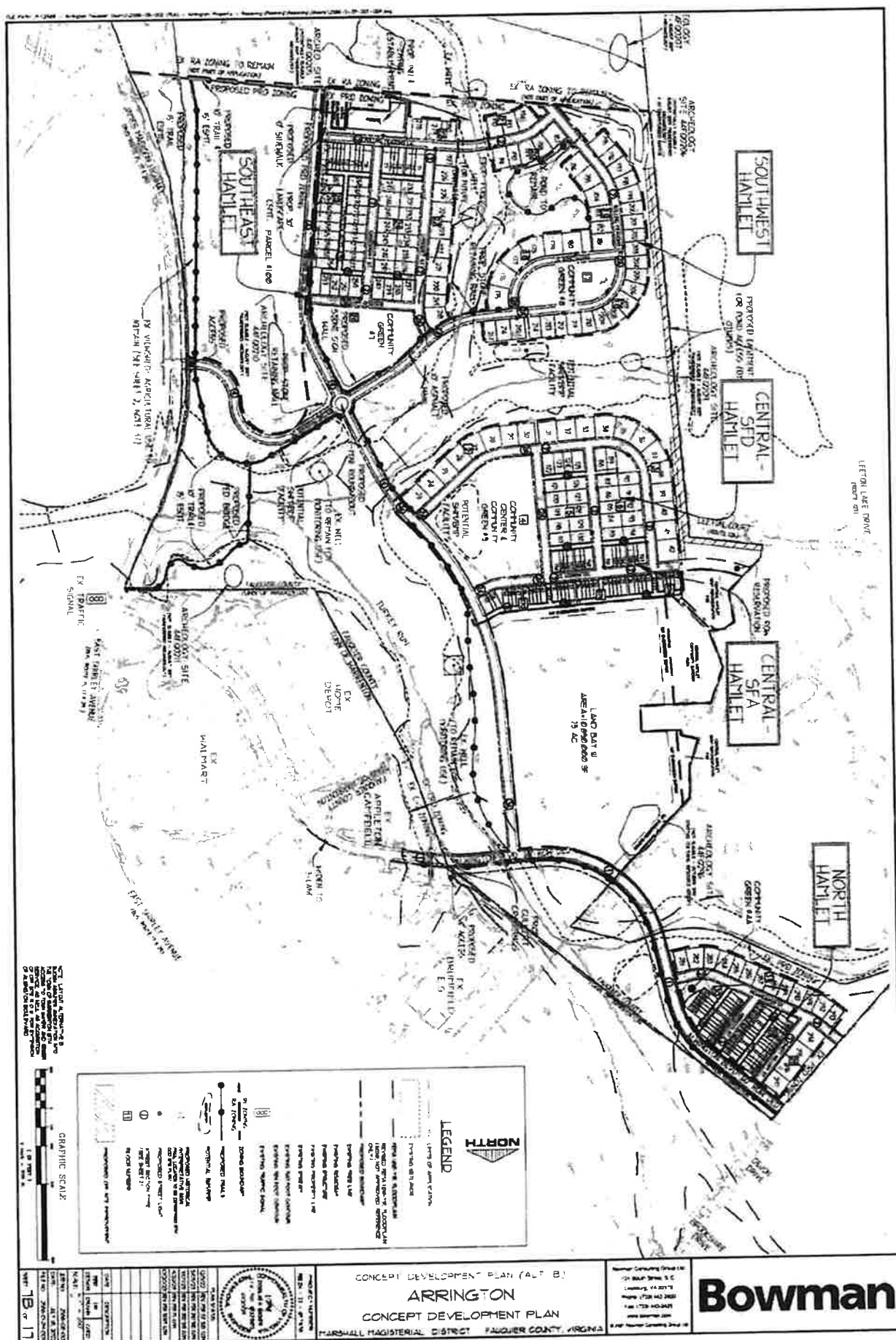


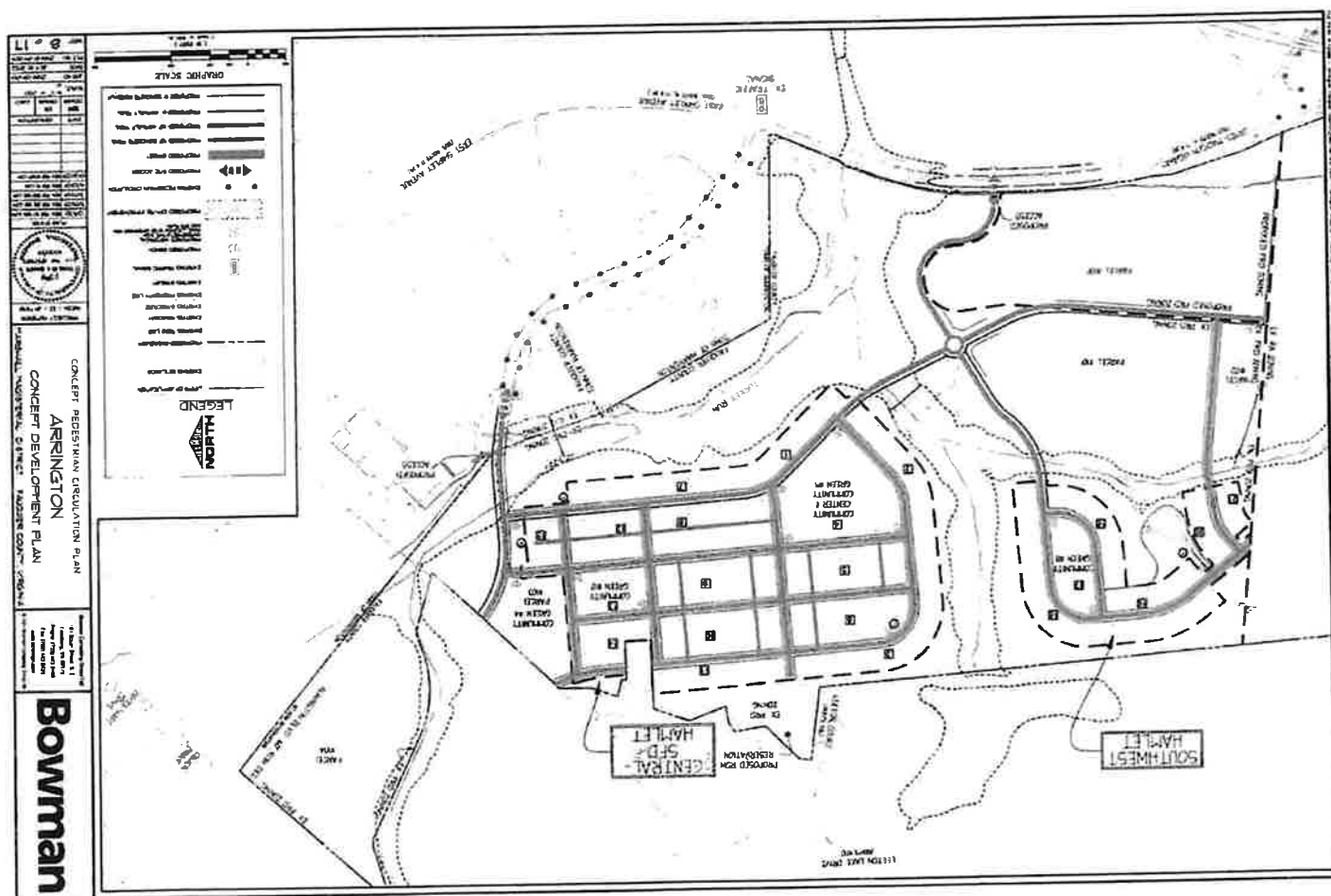


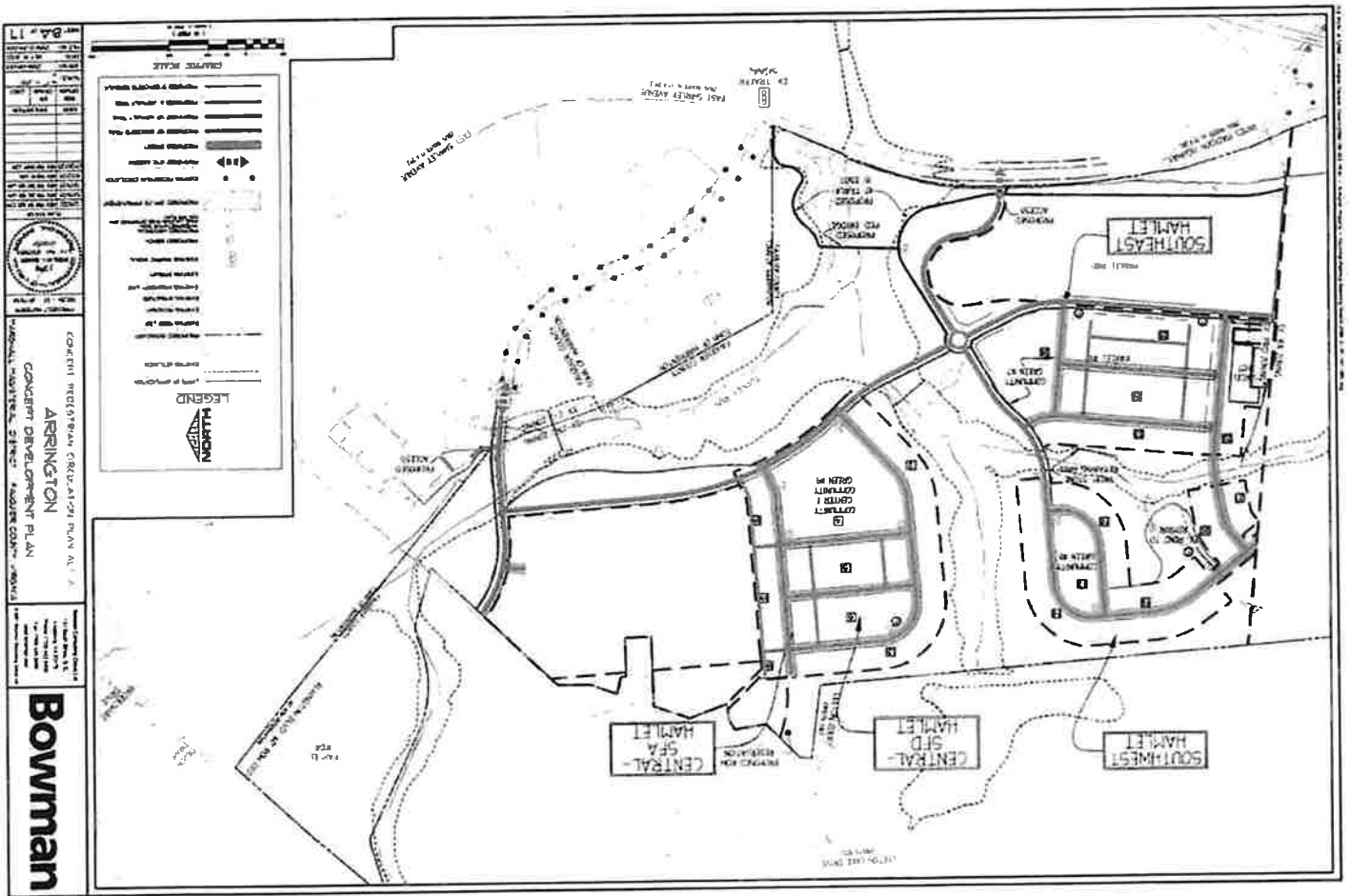


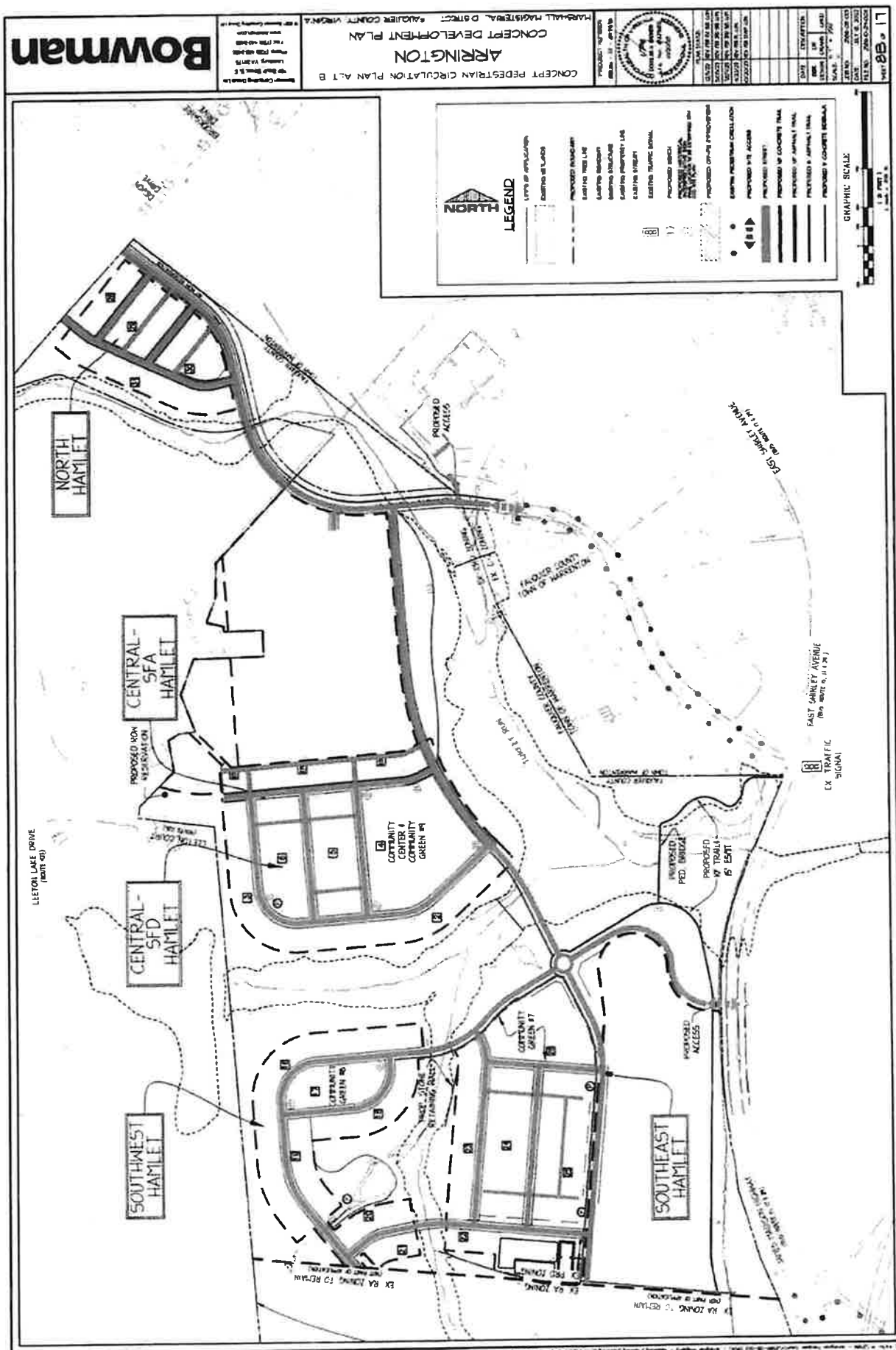


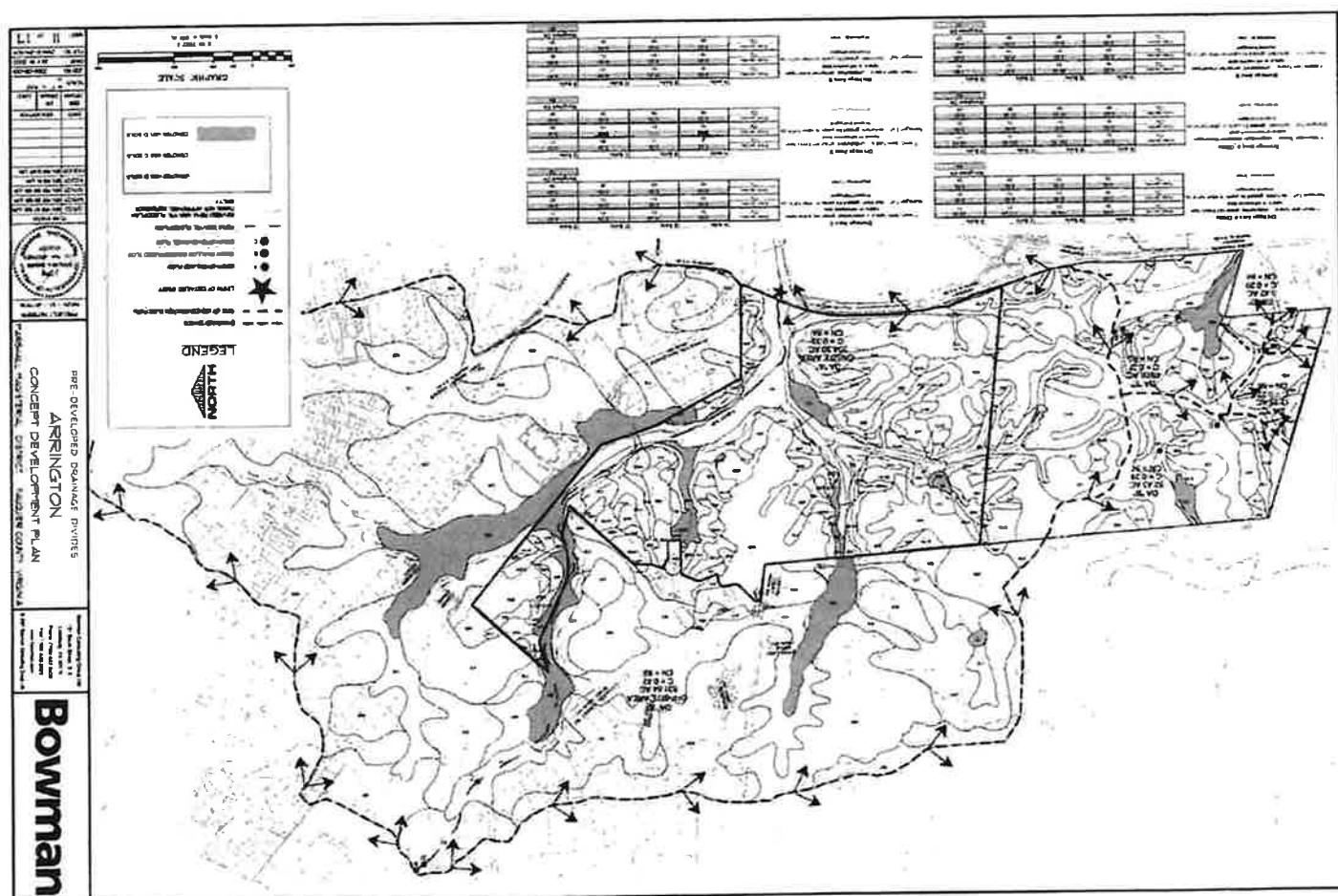


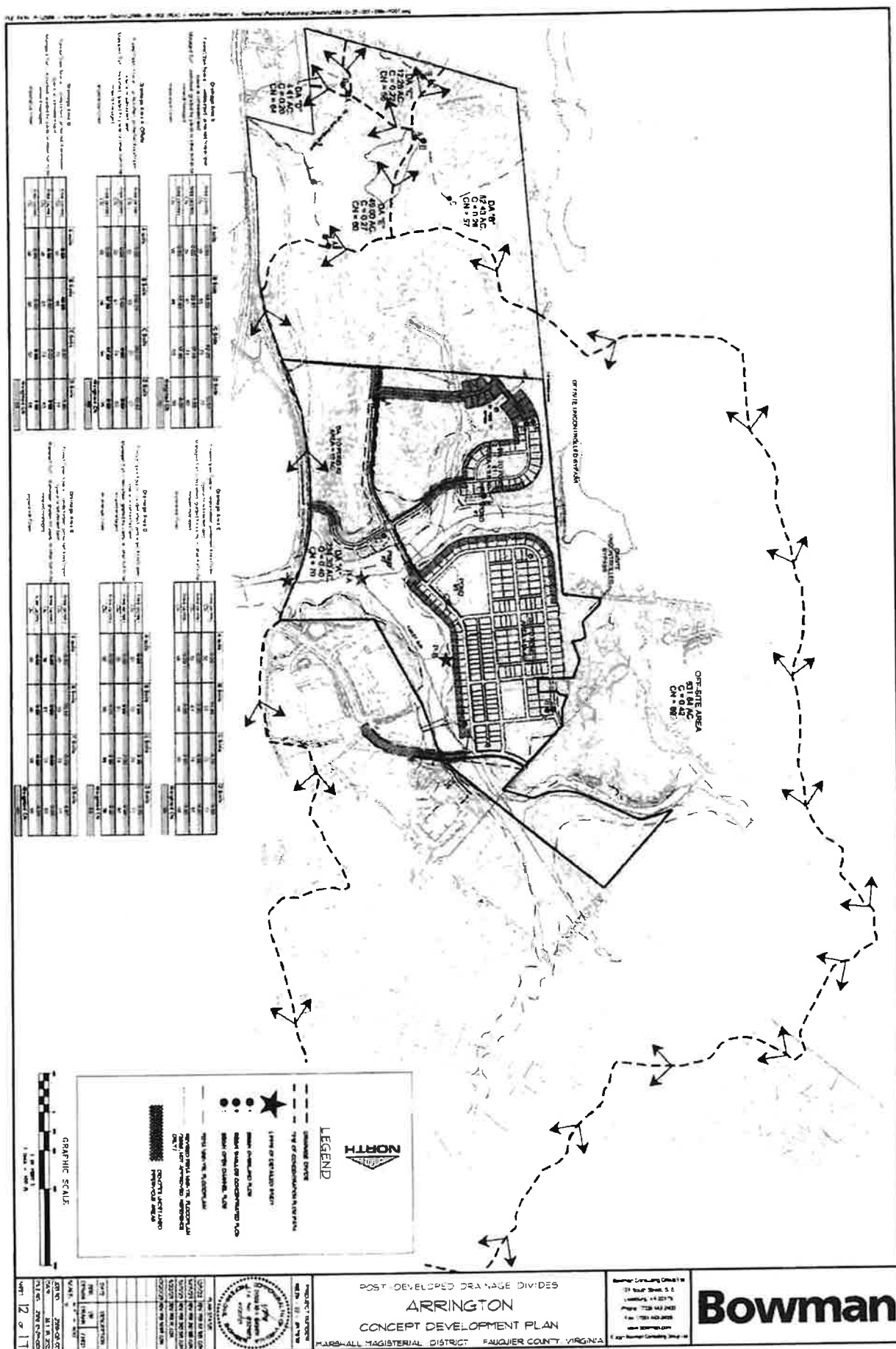


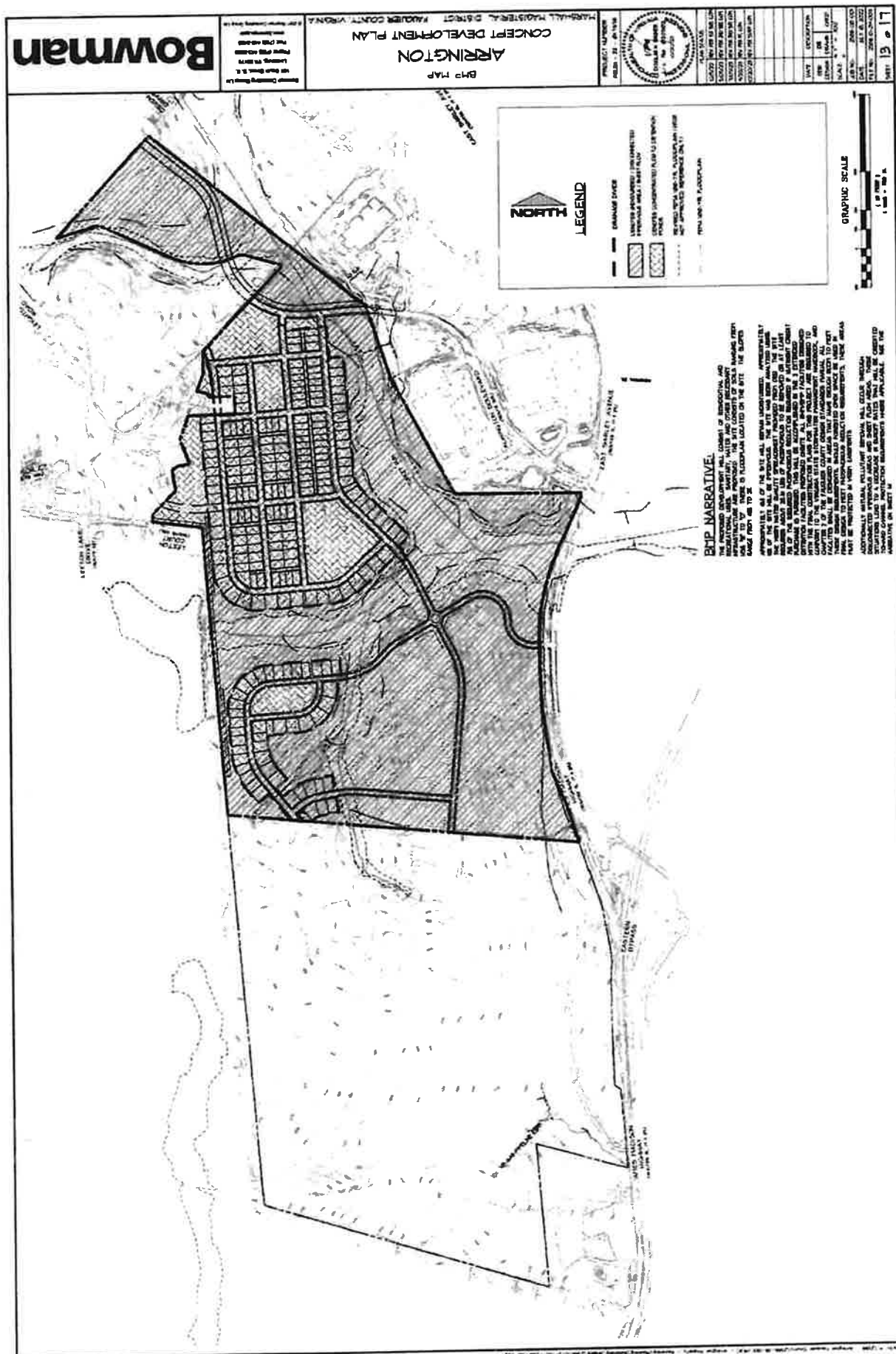


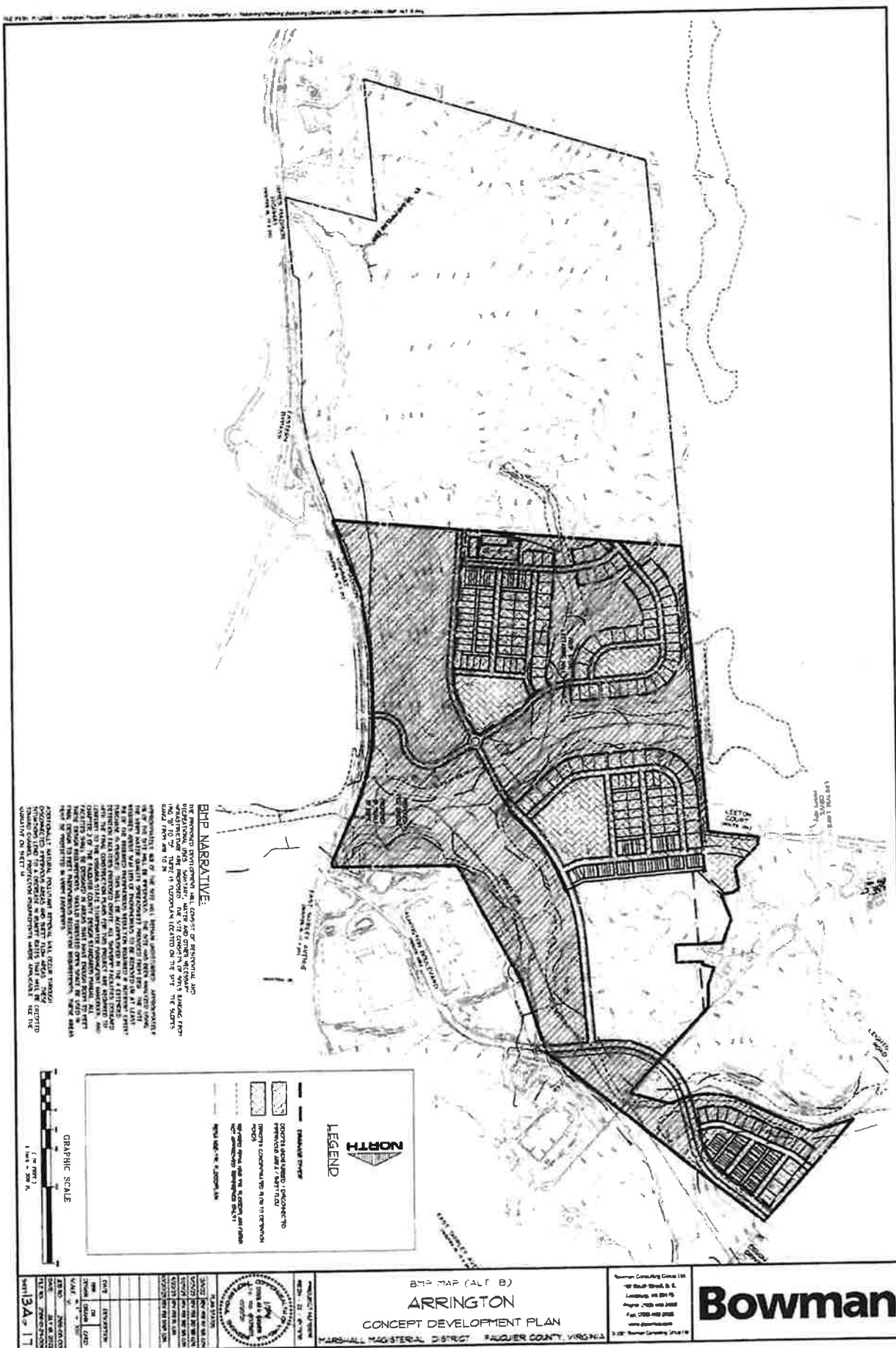




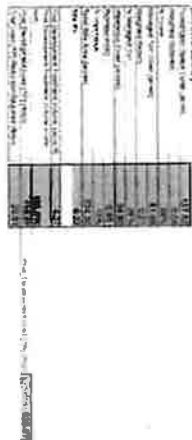








1 Post Development Project 6.1 and Cover Information



THE FIRST WILL REVERT TO THE ESTATE OF THE DECEASED. CHAS. H. HARRIS, ATTORNEY AT LAW, 100 WALL ST., NEW YORK CITY.

[illegible][illegible]

THE FOLLOWING INFO IS REQUESTED TO MAIL & WHERE APPROPRIATE FOR
ATTACH TO THE ABOVE REPORT: (SEE INSTRUCTIONS ON REVERSE)
DATE OF REPORT: 08/19/84

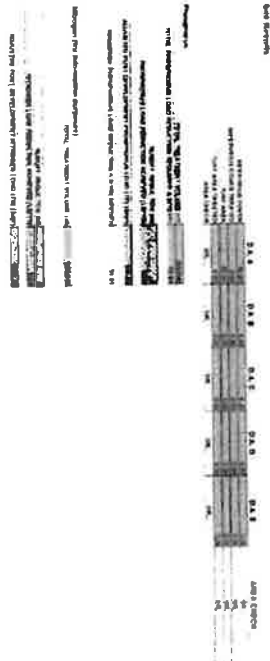
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Case No.	Patient's Name	Age	Sex	Date of Admission	Date of Discharge	Duration of Illness (days)	Laboratory Findings		Diagnosis	Remarks
							WBC (per mm ³)	Hb (g/dl)		
1	John Doe	45	M	10/1/77	10/10/77	10	12,000	14.5	Myocardial Infarction	ECG changes, chest pain
2	Jane Smith	60	F	11/5/77	11/15/77	10	10,500	12.0	Pneumonia	Cough, fever, chest X-ray
3	Robert Brown	30	M	12/1/77	12/10/77	9	11,000	13.0	Acute Appendicitis	Abdominal pain, surgery
4	Emily White	25	F	1/1/78	1/10/78	9	9,500	11.0	Iron Deficiency Anemia	Weakness, fatigue, iron therapy
5	Michael Green	55	M	2/1/78	2/15/78	14	13,000	15.0	Chronic Kidney Disease	Swelling, hypertension, dialysis
6	Sarah Black	40	F	3/1/78	3/10/78	9	12,500	14.0	Hyperthyroidism	Weight loss, tremor, thyroidectomy
7	David Gold	65	M	4/1/78	4/15/78	14	11,500	13.5	Chronic Obstructive Pulmonary Disease	Chronic cough, wheezing, smoking history
8	Linda Silver	35	F	5/1/78	5/10/78	9	10,000	12.5	Postpartum Depression	Mood changes, stress, counseling
9	James Grey	70	M	6/1/78	6/15/78	14	12,000	14.0	Alzheimer's Disease	Memory loss, cognitive decline
10	Patricia Blue	50	F	7/1/78	7/10/78	9	11,000	13.0	Chronic Pain Syndrome	Long-term pain, physical therapy

Chemical Reaction Analysis (cont.)	
Reaction	Chemical Reaction
1. $\text{H}_2 + \text{O}_2 \rightarrow \text{H}_2\text{O}$	$2\text{H}_2 + \text{O}_2 \rightarrow 2\text{H}_2\text{O}$
2. $\text{CH}_4 + \text{O}_2 \rightarrow \text{CO}_2 + \text{H}_2\text{O}$	$\text{CH}_4 + 2\text{O}_2 \rightarrow \text{CO}_2 + 2\text{H}_2\text{O}$
3. $\text{C}_2\text{H}_6 + \text{O}_2 \rightarrow \text{CO}_2 + \text{H}_2\text{O}$	$2\text{C}_2\text{H}_6 + 7\text{O}_2 \rightarrow 4\text{CO}_2 + 6\text{H}_2\text{O}$
4. $\text{C}_3\text{H}_8 + \text{O}_2 \rightarrow \text{CO}_2 + \text{H}_2\text{O}$	$\text{C}_3\text{H}_8 + 5\text{O}_2 \rightarrow 3\text{CO}_2 + 4\text{H}_2\text{O}$
5. $\text{C}_4\text{H}_{10} + \text{O}_2 \rightarrow \text{CO}_2 + \text{H}_2\text{O}$	$2\text{C}_4\text{H}_{10} + 13\text{O}_2 \rightarrow 8\text{CO}_2 + 10\text{H}_2\text{O}$

PRELIMINARY SWM CALCULATIONS ARRINGTON CONCEPT DEVELOPMENT PLAN		Designer: Consulting Office Ltd. 21 South Street, S.E. Leesburg, VA 20175 Phone: (703) 443-3400 Fax: (703) 443-3405 www.bowman.com	<h1 style="margin: 0;">Bowman</h1>
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DATA RESULTS



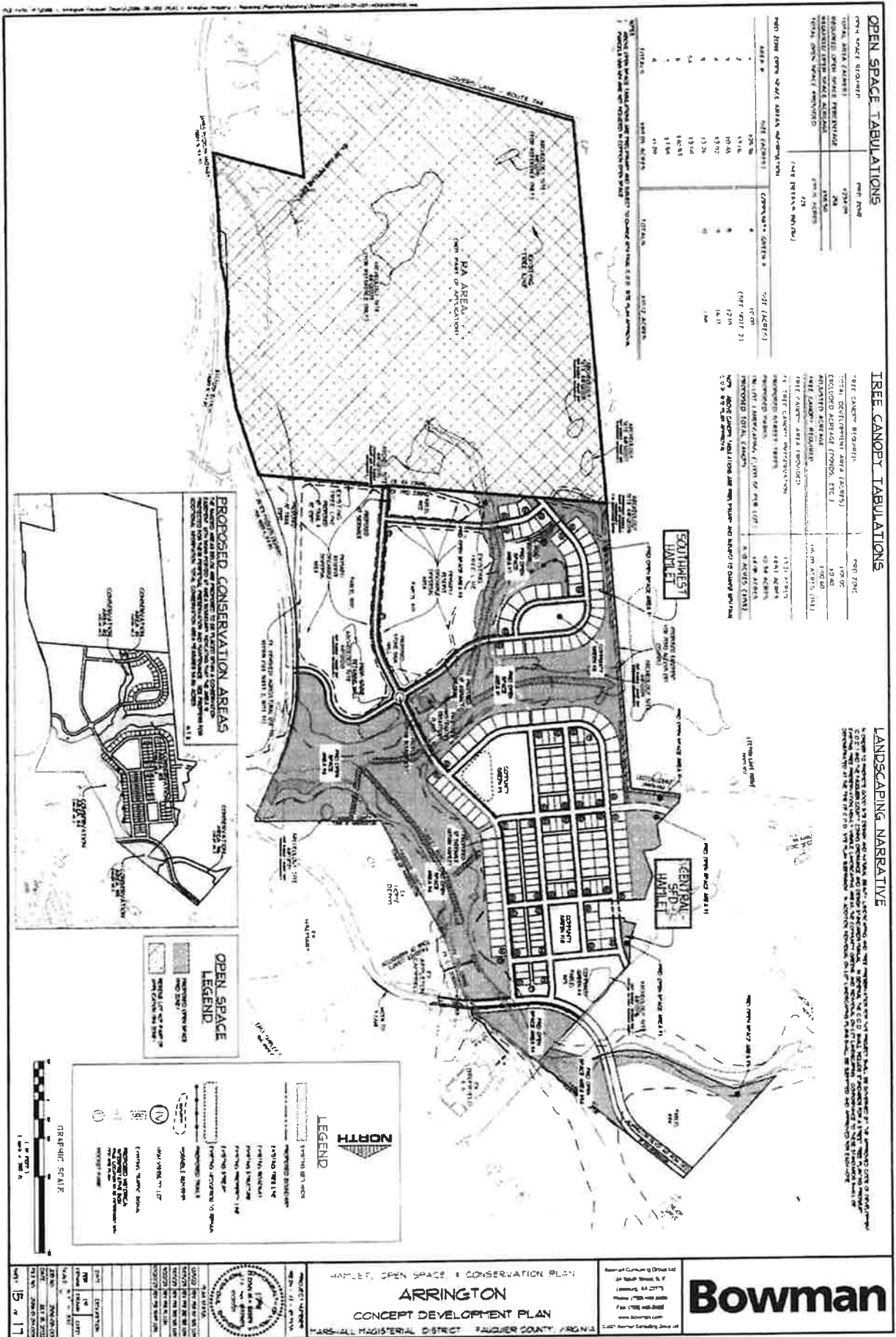
Author	Year	Country	Sample Size	Study Design	Findings
Smith et al.	2005	USA	1,200	Longitudinal	Increased risk of depression in children of parents with mental illness.
Johnson et al.	2007	UK	800	Cross-sectional	Higher levels of anxiety in children of parents with anxiety disorders.
Williams et al.	2009	Canada	1,500	Longitudinal	Children of parents with depression show higher rates of conduct problems.
Miller et al.	2011	Australia	900	Cross-sectional	Increased risk of substance use in children of parents with mental illness.
Lee et al.	2013	South Korea	1,100	Longitudinal	Children of parents with mental illness show higher levels of emotional problems.
Chen et al.	2015	China	1,300	Cross-sectional	Increased risk of internalizing disorders in children of parents with mental illness.
Wong et al.	2017	USA	1,400	Longitudinal	Children of parents with mental illness show higher rates of externalizing behaviors.
Patel et al.	2019	India	1,600	Cross-sectional	Increased risk of depression in children of parents with mental illness.
Nguyen et al.	2021	Vietnam	1,700	Longitudinal	Children of parents with mental illness show higher levels of emotional and behavioral problems.
Kim et al.	2022	South Korea	1,800	Cross-sectional	Increased risk of anxiety disorders in children of parents with mental illness.
Yamamoto et al.	2023	Japan	1,900	Longitudinal	Children of parents with mental illness show higher rates of internalizing disorders.
Almeida et al.	2024	Brazil	2,000	Cross-sectional	Increased risk of substance use in children of parents with mental illness.
Robinson et al.	2025	USA	2,100	Longitudinal	Children of parents with mental illness show higher levels of emotional and behavioral problems.

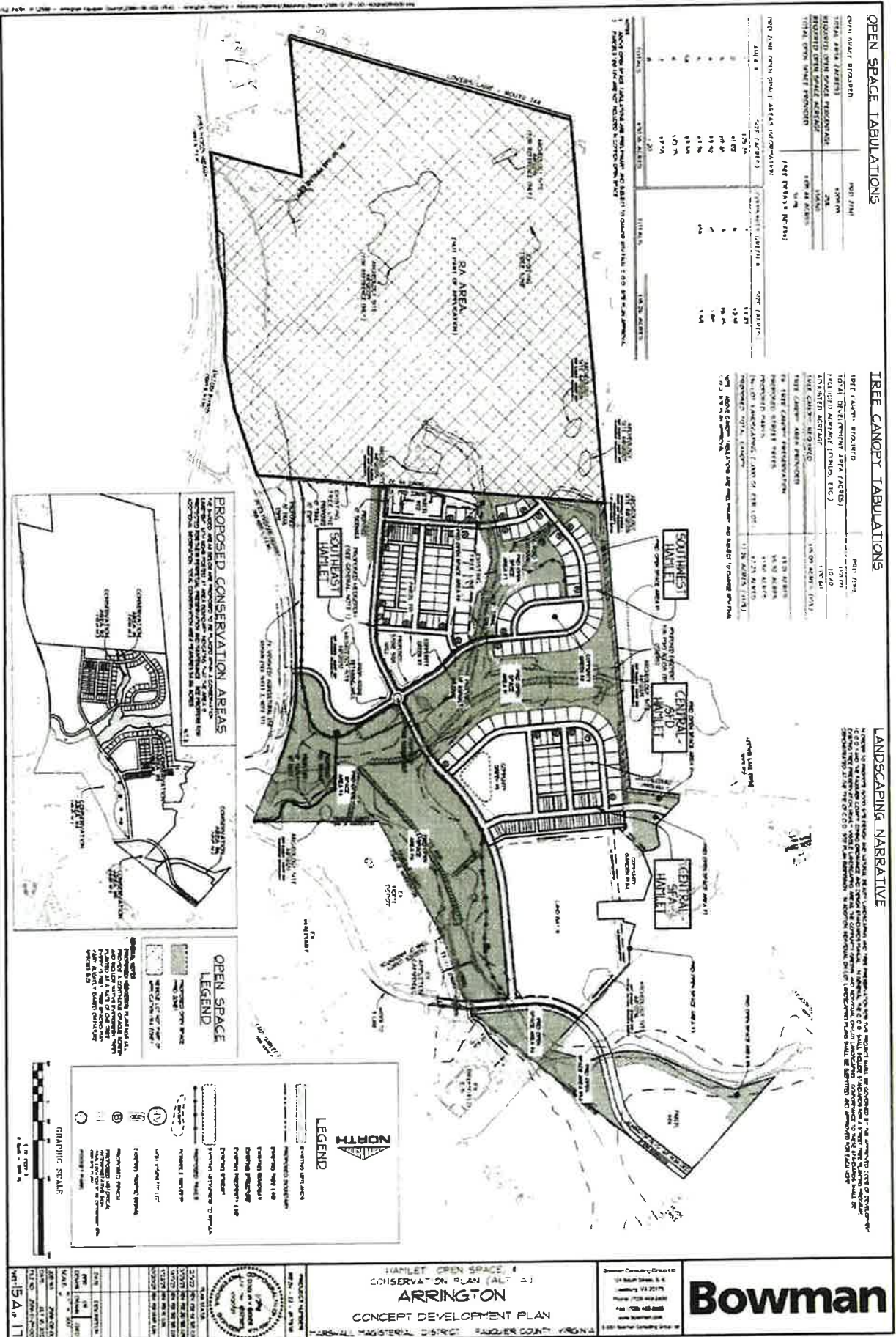
PRELIMINARY STORMWATER
MANAGEMENT NARRATIVE:

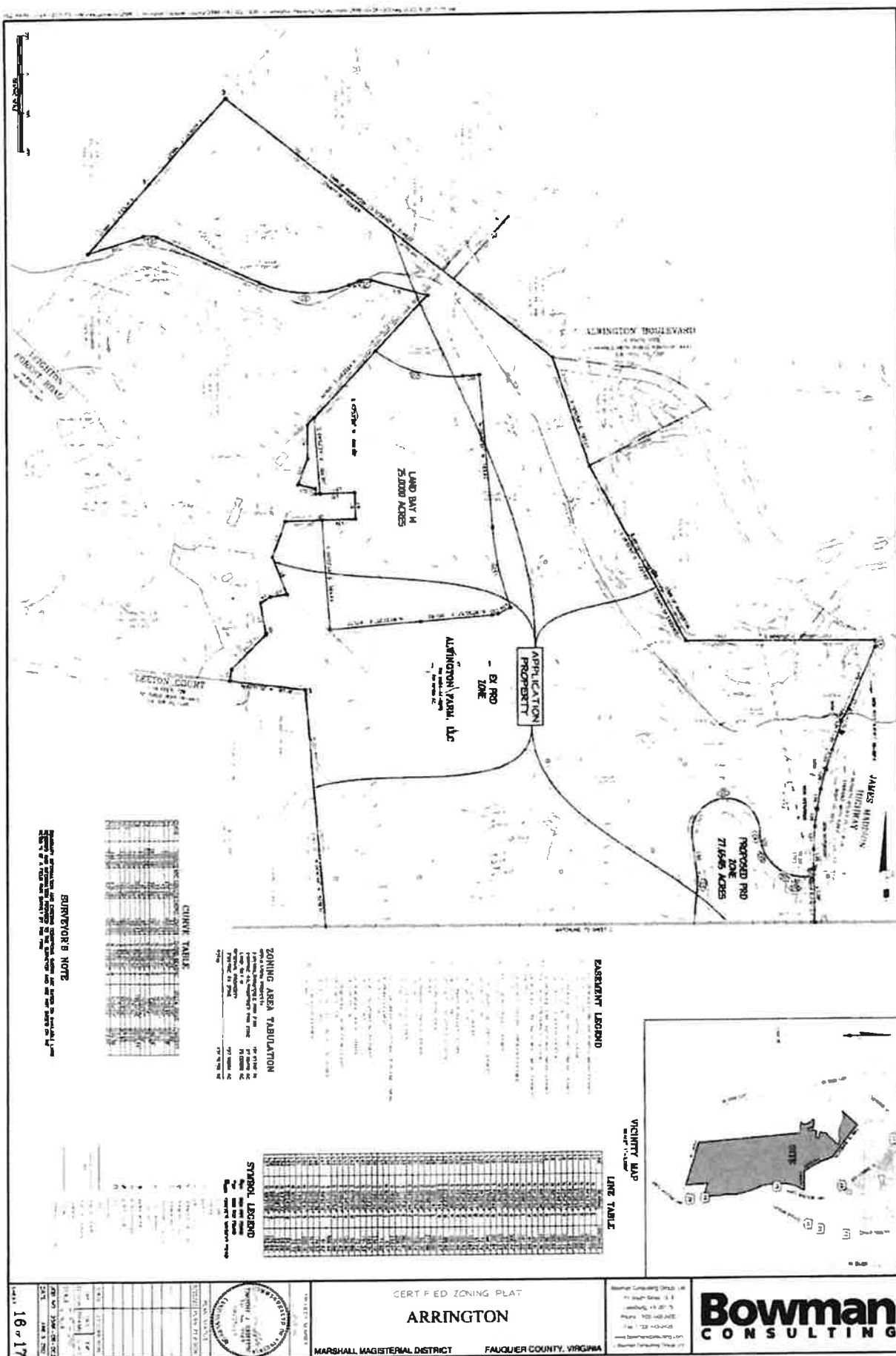
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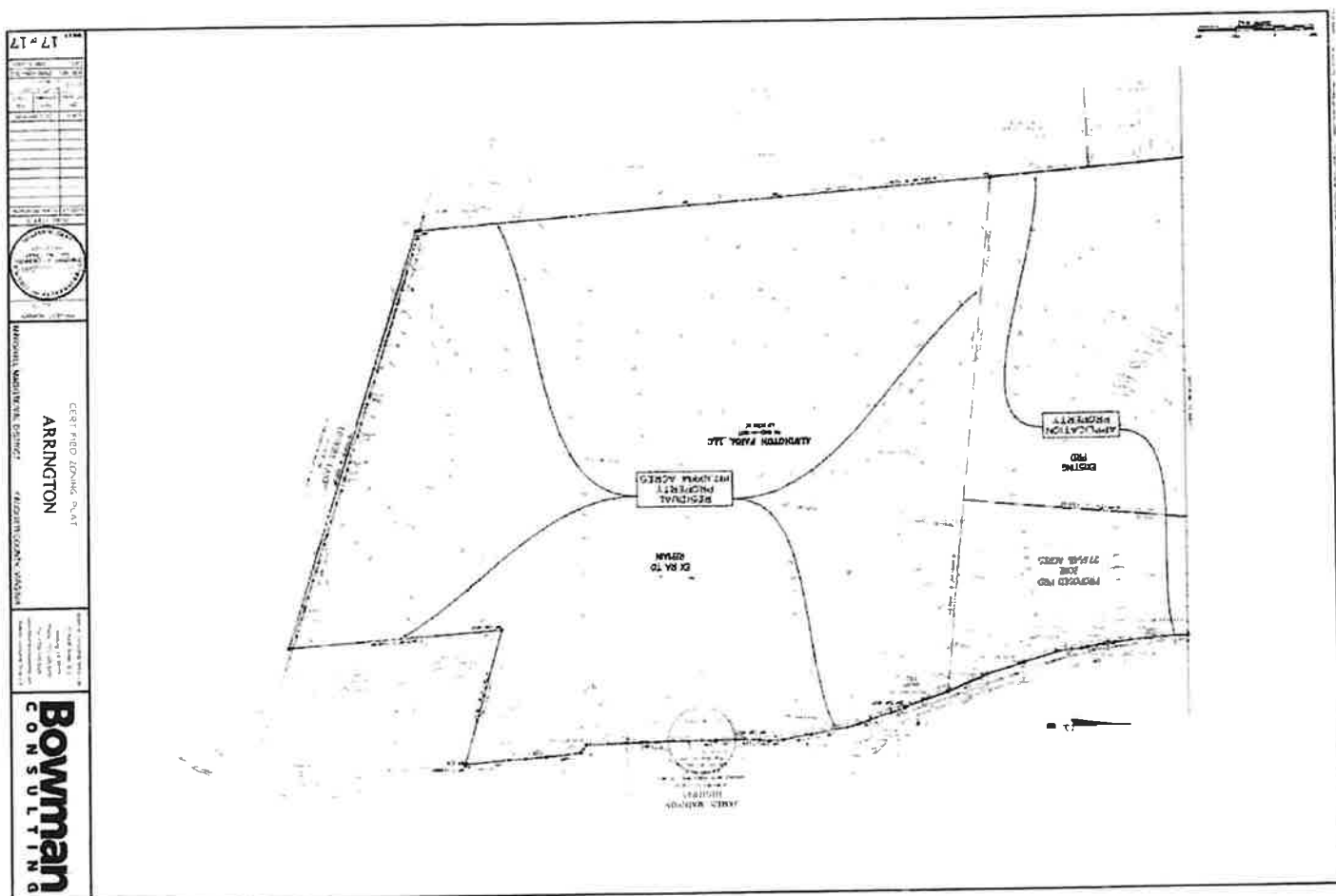
FIGURE 1. This will be considered as different detector set points at a frequency level and varying the integrated millivolt signal, for the WTC for quality and acoustically be used to compare to the output, frequency criteria, peak calculations for the peak, and the output will be processed at peak, decreasing other factors in accordance with the set criteria will be evaluated at peak. Figure 1. Revised.

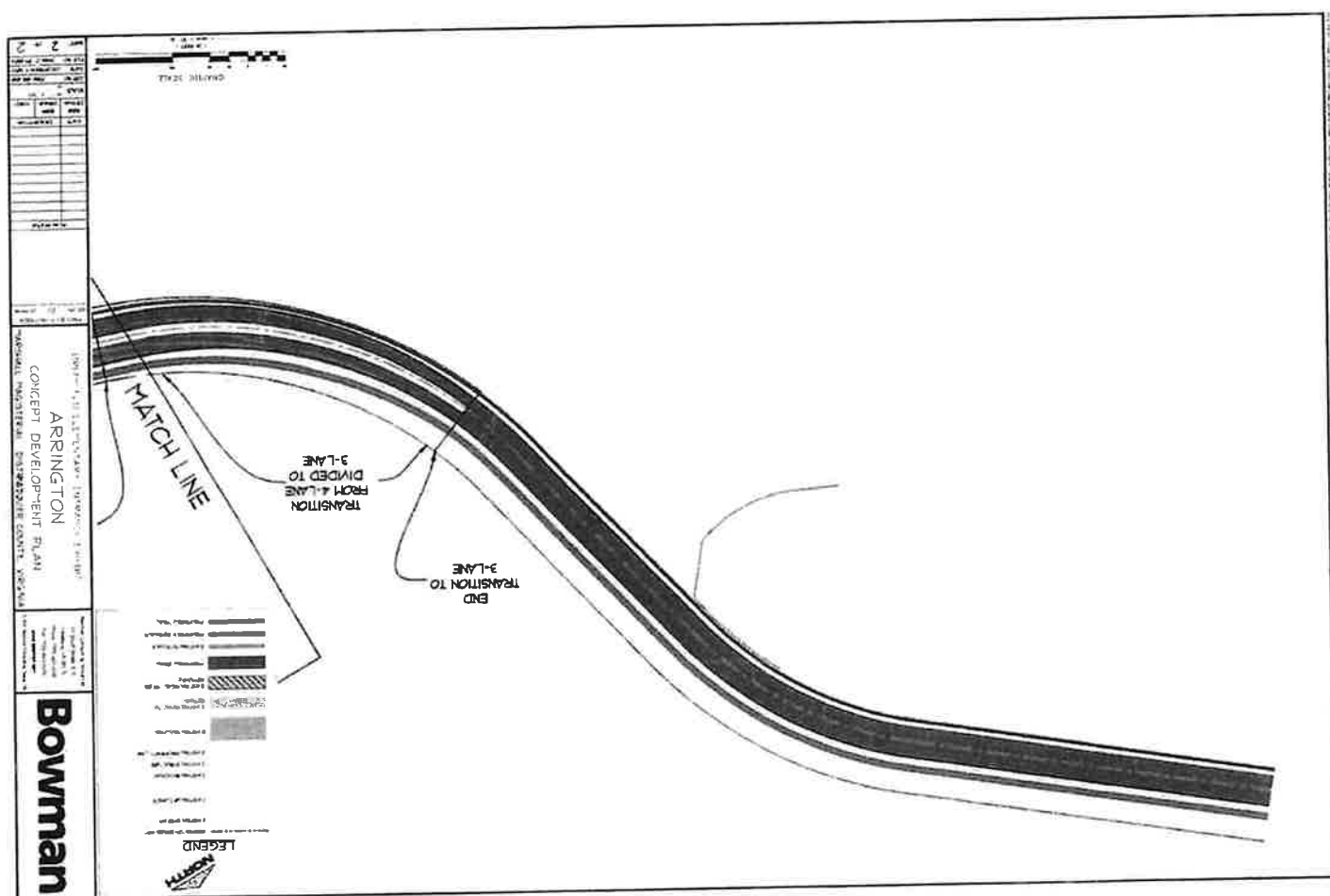
THIS PROJECT WILL BE REQUIRED TO MEET A VARIOUS PERMIT UNDER THE
STATE OF SEVERAL CRITERIA











Arrington Proffer Statement
October 20, 2023

REZN-22-017978

EXHIBIT C

Code of Development

Livingston

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023



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OWNER

Approved by City Council

DEVELOPER/APPLICANTS

Approved by Board
1001 Avenue Street
Farmingdale, VA 22031

Van Meter Engineering LLC
10000 Main Street, Suite 500
Farmingdale, VA 22031

CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

Approved by Board
1001 Avenue Street, Suite 500
Farmingdale, VA 22031

TRANSPORTATION ENGINEERING

Approved by Board
1001 Avenue Street
Farmingdale, VA 22031

WASTEWATER ENGINEERING

Approved by Board
1001 Avenue Street
Farmingdale, VA 22031

LEGAL

Approved by Board
1001 Avenue Street
Farmingdale, VA 22031

single-line observation stations in the vicinity of the station. The station is located on the left side of the road, and the observation station is located on the right side of the road. The observation station is located on the left side of the road, and the observation station is located on the right side of the road.

Arrangement of the station is as follows: The station is located on the left side of the road, and the observation station is located on the right side of the road. The observation station is located on the left side of the road, and the observation station is located on the right side of the road.



Figure 1. Station platform

The station is located on the left side of the road, and the observation station is located on the right side of the road. The observation station is located on the left side of the road, and the observation station is located on the right side of the road.

Arrangement of the station is as follows: The station is located on the left side of the road, and the observation station is located on the right side of the road. The observation station is located on the left side of the road, and the observation station is located on the right side of the road.



Figure 2. House



Figure 3. House



ARRINGTON ILLUSTRATIVE PLAN - BASE ZONING

ILLUSTRATIVE PLAN

The Arrington Development Plan consists of two primary components: a 247-acre residential lot and a 247-acre commercial lot. The residential lot is located on the north side of the road and is zoned for residential use. The commercial lot is located on the south side of the road and is zoned for commercial use. The development plan also includes a 247-acre lot for a future development.

Illustrative Map



The Arrington site is a large, undeveloped area of approximately 1,000 acres, located in the northern part of the city. The site is currently used for agriculture and is surrounded by residential and commercial areas. The proposed development would consist of a large, multi-story office building, a hotel, and a residential complex. The development would be located on the eastern side of the site, adjacent to the existing road network. The development would be a significant addition to the city's skyline and would provide a new center for business and commerce. The development would also provide a new source of employment for the city's residents. The development would be a major landmark for the city and would be a source of pride for the community. The development would be a major addition to the city's skyline and would provide a new center for business and commerce. The development would also provide a new source of employment for the city's residents. The development would be a major landmark for the city and would be a source of pride for the community.

Illustrative Plan

PROCESS

The Architect will work with the Board, Building and Code Enforcement and the ARC to develop a set of guidelines for the design and construction of new buildings. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC.

All buildings, whether new or existing, must comply with the guidelines. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC. The guidelines will be developed in consultation with the Board, Building and Code Enforcement and the ARC.

INITIAL ARCHITECTURAL REVIEW COMMITTEE:

MEMBERSHIP

The role of the ARC is to review and approve all new buildings. The ARC will be composed of representatives from the Board, Building and Code Enforcement and the ARC.

The ARC shall consist of three members, one of whom shall be appointed by the Board, and two more of whom shall be appointed by the Board.

The applicant is responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

LIABILITY

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

ACCURACY OF INFORMATION

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

REGULATORY COMPLIANCE

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

NEW CONSTRUCTION APPROVAL PROCEDURES

The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building. The applicant shall be responsible for the design and construction of the building.

- Applications for plan approval: A substantial package (referred to herein as the "Application") shall include two copies of the proposed plans, including, among other things, drawings showing the building, and details of the proposed building, and details of the proposed building, and details of the proposed building.

- **ARC Review and Approval:** The ARC will review the submission within fourteen (14) calendar days of receipt of a complete Application. The Applicant will within that time receive written approval (that may include conditions thereon), or written disapproval stating the bases for disapproval. Approval by the ARC does not relieve the Applicant of the responsibility of obtaining all other necessary approvals and permits required by the Town of Warrenton, Clatsop County, the Commonwealth of Virginia, and/or any other agency having jurisdiction over the project.

Notification of the ARC's final approval constitutes a binding agreement and commitment between the Builder and the ARC, and deviation from approved plans is prohibited without formal modification thereof pursuant to the procedures established herein.

The Committee's action on any Application shall be in its sole discretion and shall be final and unappealable.

SUBMISSION OF A CODE OF DEVELOPMENT SITE PLAN:

The County's process under the PRD zoning for the submission of a Code of Development Site Plan shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development. A Code of Development Site Plan shall be submitted for administrative approval by the Zoning Administrator. A Code of Development Site Plan may include any combination of grading, infrastructure, lots or buildings for any portion of the development subject to phasing and proffers, provided it is consistent

with the approved Concept Development Plan (CDP) referenced in this Code of Development. The established process for issuance of Land Disturbing Permits associated with site plans, infrastructure plans, and all construction plans involving land disturbance shall also be followed subsequent to the approval of a Code of Development Site Plan.

SUBMISSION OF FINAL PLATS:

The County's process under the PRD zoning and the applicable Subdivision Ordinance for the submission of a Final Plat shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development and the approved Code of Development Site Plan.

SUBMISSION OF BUILDING/ZONING PERMITS FOR INDIVIDUAL HOUSES OR OTHER STRUCTURES:

The established process for Building/Zoning Permits shall be followed, except that:

- A review by the ARC for compliance with the Code of Development shall occur. The ARC review shall be completed prior to submittal for zoning review for Zoning/Building Permits.
- A copy of the ARC's approval letter, the Application and all supporting materials submitted to the ARC shall be submitted with the building plans. Compliance with the Code of Development shall be required for issuance of a Zoning or Building Permit.
- Every structure on a residential lot, including all sheds, (even those less than 150 square

feet) and residential tents shall require a Zoning Permit.

- Upon completion of construction and prior to issuance of an occupancy permit for each house, the Owner shall submit to the County a copy of a letter issued by the ARC which confirms that such house was constructed in substantial conformance with the approved ARC application.

DEVIATIONS FROM THE CODE OF DEVELOPMENT:

The developer/applicant shall comply with the provisions of this Code of Development, provided that the Zoning Administrator shall have the authority and discretion to approve certain deviations from the requirements within the parameters specifically set forth in this Code. Deviations beyond those authorized by the language of this Code or the Proffer Statement shall be considered an amendment to the Amending Zoning and shall require a rezoning and/or proffer amendment application, as determined by the jurisdiction.

APPEALS:

An appeal of any Zoning Administrator decision related to the interpretation of this Code of Development shall be made to the governing authority, following the established procedures for appeals of proffer interpretations.

DEVIATIONS IN PROCESS:

Should the jurisdiction amend the Zoning or Building Permit approval process or the approval authority, Amendment shall be required to follow that amended process.



DEVELOPMENT PROGRAM - BASE ZONING									
2015 APPROVED REZONING					2022 PROPOSED REZONING (BASE)				
COMMUNITY SECTION	LAND AREA (ACRS)	TOTAL SQ. FT. LOTS	FRONT/SIDE ROAD (MOR)	R/R ROAD (MOR)	LAND AREA (ACRS)	TOTAL SQ. FT. LOTS	FRONT/SIDE ROAD (MOR)	R/R ROAD (MOR)	
WATERBURY		4.2	40	14					
WATERBURY		8.8	45	8		1.2	100	14	
WATERBURY		9.2	47	15					
WATERBURY		46	11	10		1.5	11	0	
TOTAL	206.41	217	162	55	234.09	217	148	14	
DENSITY	1.05	101/AC	24.7%	25.1%	0.91	101/AC	65.9%	24.1%	

LAND USE - BASE ZONING

The Arlington Zoning Board, pursuant to the provisions of the Arlington Zoning Ordinance, Chapter 21A, Section 21A.01, has adopted the following resolution:

Resolved, that the Arlington Zoning Board, pursuant to the provisions of the Arlington Zoning Ordinance, Chapter 21A, Section 21A.01, has adopted the following resolution:

Resolved, that the Arlington Zoning Board, pursuant to the provisions of the Arlington Zoning Ordinance, Chapter 21A, Section 21A.01, has adopted the following resolution:

PERMITTED USES:

PRINCIPAL USES, PERMITTED (PER ZO 4-103)

A. Detached, single family dwellings

B. Attached, single family dwellings including duplex townhouses, town house, and patio houses

SECONDARY USES, PERMITTED (PER ZO 4-104)

A. Parks, playgrounds, community centers and non-commercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries, and related facilities.

B. Electric, gas, water, sewer, and communication facilities, including transformers, pipes, meters, pump stations and related facilities for distribution of local service

C. Intentionally Deleted

D. Accessory uses and structures including home occupations, storage buildings, and detached garages

E. Temporary buildings, the uses of which are incidental to construction during development being conducted on the same or adjoining tract or section which shall be removed upon completion or abandonment of such construction

F. H. Intentionally Deleted

I. Eating establishments (maximum floor area of 8,000 square feet)

J. R. Intentionally Deleted

S. Farmer's market

T. Intentionally Deleted

U. Commercial/Office uses, collocated with residential dwelling units

V. Bed and breakfast, inn (maximum of 15 guest rooms)

GENERAL USE LIMITATIONS:

Unless otherwise specified under a specific provision of this Code of Development, all uses shall conform to the following use limitations and performance standards of the Fauquier County Zoning Ordinance:

1. Section 2-502, Limitations on the Occupancy of a Dwelling Unit

2. Section 2-503: Limitations on Hunt and Inoperable Vehicles

3. Section 2-510: Sales from Vehicles

4. Section 2-512: Limitations on Keeping of Animals

5. Section 2-600: Common Open Space and Common Improvement Facilities

6. Article 6: Administrative Permits, Special Permits and Special Exceptions

7. Article 8: Signs

8. Article 9: Performance Standards

9. Article 11: Telecommunications Ordinance

ACCESSORY USES (PER ZO 6-102)

The following accessory uses shall be allowed within a building in conjunction with and incidental to, and on the same lot as, the principal use, provided that all other requirements of this Code of Development are also met:

1-2. Intentionally Deleted

4. A child's play house not to exceed 100 sq. ft. play equipment

5-7. Intentionally Deleted

8. Gas Station

9. Intentionally Deleted

10. Parking and loading spaces, off-street, as regulated by Article 7.

11-17. Intentionally Deleted

18. Stature, arbors, trellises, lattice screens, flagpoles, fences, walls and hedges, flag mum height for fences is to feet located to the rear of the front facade of the house.

19. Intentionally Deleted

20. Structure structures are identical to a permitted use.

21. Swimming pool and spa/hot tubs, private

22. Tennis, basketball or volleyball court, and other similar private outdoor recreation uses.

23a. Intentionally Deleted

23. Intentionally Deleted

25. Yard/Driveway Sales area - to residential use (per ZO)

26-29. Intentionally Deleted

30. A family day care for four or fewer children

31. The setting for hire of not more than two rooms to not more than two persons for private purposes for more than one day in

32-33. Intentionally Deleted

The Association wants to do simple modifications to its plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan.

The Association wants to do simple modifications to its plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan.



Notes:

1. This is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan.

2. This is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan. It is a plan of the Hamlet Plan.

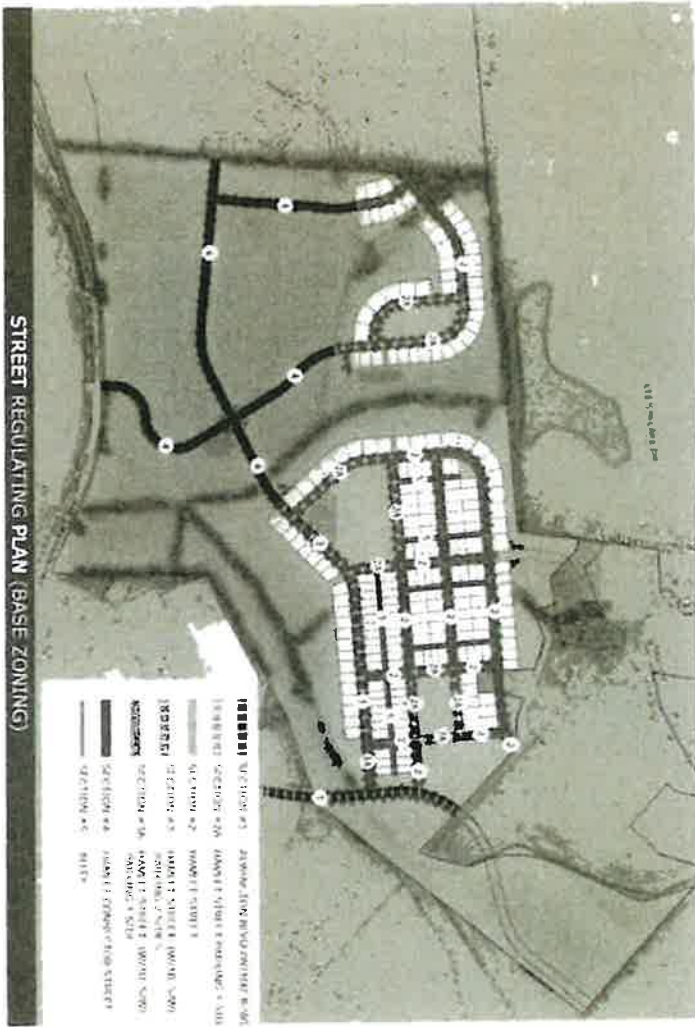
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GENERAL REQUIREMENTS

STREETS:

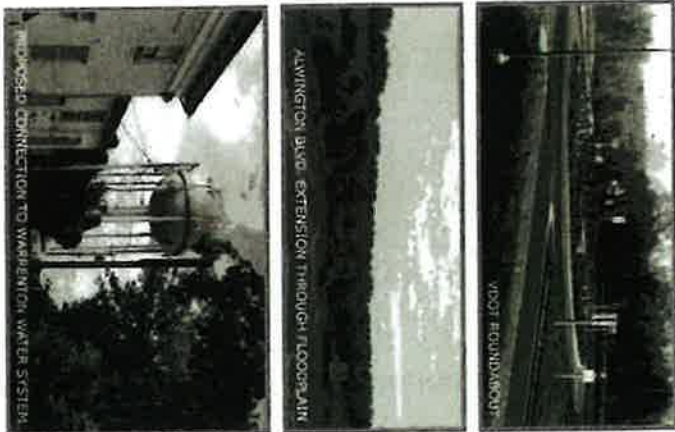
All streets, including alleys, shall be public streets. Alleys shall be private roads, owned and maintained by the RDA. All public streets and alleys shall be designed in a manner consistent with the type of sections shown on the attachments pages subject to any modifications required to meet the applicable

functional design standards and specifications. Arrangement of lanes designed to provide an uninterrupted street grid within the community with unobstructed travel routes for future intermodal connectivity. This street grid design encourages a more flexible pedestrian circulation system, provides for dispersion of traffic, and



Document: LA project zoning concept

Streets, City of Los Angeles



Document: LA project zoning concept



Map of the City of London, Ontario, showing the location of the project area.



Figure 1: Street View of Project Area

ON-STREET PARKING:

On-street parking shall be provided along the street frontage of all residential streets within the City of London, Ontario, and shall be provided on both sides of the street, except where the street is too narrow to provide parking on both sides. The minimum width of the street shall be 30 feet, and the minimum width of the parking space shall be 8 feet.

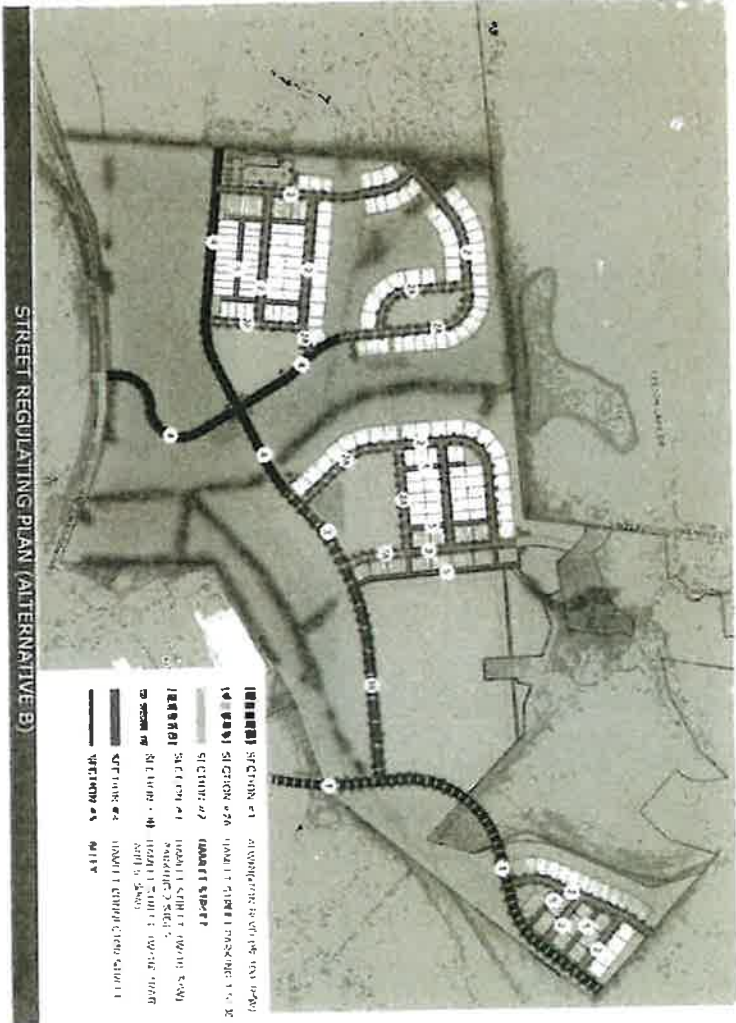
UTILITIES AND EASEMENTS:

All underground utilities shall be located within the street right-of-way, and shall be located at least 6 feet from the edge of the street. The City of London, Ontario, shall be responsible for the installation and maintenance of all underground utilities within the street right-of-way.

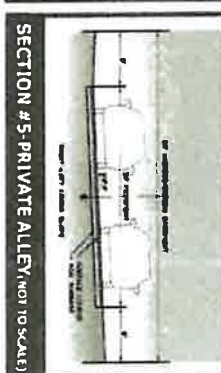
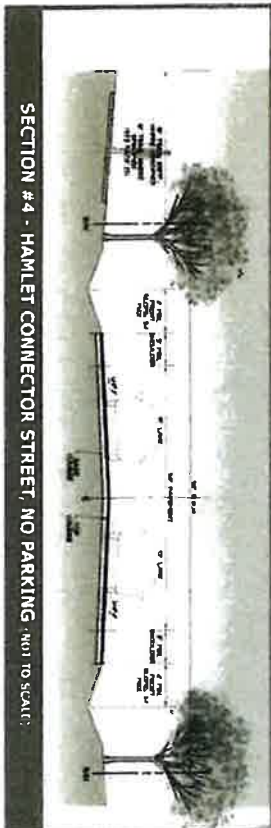
STREETSCAPE:

The streetscape shall be designed to provide a safe and attractive environment for all users of the street. The streetscape shall include sidewalks, street lighting, and landscaping. The City of London, Ontario, shall be responsible for the installation and maintenance of all streetscape elements within the street right-of-way.

Map of the City of London, Ontario, showing the location of the project area.



TYPICAL SECTION



Streets, Streetcapes & Utilities

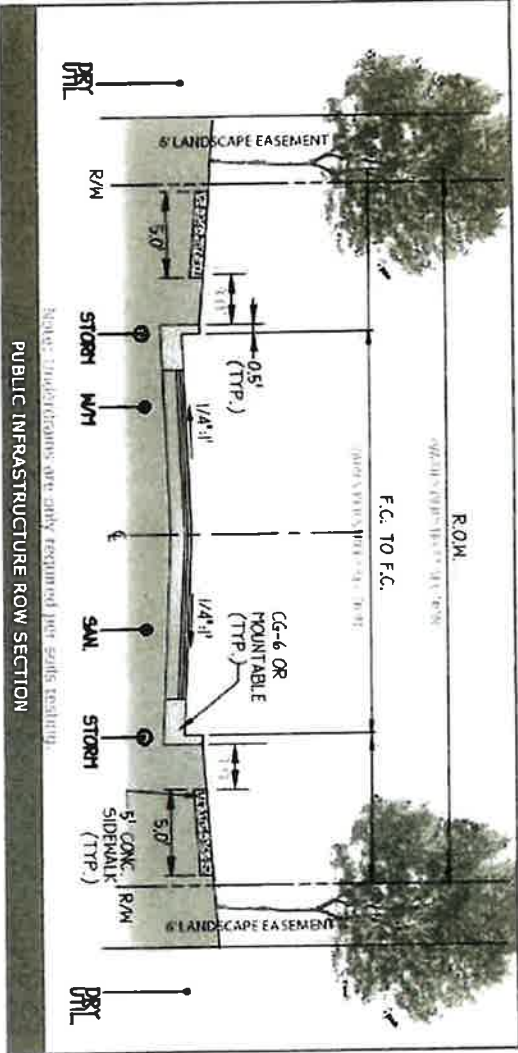
UTILITIES AND EASEMENTS

LOCATION:

All utilities and utility easements will be located in a manner that requires the goal of creating traditional character within development. All new utility lines shall be placed underground. All utility lines shall be located within the public right of way to the extent possible. The utility line easements will be allowed to be placed within front yards to the extent such placement does not interfere with required landscaping or other features of the plan. To the extent necessary, based on easement, and easement of utility will be placed as shown by various the utility.

FIRE HYDRANTS:

Placement of fire hydrants shall occur at locations that minimize potential for obstructed parking (such as street corners) subject to fire and police department and an easement will be as and as required.



Notes: Dimensions are only required per soils testing.



TRANSFORMATIONS/UTILITY ROWS

As shown: 1.0' x 1.0' x 1.0' x 1.0'

As shown: 1.0' x 1.0' x 1.0' x 1.0'

Streetscape

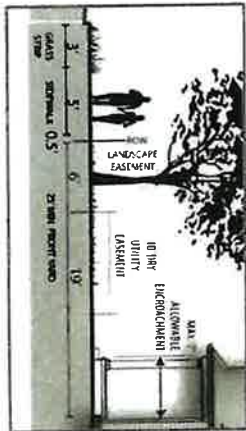
STREETSCAPE:

The streets within Armonden are designed to reflect the traditional neighborhood character of the development, as well as their carrying capacity. The goal is to provide narrow, traffic-calmed streets with on-street parallel parking in keeping with traditional forms of development. Trees, limited street lighting with sidewalk and canopy trees, helping to create an environment that accommodates cars, but also welcomes pedestrians to walk through the neighborhood. Streetscape features shall include pedestrian scale street lights. Standards for lighting are found on the following page.

STREET TREE REQUIREMENTS:

1. Every street shall have street trees planted on both sides of each street adjacent to the public sidewalk or trail.
2. Street trees shall generally be located and outside the right of way within landscape easements on each lot located between the sidewalk and house. The number of street trees to be planted shall result in an average density of one tree per 40 feet of cumulative block frontage. Spacing and location may be adjusted in order to create unique effects and to accommodate utility easements and other site design constraints.
3. Street trees shall be selected from those listed on the table titled Appropriate Street Trees at Armonden in Appendix C. The list highlights specific cultivars of tree types specifically recommended for street tree use in Virginia by VDOT and the Virginia Tech Department of Forestry.
4. Street trees shall be planted in a manner that helps to create special character and identity for individual streets. This shall be accomplished by using the same tree type along both sides of the street, and varying that type from street to street.

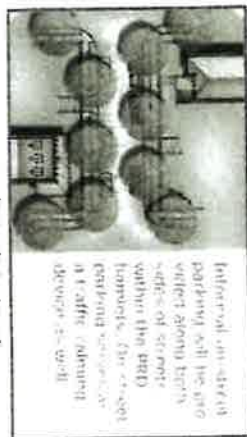
Armonden - Landmark & Context - 08/20/2021



TYPICAL STREET SECTION

STREET TREE TYPE:

1. Concrete sidewalk shall be provided as shown on the typical street section.
2. Square joints shall be provided to demark the limits of sidewalk through driveway aprons subject to jurisdictional approval.
3. Sidewalks shall be constructed so there is no change in grade at the driveway apron, subject to jurisdictional approval.



ON-STREET PARKING



Armonden - Landmark & Context - 08/20/2021

Streets, Structures & Utilities



GUARDRAIL

These results are consistent with the theoretical prediction that the effect of the tax on the demand for the polluting good is ambiguous. The effect of the tax on the demand for the polluting good is ambiguous because the tax increases the price of the polluting good, which reduces the demand for the polluting good, but the tax also increases the price of the clean good, which increases the demand for the clean good.

that be able to compute functions not associated with any particular hardware. Then, naturally, any action should minimize those external impacts and, especially, with all aspects of the economy, standards and codes, individual freedom, and the environment, shall be adopted, with a requirement for checking in the middle and, also, the end of computing technology, shall be observed when communicating by the United States Postal Service (Postal Service) all group members, shall be able to check, subject to approval by the Postal Service.

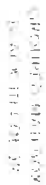

$$d = \frac{1}{2} \left(\frac{1}{\rho_1} + \frac{1}{\rho_2} \right) \left(\frac{1}{\rho_1} + \frac{1}{\rho_2} \right) \left(\frac{1}{\rho_1} + \frac{1}{\rho_2} \right)$$



Figure 5. Schematic of the dynamic mechanical analysis (DMA) test.

OWNERSHIP, MANAGEMENT AND ACCESS TO OPEN SPACE:

[illegible]

PROGRAMMED OPEN SPACE AREAS:
(BASE ZONING)

1	1. <i>Staphylococcus aureus</i>	16	16. <i>Acinetobacter</i>
2	2. <i>Escherichia coli</i>	17	17. <i>Acinetobacter</i>
3	3. <i>Enterobacter</i>	18	18. <i>Acinetobacter</i>
4	4. <i>Staphylococcus aureus</i>	19	19. <i>Acinetobacter</i>
5	5. <i>Staphylococcus aureus</i>	20	20. <i>Acinetobacter</i>
6	6. <i>Staphylococcus aureus</i>	21	21. <i>Acinetobacter</i>
7	7. <i>Staphylococcus aureus</i>	22	22. <i>Acinetobacter</i>
8	8. <i>Staphylococcus aureus</i>	23	23. <i>Acinetobacter</i>
9	9. <i>Staphylococcus aureus</i>	24	24. <i>Acinetobacter</i>
10	10. <i>Staphylococcus aureus</i>	25	25. <i>Acinetobacter</i>
11	11. <i>Staphylococcus aureus</i>	26	26. <i>Acinetobacter</i>
12	12. <i>Staphylococcus aureus</i>	27	27. <i>Acinetobacter</i>
13	13. <i>Staphylococcus aureus</i>	28	28. <i>Acinetobacter</i>
14	14. <i>Staphylococcus aureus</i>	29	29. <i>Acinetobacter</i>
15	15. <i>Staphylococcus aureus</i>	30	30. <i>Acinetobacter</i>

Figure 1. Schematic diagram of the experimental setup.

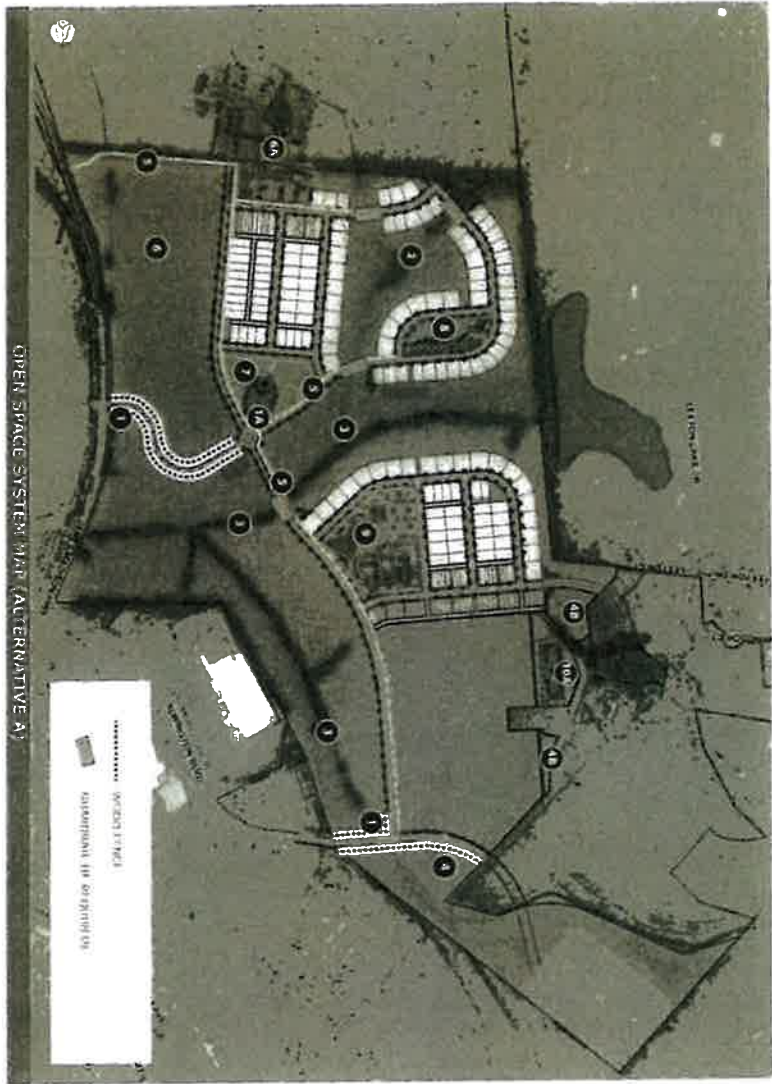


Figure 4. Open Space System Map (Alternative A)

Figure 5. Programmed Open Space Areas (Alternative A)

PROGRAMMED OPEN SPACE AREAS: (ALTERNATIVE A)

- 1. Entry to park
- 2. Entry to park
- 3. Entry to park
- 4. Entry to park
- 5. Entry to park
- 6. Entry to park
- 7. Entry to park
- 8. Entry to park
- 9. Entry to park
- 10. Entry to park
- 11. Entry to park
- 12. Entry to park
- 13. Entry to park
- 14. Entry to park
- 15. Entry to park



Figure 6. Programmed Open Space Areas (Alternative A)



Figure 4.1: Open Space System Map (Alternative B)

**PROGRAMMED OPEN SPACE AREAS:
(ALTERNATIVE B)**

- | | |
|-----------------|------------|
| 1. Field House | 10.0 Acres |
| 1A. Field House | 10.0 Acres |
| 2. Field House | 10.0 Acres |
| 3. Field House | 10.0 Acres |
| 4. Field House | 10.0 Acres |
| 5. Field House | 10.0 Acres |
| 6. Field House | 10.0 Acres |
| 7. Field House | 10.0 Acres |
| 8. Field House | 10.0 Acres |
| 9. Field House | 10.0 Acres |
| 10. Field House | 10.0 Acres |
| 11. Field House | 10.0 Acres |
| 12. Field House | 10.0 Acres |
| 13. Field House | 10.0 Acres |
| 14. Field House | 10.0 Acres |

PART II: PLAN REQUIREMENTS

23

[illegible]

III. CENTRAL HAMLET WEST REFORESTATION

However, neither of these studies was designed to assess the effect of a single dose of 100 mg of paracetamol on a test of temperature regulation. Also, the effect of a single dose of 100 mg of paracetamol on the ability to exercise has not been investigated. The aim of the present study was to determine the effect of a single dose of 100 mg of paracetamol on the ability to exercise in healthy subjects, and an additional question pertained

OPEN SPACE AMENITIES/FEATURES:

- [illegible]

OPEN SPACE AMENITY DESIGN NOTE

Figure 2a, representative of the other three, shows a typical experimental Arrhenius curve with values for a constant k_0 and E_a determined from the linear fit. The k_0 values for all three experiments, and generally the Arrhenius slopes, are not too different, and are close to the values for the previously reported Arrhenius data for polypropylene [10]. The E_a values, on the other hand, are quite different, and are in the range 100–120 kJ/mol, which is much higher than the previously reported values.


$$\Delta\theta_{\text{eff}} = \frac{2\pi}{\lambda} \Delta n_{\text{eff}} L = \frac{2\pi}{\lambda} \Delta n_{\text{eff}} \frac{L}{\sqrt{1 - \beta^2}} = 0$$

1 & 1A ENTRY SIGNAGE & ENTRY FEATURE:

Addressing these two related methodological concerns, the authors suggest that the use of a model dominated by short-termism and black-box thinking, and the reliance on the evidence base largely left in the supervisor's hands as the primary source of information, are the two main reasons for the current state of affairs. Addressing these two related methodological concerns will require a paradigm shift, not only in the behavior of management, but also in the relationship between management and the workforce. Management will need to be reeducated to the concept of a learning organization, and the workforce will need to be reeducated to the concept of a learning employee. The authors also highlight the need for a new type of leader, capable of guiding their followers through the transition to a learning organization.

2. FARM POND:

[illegible]

3. WILDFLOWER MEADOW: (11.000000000000000)

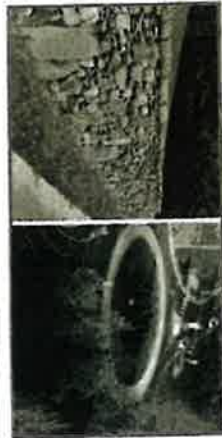
[illegible]

4. BERRY PLANTINGS: (1,200 LINEAR FT)

A. After being checked and cleared that there is no significant difference between the two groups, the data are analyzed by ANCOVAs and the statistical significance of the comparisons is reported and usually these data are reported along a line graph, and analyzed (read in different) amounts to give a better overview.

1A. CENTRAL HAMLET NORTH GREEN (BASE)
OR NORTH HAMLET GREEN (ALTERNATIVE B)

The speaker will use a variety of popular and scholarly references, including Abraham Lincoln. This rhetorical exercise will be designed to give hands-on practice in moving along the rhetorical framework in a more sophisticated and useful way than we would if we merely practiced being critical and patterned and thoughtless.



2015年12月
2015年12月



APPENDIX 2



2011年12月24日 星期六



APPENDIX A
OFFICE OF THE ATTORNEY GENERAL

[illegible]

FORMAL & COMMUNITY GREENS

Formal and community greens are an important part of the landscape and provide a place for recreation, social interaction, and a sense of place. The following are the minimum requirements for formal and community greens:

- Formal greens shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.
- Community greens shall be a minimum of 5,000 sq. ft. (1/8 acre) and shall be located within the development.
- Formal greens shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.
- Community greens shall be a minimum of 5,000 sq. ft. (1/8 acre) and shall be located within the development.

7. SOUTHEAST HAMLET COMMUNITY GREEN

The Southeast Hamlet Community Green is a formal green located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.



FIGURE 7-1: SOUTHEAST HAMLET COMMUNITY GREEN

5. TURKEY RUN TRAIL

The Turkey Run Trail Community Green is a formal green located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.

6. VIEWSHED AGRICULTURAL AREA

The Viewshed Agricultural Area is a formal green located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.

6A. RESTAURANT, INN & FUTURE AGROBUSINESS

A special amount of the site will be an existing establishment and hotel/inn property with development. The development shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development. It shall be a minimum of 10,000 sq. ft. (1/4 acre) and shall be located within the development.

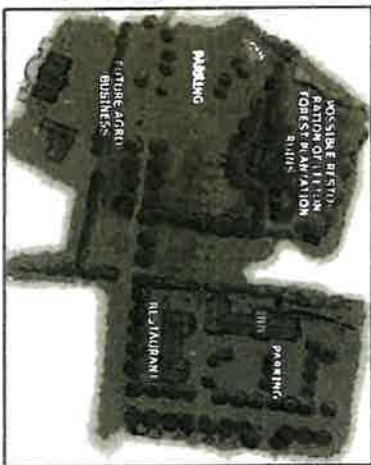


FIGURE 6A-1: RESTAURANT, INN & FUTURE AGROBUSINESS



FIGURE 6B-1: CONSERVATION AREA



FIGURE 6C-1: TRAILS & TRAIL EASEMENTS

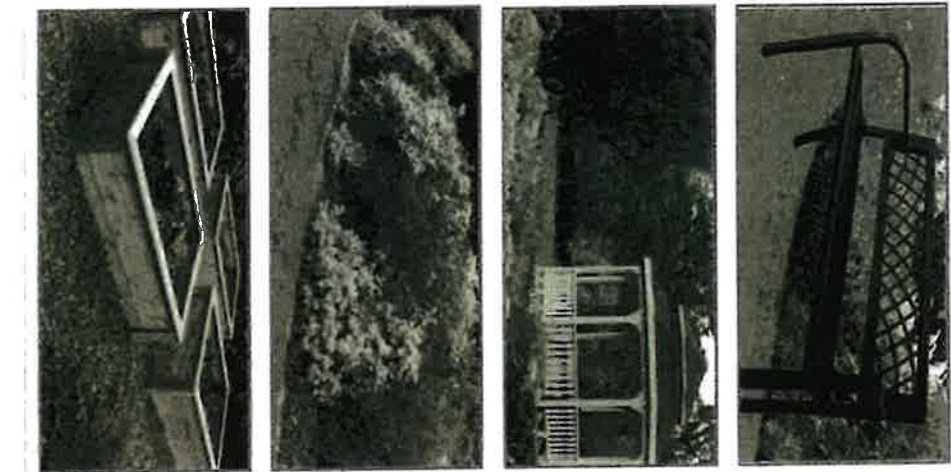
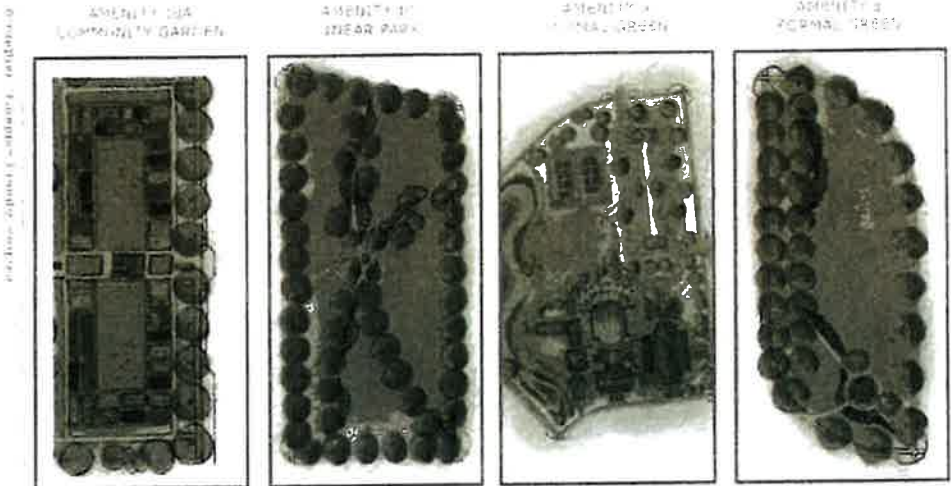


Figure 10: Landscape Design

10. SOUTHWEST HAMLET community center

A central feature of the center is the large, open, and bright space. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors.

9. CENTRAL HAMLET

The central hamlet is a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors.

10. CENTRAL HAMLET community center

The central hamlet is a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors.

10A. CENTRAL HAMLET community center

The central hamlet is a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors. The center is designed to be a place where people can come and go, and where they can enjoy the outdoors.

LOT TYPES:

The Arlington community will provide a mix of home's of varying category, type, and architectural styles to ensure neighborhood quality and visual diversity. Market-rate single family detached homes will consist of three categories: (Village, Neighborhood, and Estate) with two distinct lot types (A and B) within each category. The widths of the market-rate single family detached lots will range from 44 feet to 116 feet with the specific range of lot widths for each lot category and type listed on Page 27. The "Lot Regulating Plan" corresponding lot areas range from 1,752 square feet to 12,092 square feet as listed in the Lot Standards included on Pages 31 and 32 in this Code of Development. The width of each residential lot shall be measured at the front lot line. The width of each lot on a curvilinear street shall be measured at the minimum front setback line. The variation in lot widths and lot areas will facilitate a corresponding diversity in home sizes, placement on the lots, and facade orientation. Development under Alternatives A would add a single family attached (townhome) lot category for the construction of market-rate and affordable townhomes. The location of all lot categories is shown on the Lot Regulating Plan. The "Lot by Lot Block and Total" table on the right provides the proposed distribution of the lot categories, types, and usage orientations by block and hamlet under the base zoning to further define lot variation and distribution throughout the community. A similar table is provided for Alternatives A & B on page 26A. Visual diversity will be further enhanced through varying architectural styles of a Precinct vernacular (e.g. Federal, Colonial Revival, Bungalow, American Fowl frame, and Contemporary Vernaculars) with each style having distinct form, massing, and roofing definitions as well as window, door, and porch details as illustrated in Part IV of this

Code of Development. The variety in architectural styles is assumed within those Plan Requirements as well as the Lot & Building Requirements in Part III.

All hamlets as defined on Page 12 of the Code of Development and shown on the Concept Development Plan are required to have a variation of lot types, architectural styles, and setbacks (both front and side), all as set forth within the CDD.

Corner lots with generous front and side yards are important to the character of the development because they are highly visible and serve as key features within the community. Homes on corner lots should include architectural features for both the front and side elevations fronting street, including lions, like wrap around porches, turrets, columns, balconies, or other unique items.

UNITARY PER BLOCK NOTE:

The number of lots of a certain category and type to be located within each block is subject to change during preparation of the Code of Development. Side plan up to a maximum of twenty percent (20%) for each category type (rounded up) will be each block for three types within a category with more than two (2) lots in such block as long as the cumulative effects of any changes do not exceed the maximum allowable change in number of lots of each category and type per hamlet as set forth in the overall hamlet calculations presented, described herein.

No more than three (3) market-rate single family detached lots of the same category and type (e.g., Village, Type A) may be located adjacent to each other along each street frontage of a block.

Lot Regulating Plan

BASE ZONING LOT MIX (PER BLOCK AND TOTAL)

Category	Type	Single Family Detached				Single Family Attached				TOTAL	%
		Estate	Village	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood		
Market Rate	Type	Single Family Detached				Single Family Attached				TOTAL	%
		A	B	A	B	A	B	A	B		
Hamlet A											
1	A	1	1	1	1	1	1	1	1	4	12
2	A	1	1	1	1	1	1	1	1	4	12
3	A	1	1	1	1	1	1	1	1	4	12
4	A	1	1	1	1	1	1	1	1	4	12
5	A	1	1	1	1	1	1	1	1	4	12
6	A	1	1	1	1	1	1	1	1	4	12
7	A	1	1	1	1	1	1	1	1	4	12
8	A	1	1	1	1	1	1	1	1	4	12
9	A	1	1	1	1	1	1	1	1	4	12
10	A	1	1	1	1	1	1	1	1	4	12
11	A	1	1	1	1	1	1	1	1	4	12
12	A	1	1	1	1	1	1	1	1	4	12
13	A	1	1	1	1	1	1	1	1	4	12
14	A	1	1	1	1	1	1	1	1	4	12
15	A	1	1	1	1	1	1	1	1	4	12
16	A	1	1	1	1	1	1	1	1	4	12
17	A	1	1	1	1	1	1	1	1	4	12
18	A	1	1	1	1	1	1	1	1	4	12
19	A	1	1	1	1	1	1	1	1	4	12
20	A	1	1	1	1	1	1	1	1	4	12
21	A	1	1	1	1	1	1	1	1	4	12
22	A	1	1	1	1	1	1	1	1	4	12
23	A	1	1	1	1	1	1	1	1	4	12
24	A	1	1	1	1	1	1	1	1	4	12
25	A	1	1	1	1	1	1	1	1	4	12
26	A	1	1	1	1	1	1	1	1	4	12
27	A	1	1	1	1	1	1	1	1	4	12
28	A	1	1	1	1	1	1	1	1	4	12
29	A	1	1	1	1	1	1	1	1	4	12
30	A	1	1	1	1	1	1	1	1	4	12
31	A	1	1	1	1	1	1	1	1	4	12
32	A	1	1	1	1	1	1	1	1	4	12
33	A	1	1	1	1	1	1	1	1	4	12
34	A	1	1	1	1	1	1	1	1	4	12
35	A	1	1	1	1	1	1	1	1	4	12
36	A	1	1	1	1	1	1	1	1	4	12
37	A	1	1	1	1	1	1	1	1	4	12
38	A	1	1	1	1	1	1	1	1	4	12
39	A	1	1	1	1	1	1	1	1	4	12
40	A	1	1	1	1	1	1	1	1	4	12
41	A	1	1	1	1	1	1	1	1	4	12
42	A	1	1	1	1	1	1	1	1	4	12
43	A	1	1	1	1	1	1	1	1	4	12
44	A	1	1	1	1	1	1	1	1	4	12
45	A	1	1	1	1	1	1	1	1	4	12
46	A	1	1	1	1	1	1	1	1	4	12
47	A	1	1	1	1	1	1	1	1	4	12
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49	A	1	1	1	1	1	1	1	1	4	12
50	A	1	1	1	1	1	1	1	1	4	12
51	A	1	1	1	1	1	1	1	1	4	12
52	A	1	1	1	1	1	1	1	1	4	12
53	A	1	1	1	1	1	1	1	1	4	12
54	A	1	1	1	1	1	1	1	1	4	12
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63	A	1	1	1	1	1	1	1	1	4	12
64	A	1	1	1	1	1	1	1	1	4	12
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66	A	1	1	1	1	1	1	1	1	4	12
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70	A	1	1	1	1	1	1	1	1	4	12
71	A	1	1	1	1	1	1	1	1	4	12
72	A	1	1	1	1	1	1	1	1	4	12
73	A	1	1	1	1	1	1	1	1	4	12
74	A	1	1	1	1	1	1	1	1	4	12
75	A	1	1	1	1	1	1	1	1	4	12
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81	A	1	1	1	1	1	1	1	1	4	12
82	A	1	1	1	1	1	1	1	1	4	12
83	A	1	1	1	1	1	1	1	1	4	12
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91	A	1	1	1	1	1	1	1	1	4	12
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93	A	1	1	1	1	1	1	1	1	4	12
94	A	1	1	1	1	1	1	1	1	4	12
95	A	1	1	1	1	1	1	1	1	4	12
96	A	1	1	1	1	1	1	1	1	4	12
97	A	1	1	1	1	1	1	1	1	4	12
98	A	1	1	1	1	1	1	1	1	4	12
99	A	1	1	1	1	1	1	1	1	4	12
100	A	1	1	1	1	1	1	1	1	4	12
TOTAL BASED		13	17	62	51	38	36	0	0	217	
TOTAL MIX		6.0%	7.8%	28.6%	23.5%	17.5%	16.6%	0.0%	0.0%	100.0%	

PART II: PLAN REQUIREMENTS

SINGLE FAMILY DETACHED										SINGLE FAMILY ATTACHED		
HABITAT/REUSE	Frame		Nonframe		Village		Matrix			TOTAL	Tentative Allowance	Tentative Allowance
	1	2	3	4	5	6	7	8				
CENTRAL HAMLET												
1	5	1	0	0	0	0	0	0	0	6	0	0
2	3	0	0	0	0	0	0	0	0	3	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0	0	0	0
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26	0	0	0	0	0	0	0	0	0	0	0	0
27	0	0	0	0	0	0	0	0	0	0	0	0
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29	0	0	0	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0	0	0	0
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35	0	0	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0	0	0	0
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45	0	0	0	0	0	0	0	0	0	0	0	0
46	0	0	0	0	0	0	0	0	0	0	0	0
47	0	0	0	0	0	0	0	0	0	0	0	0
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67	0	0	0	0	0	0	0	0	0	0	0	0
68	0	0	0	0	0	0	0	0	0	0	0	0
69	0	0	0	0	0	0	0	0	0	0	0	0
70	0	0	0	0	0	0	0	0	0	0	0	0
71	0	0	0	0	0	0	0	0	0	0	0	0
72	0	0	0	0	0	0	0	0	0	0	0	0
73	0	0	0	0	0	0	0	0	0	0	0	0
74	0	0	0	0	0	0	0	0	0	0	0	0
75	0	0	0	0	0	0	0	0	0	0	0	0
76	0	0	0	0	0	0	0	0	0	0	0	0
77	0	0	0	0	0	0	0	0	0	0	0	0
78	0	0	0	0	0	0	0	0	0	0	0	0
79	0	0	0	0	0	0	0	0	0	0	0	0
80	0	0	0	0	0	0	0	0	0	0	0	0
81	0	0	0	0	0	0	0	0	0	0	0	0
82	0	0	0	0	0	0	0	0	0	0	0	0
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96	0	0	0	0	0	0	0	0	0	0	0	0
97	0	0	0	0	0	0	0	0	0	0	0	0
98	0	0	0	0	0	0	0	0	0	0	0	0
99	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0



Note: See plans 26 and 27 for proposed changes.

Development Agreement, 2000, 2001, 2002

Lot Regulating Plan

LOT WIDTHS			
RESIDENTIAL LOTS CATEGORY	INTERIOR/ CORNER/ TYPE	MIN (F)	MAX (F)
VILLAGE	A INTERIOR	48	48
	A CORNER	50	63
	B INTERIOR	49	53
NEIGHBORHOOD	A CORNER	64	68
	A INTERIOR	62	66
	B CORNER	77	81
ESTATE	A INTERIOR	78	78
	B CORNER	89	93
	A INTERIOR	89	93
TOWNHOUSE	A CORNER	101	108
	B INTERIOR	92	101
	B CORNER	112	116
TOWNHOUSE AFFORDABLE	A INTERIOR	19.5	20.5
	B CORNER	19.5	20.5
	B INTERIOR	19.5	20.5



Lot Regulating Plan

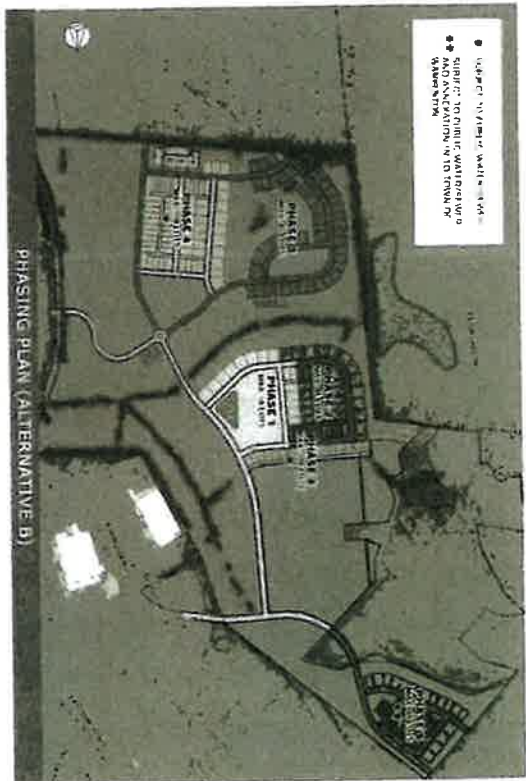


See Appendix 4 for Block 12 and 13

See Appendix 4 for Block 12 and 13



PHASING TABULATIONS (ALTERNATIVE A)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage
2	1,100.00	1,100.00	Subject to public water supply and sewerage
3	1,100.00	1,100.00	Subject to public water supply and sewerage
4	1,100.00	1,100.00	Subject to public water supply and sewerage
Total water to be supplied			
4,400.00			



PHASING TABULATIONS (ALTERNATIVE B)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage
2	1,100.00	1,100.00	Subject to public water supply and sewerage
3	1,100.00	1,100.00	Subject to public water supply and sewerage
4	1,100.00	1,100.00	Subject to public water supply and sewerage
Total water to be supplied			
4,400.00			

- Notes:
1. Phase A is subject to access to town water and sewer service and inclusion of Alwington within the corporate boundaries of the Town of Watertown.
 2. Phase B is subject to access to town water and sewer service, inclusion of Alwington within the corporate boundaries of the Town of Watertown, and availability of off-site right-of-way for the northbound extension of Alwington Boulevard.

**LOT LAYOUT STANDARDS
(SINGLE-FAMILY DETACHED HOMES)
ACCESSORY STRUCTURES
(EXCLUDES DETACHED GARAGES):**

Providing for the same and rear and side yard setbacks shall be the same as for detached homes. Accessory structures shall be used for the same purposes as the detached home and shall not be used for any other purpose. The maximum height of any accessory structure shall be no greater than 15.0 square feet and the building height shall be limited to fifteen feet (15').



CURB-CUTS:
Driveway curb cuts shall be no wider than the width of 12 feet or the minimum width allowed by the applicable jurisdiction. Curb cut areas shall be paved to match the surrounding pavement and be constructed to the same standards as the adjacent street.

DRIVEWAYS:

Driveways serving front loaded garages shall not exceed the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Parking Area") and shall then transition to a minimum of 10 feet from the width of the garage to the width of the driveway. The driveway shall be the minimum of the driveway from the transition to the curb cut shall not exceed the width of the driveway.



Driveways serving rear loaded garages shall be no wider than the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Parking Area") and shall then transition to a minimum of 10 feet from the width of the garage to the width of the driveway. The driveway shall be the minimum of the driveway from the transition to the curb cut shall not exceed the width of the driveway.

GARAGES:

All front facing garages shall be no wider than the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Parking Area") and shall then transition to a minimum of 10 feet from the width of the garage to the width of the driveway. The driveway shall be the minimum of the driveway from the transition to the curb cut shall not exceed the width of the driveway.

The "Front" of a house shall be defined as that portion of the residential structure that is located closest to a street fronting the main access, front driveway, or driveway fronting a portion of a lot or less than 10 feet from the street. Side and rear loaded garages are exempt from these requirements for such garages.

For Laymen & Building Designers

[illegible]

- Each street frontage of a block with less than five (5) lots shall include a minimum of three (3) different types of widths for said lots with a minimum of ten feet of variation between the narrowest and widest lot widths. Each street frontage of a block with five (5) or less lots shall include a minimum of three (3) different lot widths, but said lots with a minimum of ten feet of variation between the narrowest and widest lot widths.

LOT LAYOUT VARIETY:

“...and a quarter of a century after the adoption of the 1945 Constitution, the Government of the Republic of Indonesia has been able to achieve a number of significant achievements in the field of human rights, including the establishment of the National Human Rights Commission (Komnas HAM) and the creation of the National Human Rights Education Center (Pusat Pendidikan dan Pelatihan Hak Asasi Manusia).”

PART III: LOT 8 BUILDING

MECHANICAL AND ELECTRICAL EQUIPMENT:

- Accessory structures shall be located on the rear half of the lot and shall meet all side and rear yard setbacks as set forth in the lot. Regulating Standards. The floor area of any accessory structures, except detached garages, shall be no larger than 50 square feet and the building height shall be limited to one-story.

ably contribute to the development of a self-concept that is not dependent on the responses of others.

Driveway curb-cut, along public ROW shall be prohibited. Access for damages shall only be off of a private alley.

LIGHTING (SINGLE-FAMILY DETACHED AND ATTACHED):

One or two outdoor, adjustable entry lights shall be provided on all homes. Building-mounted light fixtures shall be of a design and shade appropriate to complement the building architecture and shall not negatively impact neighboring properties.

LOT STAIRWAYING HEIGHTS:

1. The term "story" means that part of a building between any floor and the next floor above, and if there is no floor above, the portion ceiling above. In the case of the roof, the roof framing the area between the highest floor and the roof shall be the same as the roof framing, or less than, story height (60%) of the floor area of the lowest level. Then such area shall be reported as a "story." The maximum height of a story between floors shall be 14 feet.

2. Building height shall be measured at the point of the building's greatest height.



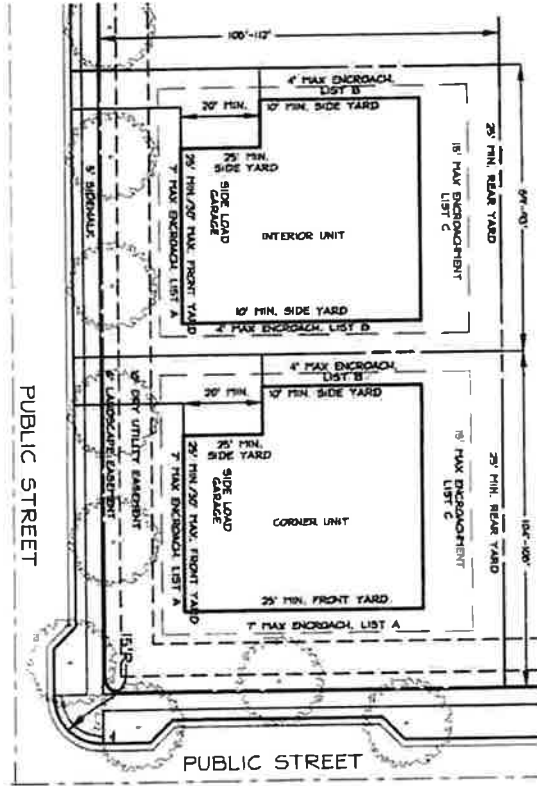
LOT STANDARDS									
Category	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum
Height	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
Area	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
Other	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum
	1. Minimum	2. Maximum	3. Minimum	4. Maximum	5. Minimum	6. Maximum	7. Minimum	8. Maximum	9. Minimum

1997-1998

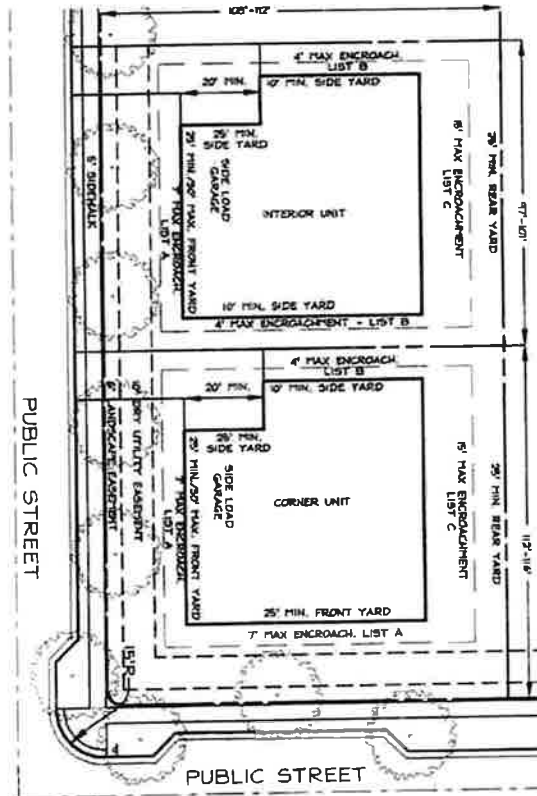
PART III: LOT & BUILDING REQUIREMENTS

[illegible]

ESTATE LOT LAYOUT STANDARDS (TYPE A)
(SIDE-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE

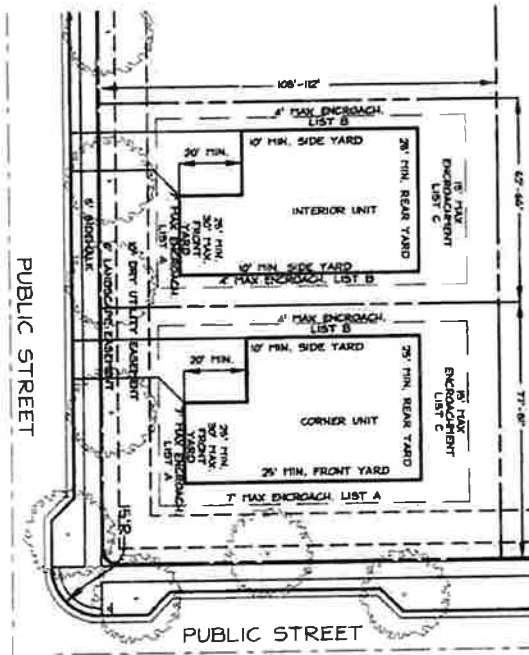


ESTATE LOT LAYOUT STANDARDS (TYPE B)
(SIDE-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE



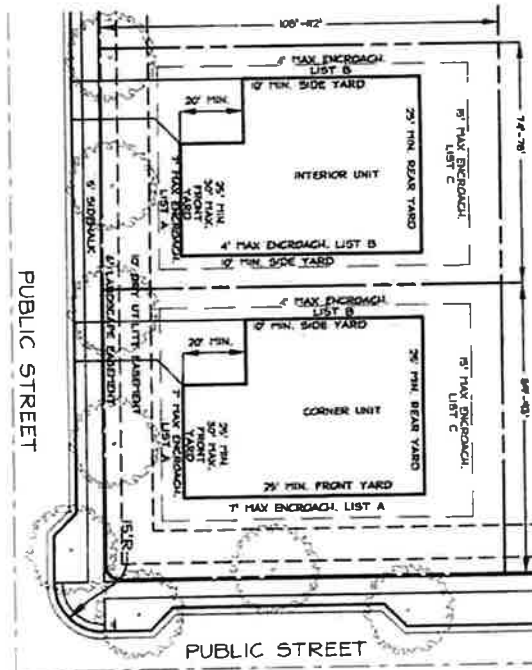
NEIGHBORHOOD LOT LAYOUT STANDARDS
(TYPE A)
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE

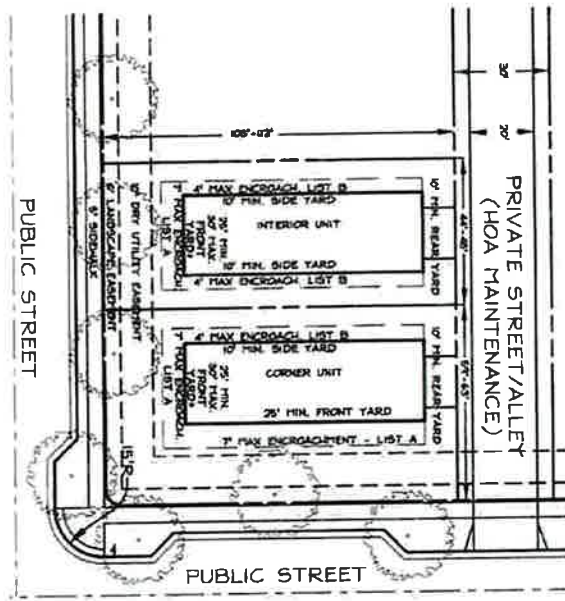


NEIGHBORHOOD LOT LAYOUT STANDARDS
(TYPE B)
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

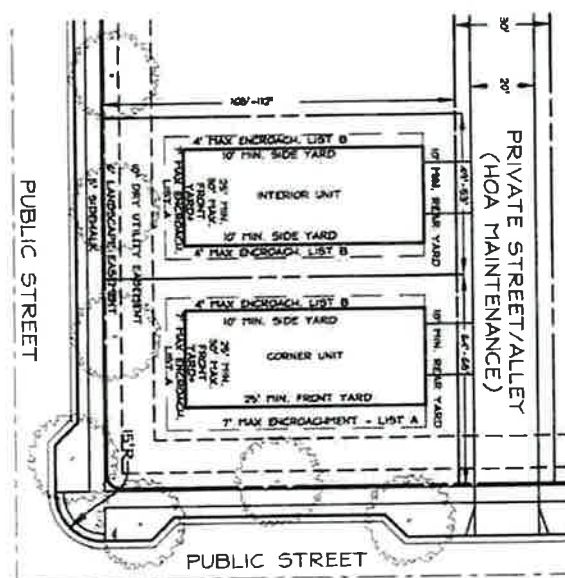
NOT TO SCALE



VILLAGE LOT LAYOUT STANDARDS (TYPE A)
(REAR-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE



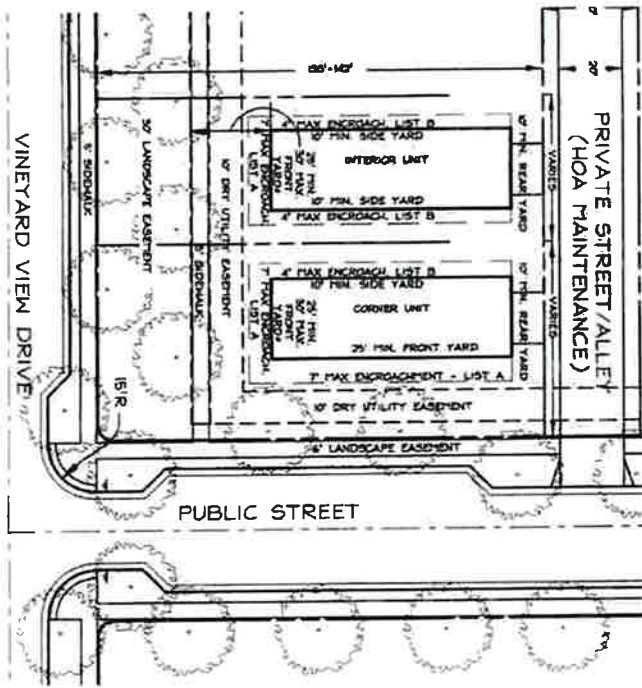
VILLAGE LOT LAYOUT STANDARDS (TYPE B)
(REAR-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE



Unit Layout & Building Footprint

VILLAGE LOT LAYOUT TYPE A & B, BLOCK 24 & 25
(REAR-LOAD, SINGLE-FAMILY DETACHED)

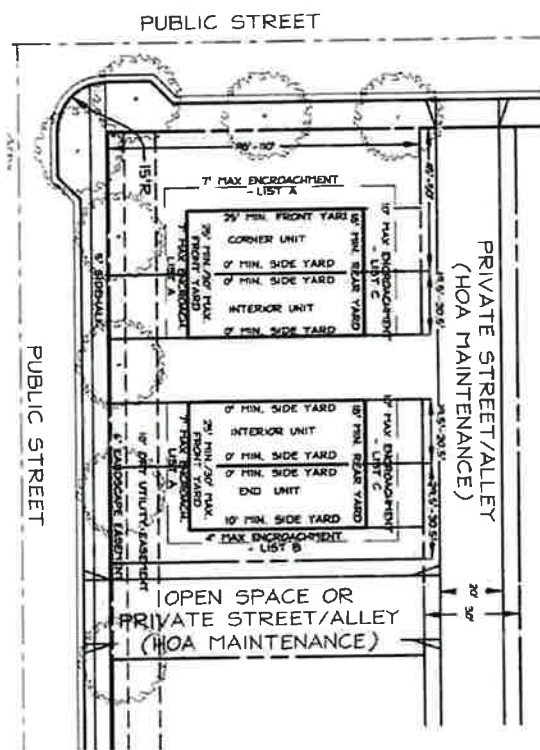
NOT TO SCALE



Lot Layout & Building Footprint

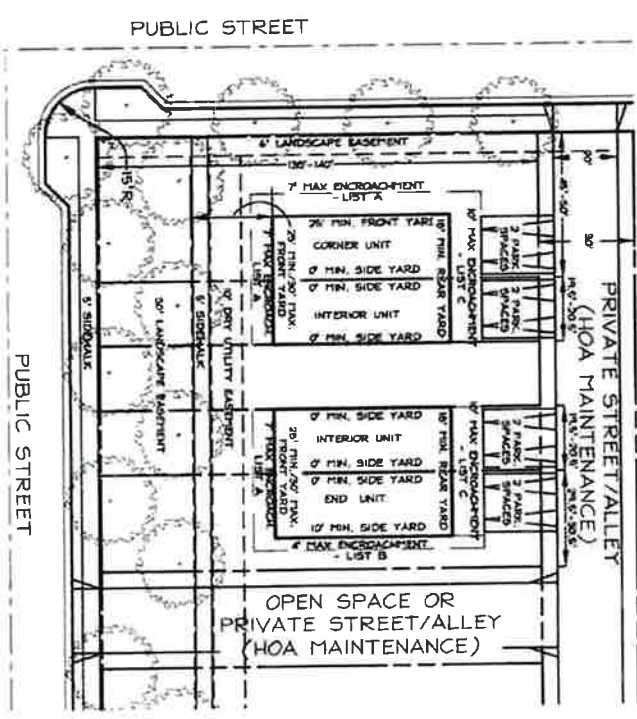
TOWNHOUSE LOT LAYOUT STANDARDS
(REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE



AFFORDABLE TOWNHOUSE LOT LAYOUT STANDARDS
(REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE



Adaptive Design Council

10/20/2020 10:00 AM

ARCHITECTURAL STANDARDS:

ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES)

Accessory structures shall be provided at owner's expense, shall be constructed of wood frame and shall be located on the property.

GARAGES:

At least one (1) garage shall be constructed on the property, shall be constructed of wood frame and shall be located on the property. The garage shall be constructed of wood frame and shall be located on the property. The garage shall be constructed of wood frame and shall be located on the property.

BRICK DETAILING:

A minimum amount of brick shall be used in the construction of the building. The brick shall be used in the construction of the building. The brick shall be used in the construction of the building.

BUILDING HEIGHT:

Building height shall be single family detached houses only. Building height shall be single family detached houses only. Building height shall be single family detached houses only.



PLAY EQUIPMENT



For single-family detached homes, building height shall be single family detached houses only. Building height shall be single family detached houses only. Building height shall be single family detached houses only.

BUILDING MATERIALS:

Building materials shall be used in the construction of the building. Building materials shall be used in the construction of the building. Building materials shall be used in the construction of the building.



CHIMNEYS:

Chimneys shall be constructed of masonry and shall be located on the property. Chimneys shall be constructed of masonry and shall be located on the property. Chimneys shall be constructed of masonry and shall be located on the property.

CONSISTENT DESIGN:

The building shall be constructed of wood frame and shall be located on the property. The building shall be constructed of wood frame and shall be located on the property. The building shall be constructed of wood frame and shall be located on the property.

FOUNDATION:

Foundations shall be constructed of concrete and shall be located on the property. Foundations shall be constructed of concrete and shall be located on the property. Foundations shall be constructed of concrete and shall be located on the property.

GUTTERS AND DOWNSPOUTS:

Gutters and downspouts shall be installed on the building. Gutters and downspouts shall be installed on the building. Gutters and downspouts shall be installed on the building.

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DEVIATIONS FROM THE BUILDING AND LOT REQUIREMENTS:

The Zoning Administrator may approve deviations from the lot and Building Requirements set forth in Part III of the Code of Development when such deviation does not impair neighborhood quality and visual diversity nor depart from the overall goal of creating a traditional, pedestrian oriented community.

A. PARKING AND LOADING REQUIREMENTS:

Parking and loading design will meet applicable jurisdictional standards.

B. SCREENING & ON-LOT LANDSCAPE REQUIREMENTS:

Landscape related requirements are set forth in Part IV, Section C of the Code of Development.

EXAMPLES OF PIEDMONT VERNACULAR

Architectural rendering by Cagle



Architectural rendering by Cagle

Architectural rendering by Cagle

INTRODUCTION

[illegible]

- Findings should contribute to the substantive understanding of the normal developmental and/or of criminological pathways to offending and desistance.
- Findings should have an enduring quality and the value to be long-term, substantial, and they should be representative of the Victorian Victorian research.
- Open access should be provided to freely, and
- Pathway areas should be de-prioritized at our discretion.

[illegible]

SITE PLANNING

ORIENTATION/SETBACKS:

Shop Equipment, Machinery, Automobiles, and other items for sale, listed locally or nationally in the Yellow Pages.

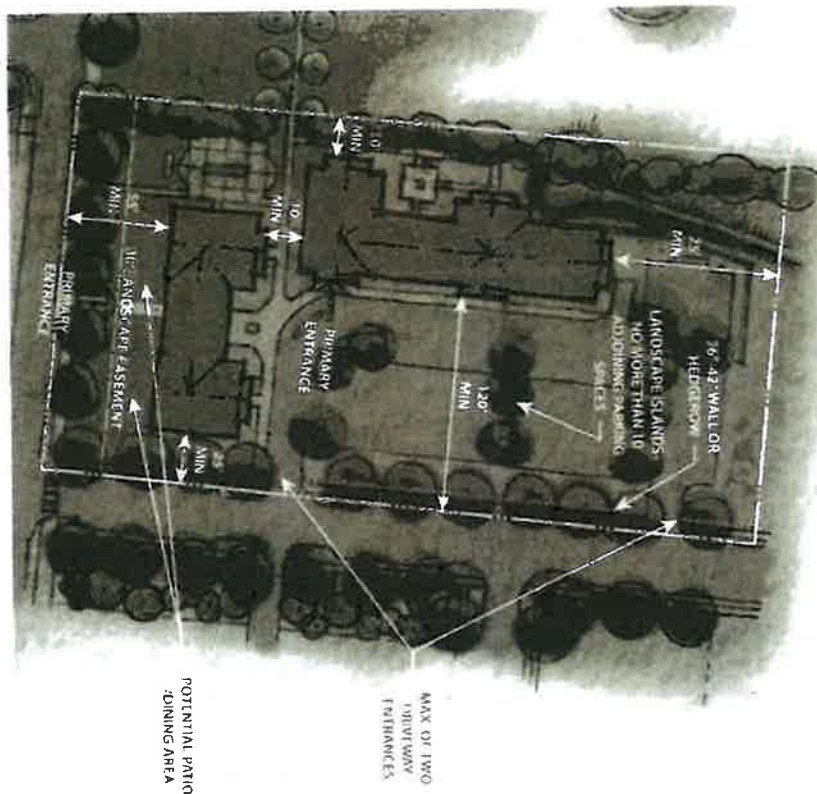
re-entrance community by locating the impact of the development on the appearance of the non-residential development, appropriate site planning can emphasize the vehicle, creating a pleasant outdoor environment without ignoring the necessary needs of vehicular traffic. Buildings shall front, and be oriented for best visibility from the surrounding streets. Windows and the primary entry shall face the adjoining street with the widest frontage. All other entries should face onto a street or a connecting internal walkway. The sides of buildings along street edges should be landscaped within the setback to soften the buildings' appearance to the street. This is an important building with commercial uses shall adhere to the property use setback as well as the maximum development and building height requirements prescribed in the lot standard.

NON-RESIDENTIAL STREET FRONTAGES AND PARKING LOTS:

Parking areas for the commercial uses shall not front on, nor be visible from, State or County Road. Such parking shall be accessed from Behind the-Scenes Lane with a maximum of two driveway connections. The parking areas adjacent to Behind the-Scenes Lane shall be designed to minimize the building footprint of the lot, provide access to the street and the screened front yards from each roadway through installation of a continuous screen for driveway entrances) backdrop maintained with a minimum height of 76 inches or construction of a screen wall with a minimum height of 10 feet. At a wall along public streets, should not exceed 10 feet in height. The driveway shall also include a 10-foot wide paved area at a depth equal to one foot for each 40 linear feet of lot width. Parking areas serving non-residential use shall not include more than ten contiguous parking spaces. A group of ten or more contiguous parking spaces shall be separated from adjacent grouping by a landscaped area not less than one foot in width.

An illustration of the commercial buildings area is shown on the right for purposes of clarity of site requirements and property line and setbacks.

Site map showing building setbacks and setbacks



Site map showing building setbacks and setbacks

EXTERIOR MATERIALS:

Recommended materials include stucco, colored plastic, brick, cement siding, or stone. Selected materials and detailing should be consistent with the selected architectural vernacular and have an enduring appearance. All sides of each building will be substantially similar in architectural design, exterior finish, and detailing to any other side of such building, unless otherwise approved by the Non-Residential Community Architect and Zoning Administration.

ROOF FORMS/MATERIALS/COLORS:

Hipped and gable roofs are encouraged. Roof pitches should be compatible with the architectural style of the building. Flat roofs, if utilized, should vary in height and be accommodated by columns, trim, or other screen features. Hipped and gable roof materials that are aesthetically acceptable include metal standing seam, architectural grade asphalt shingles, and slate or slate-like materials. The color of the roof material should be consistent with the selected architecture style.

WINDOWS

Windows, shaped vertically and horizontally, are double-hung, and were originally placed with a single sash. Many are fitted by simply flush with the wall without any decorative detail, or when placed, turned, and angled, usually with effect with a keystone or a segmental arch. Panels are arranged horizontally, or in a square, or in a circle, or in a triangle, or in a diamond. Double-hung windows have two sashes, one above the other. In large sash windows, window openings may not coincide as they go up the facade. For example, the first floor windows might be the large format windows, the second floor the top floor might be a five-part sash. The second floor window was used to enhance the perspective of a building's height. Several types of ornamental window forms were used as decorative elements in a variety of ways, including semi-circular windows, pediment windows, and large segmental windows. The windows were originally all supported with solid columns on the first floor and floors on upper stories. Structures should be used and considered as after a few levels.

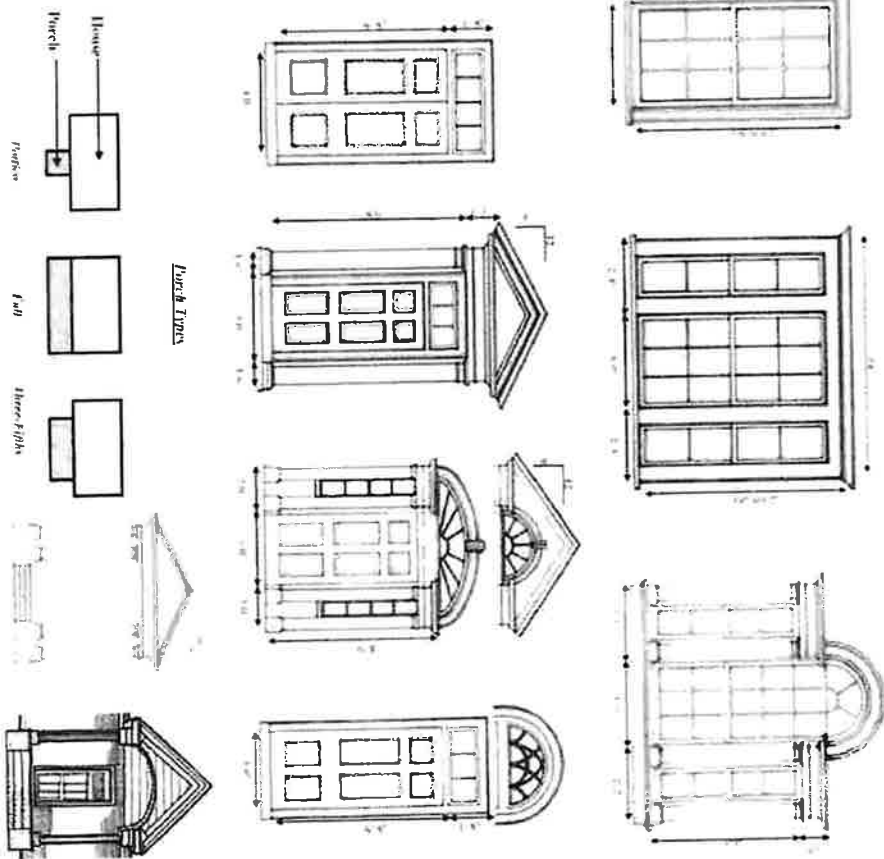
DOORS

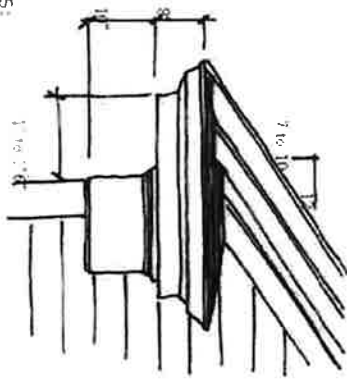
Doors are typically made of wood. The door is a single opening in the primary facade with a main entrance or other local entrance, usually above a door. Doors are typically made of wood.

PORCHES

Porches are typically made of wood. The porch is a small structure, usually with a single entrance, and a main entrance. It is typically made of wood. The porch is a small structure, usually with a single entrance, and a main entrance. It is typically made of wood.

Figure 4.1: Architectural Details



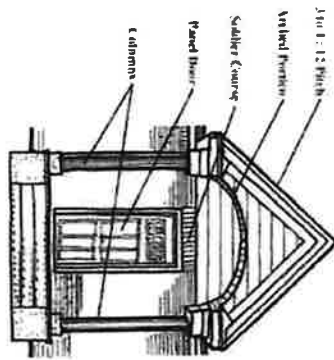
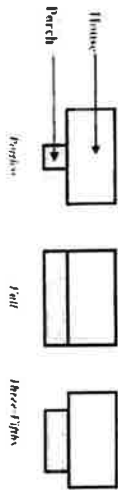


EAVES:

The Colonial brought together the many British house eaves. From eaved, mophomed, or beam and rafters. And other design details are commonly found on roof eaves and gable ends.

PORCHES:

The Colonial brought many entry porches, full width front porches, and wrap around porches in key areas. Porches consist of elevated columns 210 to 12 inches wide and 2 to 10 feet tall, often straight or fluted that supported an arch in an enclosure over the front entry. Porches can also be attached against the house with a sloped, segmental or cantilevered entrance or entrance supported by pillars, fluted or columns. If a porch is included, it is typically greater than or equal square foot edge space no more than 4 inches in length.



DOORS:

Traditionally, symmetrical and to open frontally were able to be used as half-open and sub-half-open. High a six-panel door, which is common in the region. When a pediment and columns are not used, brick lintels, base of a pediment and a solid course at the head of the door above the lintel with ceiling have to be straight from

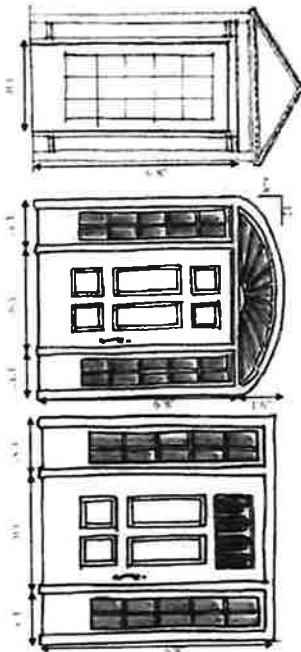
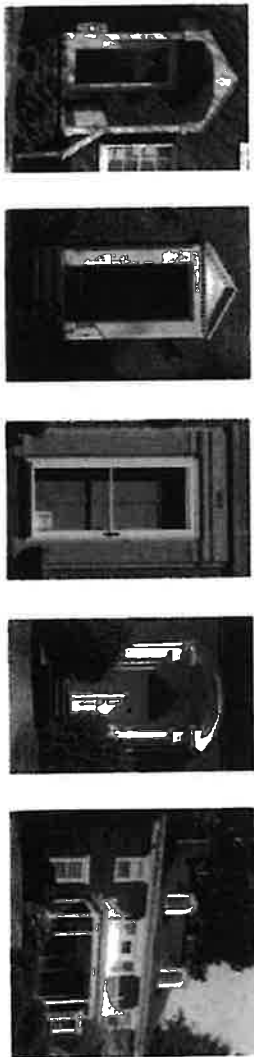


Figure 4.1: Colonial Style Door

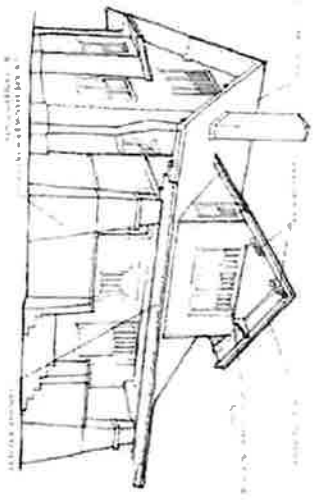


BUNGALOW STYLE:

One of the best preservers of bungalow character was the importance of light and openness. The harmony between dwelling and nature takes the form of wide open porches, wood structure, masonry, and generous windows. The bungalow's roots in the Arts and Crafts movement are small in the preservation of simplicity as character defining features, as a result, bungalows also feature an assortment of doors and casement windows, as well as double-hung windows.

KEY DEFINING FEATURES OF THE BUNGALOW HOME:

- One and a half story, single horizontal line.
- Low pitched gabled roof with eaves and triangular front braces and a gabled or shed dormer.
- Prominent low, broad front porch supported by square columns with a flat, side strength or tapered wood posts, or a solidly solid form or stone support, are found.
- Heavily patterned windows, and often opening in a variety of geometric shapes.

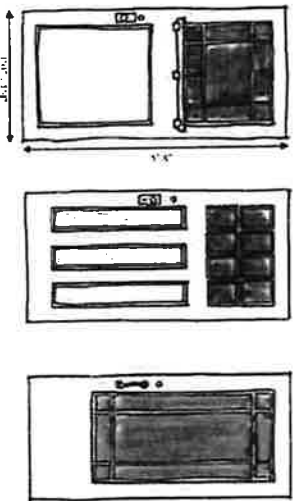


GENERAL STANDARDS:

MASSING: A bungalow is a one or one and one half story home. Square or rectangular in plan with a gabled roof and peripheral front porch. Projections to the main mass can be exclusively located to the rear of the building or as screening side wings, and are typically a single story in height. Projected porches should never be larger in width than the main mass of the home.

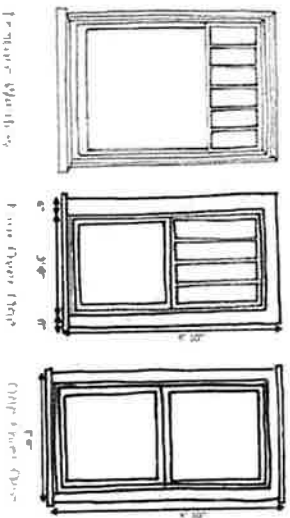
DOORS:

Bungalows feature a variety of doors that reflect both the Craftman and Prairie styles. In most cases, wood paneled doors with upper glazing are flanked by sidelights and a transom. Glazing is always divided by thin, solid muntins into geometric motifs. Built-in doors typically have a 2 inch curb mold and a cushion course at the bottom. The door when leveling with siding have a high "cushion trim".



WINDOWS:

A variety of multi-light double hung and casement windows appear in bungalows, with three-quarter, four-quarter, five-quarter and double hung windows also being common. Window configurations sometimes represent conditions that bungalows would have faced when built. Bungalows were often built in areas with a high water table, and the need for a high foundation. Bungalows were often built on a high foundation, and the need for a high foundation. Bungalows were often built on a high foundation, and the need for a high foundation.



ROOF:

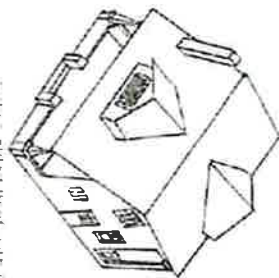
The *Escherichia coli* serotype O157:H7, with a genetic profile that is unique to the outbreak, was isolated from cattle and sheep. The outbreak of the human and equine cases began in 1996 and continued through 1997. The *E. coli* serotype O157:H7 was isolated from cattle and sheep in 1996 and 1997. The outbreak of the human and equine cases began in 1996 and continued through 1997. The *E. coli* serotype O157:H7 was isolated from cattle and sheep in 1996 and 1997.



Edward Allen Tubb and King Bird

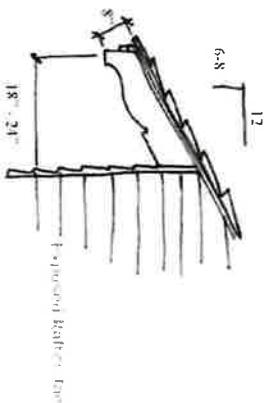
HAVES:

language, face, words, and object category objects, and processed them and put out are differently reflective to the processed type of case in the Hungarian style. The fifth case with a processed affective, where an abstract concept is processed.

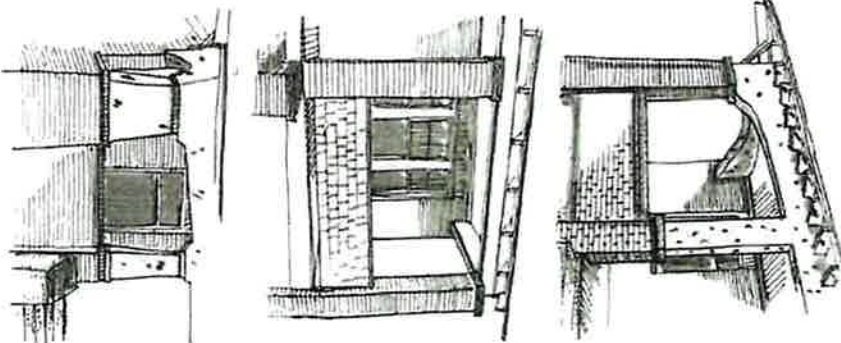


PORCHES:

Furthermore, typically more folk-songs have been less subjected by a process of formalization, that is, more free for the Craftsman tradition. It is common to find ancient folk songs, such as those collected by the folklorist, collected with their original word content, or, at least, the melodies, with the poem as text of the folk. These folk melodies can also be found in the *Antologia* (1960) and in a collection of melodies, including also a Black River table, *Canções e cantigas antigas*, recently re-published in the form of a CD with recorded songs, usually of a more modern style. Other songs and well-known word contents with a different character, already collected together in a paper of samples, *Canções populares*, are typically derived by collective folk that match the tradition that, sometimes, leaving flanking and well-known samples.



Don't miss our
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*How to Know
What's Happening*
in your life.



GENERAL STANDARDS:

ROOF:

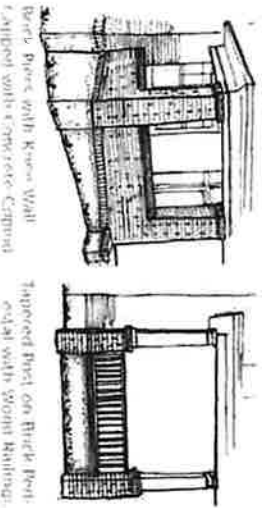
A. Azeiteiro et al. / Estuaries 26 (2003) 879–893

- The duration of the subject's exposure to the stimulus differed with frequency, based on psychometric functions obtained with a method similar to that of P. The overall duration of each exposure was 1.5 s.



PORCHES:

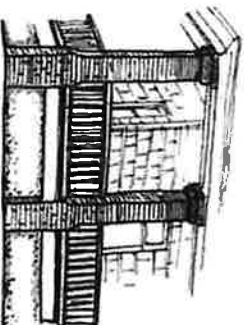
A porch, simply, is a sheltered external part of the accessible facade. The porch often extends to one side or forms a small enclosed porch or a front porch. Porches are often used for seating, and are often used for seating. Porches are often used for seating, and are often used for seating. Porches are often used for seating, and are often used for seating.



Front Porch with Tapered Post on Brick Pier

Front Porch with Tapered Post on Brick Pier

Front Porch with Tapered Post on Brick Pier

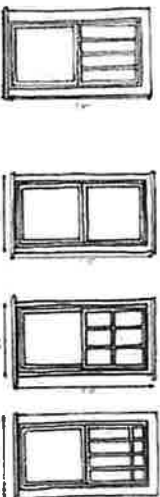


DOORS:

The American Four-square door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels. Subdivisions and a transom are on one side. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels. Subdivisions and a transom are on one side. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels.

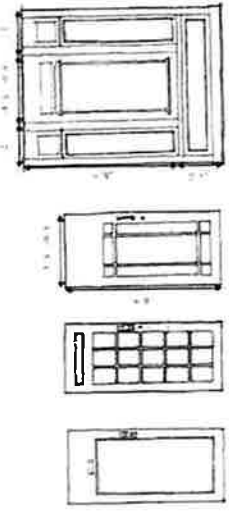
WINDOWS:

Four, double hung wood windows with four panes are typical of the American Four-square. Other common window types include a six over six or a six over eight pane window. Subdivisions and a transom are on one side. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels. Subdivisions and a transom are on one side. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels.

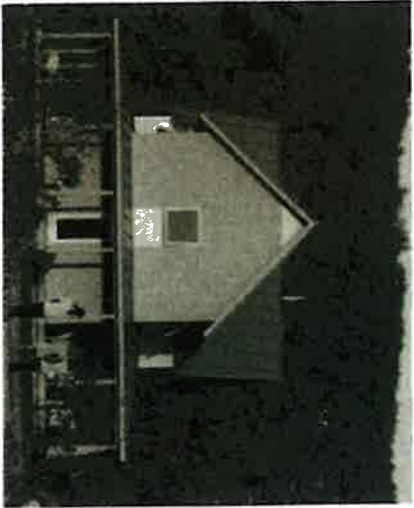


STYLISTIC INFLUENCES:

- The main influence on the design of the door is the American Four-square door. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels. Subdivisions and a transom are on one side. The design of the door is usually to one of four types of the 18th century with rectangular shaped glass and raised wood panels.
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There is a sense that we are at the beginning of a new architectural era, one that we are all contributing to. It is the feeling that we have entered a new era of architecture, one that is not just about form and function, but about the way we live and the way we think. It is the feeling that we are all architects, and that we are all responsible for the way we shape the world around us.



concerns the flow of capital from the developed world to the less developed countries. But this issue is so difficult so that even an arrangement of these funds and the types of countries to be helped, for the benefit of the poorer nations, is



1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



the 1990s, several policy options have been proposed to reduce the impact of the 1990s recession on the economy. These include:



efficient single-junction solar energy conversion, the building envelope must be able to absorb and store the solar energy and release it as needed. The building envelope must also be able to store the solar energy and release it as needed. The building envelope must also be able to store the solar energy and release it as needed.



BUILDING MATERIALS STANDARDS:

BUILDING WALLS:

Building walls shall be limited to the following materials:

- Wood siding, including Board and Batten (and cedar shingles, where architecturally appropriate for style).
- Fiber cement siding (such as Hardie-Plank).
- Stucco (two or three coat over metal lath or wood or masonry backing). The use of exterior polystyrene sheet board is not allowed. Stucco homes must have the stucco return back to window casing (brickmold is acceptable) unless substantial trim is applied as deemed appropriate by the Zoning Administrator. The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.
- Brick
- Natural or cultured stone. Concrete masonry units shall not be considered acceptable for exposed applications.
- Vinyl siding, limited to Premium Grade. Premium Grade is defined as beaded vinyl siding with no less than a 6.5" exposed lap and a nominal wall thickness of 0.004".

RETAINING WALLS:

Retaining walls shall have an exterior veneer limited to the following materials:

- Natural Stone or Brick
- Segmental retaining wall systems may be acceptable provided that they are designed and constructed to appear natural.

ROOFS:

- Primary roof masses shall be architectural grade asphalt shingles, slate, wood, cedar and faux slate materials, metal roofs, including standing seam. Secondary roof masses may be clad in galvanized steel, copper, anodized or ESP aluminum.
- Overlaid hip and valley caps are prohibited.
- Gutters, down spouts, rain chains, when used, shall be made of galvanized steel, copper and anodized or ESP aluminum. Down spouts shall be placed at the corner of

the building least visible from nearby streets or integrated into the facade.

- No through roof penetrations for mechanical or electrical devices may be visible from the street, unless painted to match roof color.

WINDOWS:

- Wood, aluminum clad wood, or vinyl. True divided light or simulated divided light (SDL) sash with minimum profile as appropriate for particular architectural style.
- Window sills shall have a minimum 2" sill horn.
- Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.
- Shutters, when used, must be sized to match the openings. Shutter designs shall be in accordance with specific architectural style of the home as shown on the architectural drawings.

DOORS:

- Painted or stained wood, fiberglass or steel with raised panel profile.
- Transoms, and sidelights, shall have true divided lights or simulated divided lights with authentic muntins and mullions.
- Garage doors shall be wood, fiberglass or aluminum and shall be painted or stained. Garage doors on front or side loaded garages, shall be a maximum of 10' in width. Rear loaded garages may have larger doors.

PORCHES, DECKS, AND BALCONIES:

- Porch railings shall be made of wood or composite materials; while porch floors may be wood, composite wood, or masonry, and posts and columns may be wood, composite wood, masonry, or fiberglass.
- Porches may not be less than 6 feet in depth.
- Glass or screened enclosures are not permitted on street facades. Porch ceilings may be enclosed with painted or stained wood or composite wood.
- Exposed joists shall be painted or stained
- Sloops shall be made of wood, brick, stone, or concrete

TRIM:

- Exterior architectural trim shall be suitable for retaining a painted finish or be prefinished.
- Stone or cast stone trim details may be used
- Metal downspouts shall be natural colored galvanized steel, anodized or ESP aluminum, marine grade aluminum, copper, clad iron, or wrought iron.
- All corner trim shall be a minimum width of 3 inches

CHIMNEYS:

- Natural Stone or Brick

FENCES AND GARDEN WALLS:

- Fence material may be wood or painted wood
- Wall material may be natural stone or brick

DRIVEWAY, APRONS AND PARKING PADS

- Driveways and parking pads are to be concrete, asphalt, or brick
- Aprons to be concrete

COLORS:

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafters tails, etc.) shall be painted to complement the main color of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used. Garden walls and fences shall be in a range of colors approved for their respective material and similar to the main house architecture

DEVIATIONS FROM BUILDING MATERIAL STANDARDS:

The Zoning Administrator may approve deviation from these building materials standards. This applies in select locations where uniformity is not necessary or visible to adjacent properties. Deviations may be made in a manner that does not detract from the goal of traditional design and architecture

RECOMMENDED TREE SPECIES

RECOMMENDED STREET TREES

- | | |
|--|---|
| <ul style="list-style-type: none"> • 2,4,6-trichloro- • 4,6-diamino-2-pyrimidinol • 1,3,5-triazole derivatives • Phthalazine derivatives • 1,3,5-triazole derivatives • 1,3,5-triazole derivatives • 1,3,5-triazole derivatives | <p>2,4,6-trichloro-
4,6-diamino-2-pyrimidinol
1,3,5-triazole derivatives
Phthalazine derivatives
1,3,5-triazole derivatives
1,3,5-triazole derivatives
1,3,5-triazole derivatives</p> |
|--|---|

RECOMMENDED COPY TRENDS

- | | |
|---|---|
| <ul style="list-style-type: none"> • Accruals Program • Liquidation of Debt • Liquidation of Assets • Dividend Payout • Share Repurchase • Share Buyback • Share Repurchase • Share Buyback | <p>Shareholder
Investment
Fund
Fund
Fund
Fund
Fund
Fund
Fund
Fund</p> |
|---|---|

RECOMMENDED ORNAMENTAL/FLOWERING TREES

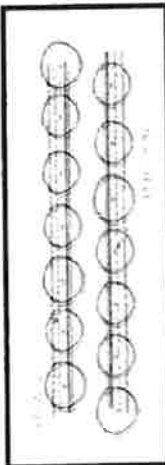
- [illegible]

RECOMMENDED FURTHER READING

- [illegible]

DEVIATIONS FROM GENERAL LANDSCAPE REQUIREMENTS:

The Joint Administrative Order (see below) defines a broad, but not all-inclusive, set of learning goals. Reforms cannot and need not change the overall goal upon a finding that the reforms do not change the overall goal. Instead, quality and quantity of the funds-allowing that achieve the goal, the degree to which the reforms change the way the goal is achieved, and the degree to which the reforms change the way the goal is achieved. These changes are the reforms. The reforms should be defined in the context of the reforms. The reforms should be defined in the context of the reforms. The reforms should be defined in the context of the reforms.



STREET TREE PLANTING DIAGRAM

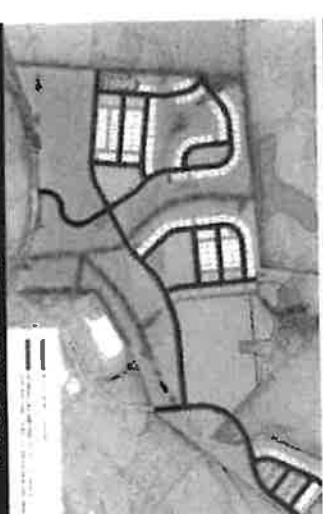
- *For each example, specifying the file type and content*



(BASE ZONING) STREET TREE PROGRAM



(ALTERNATIVE A) STREET TREE PROGRAM



(ALTERNATIVE B) STREET TREE PROGRAM

SIGNAGE

A comprehensive signage program will be developed for the park and its various areas. The signage will be designed to be both functional and aesthetically pleasing. The signage will be designed to be both functional and aesthetically pleasing. The signage will be designed to be both functional and aesthetically pleasing.



Figure 4.1: Signage Program

Figure 4.2: Signage Program

Figure 4.3: Signage Program

Livingston

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023

ORDINANCE

AN ORDINANCE TO APPROVE REZONING REZN-22-017978 – ARRINGTON – AN APPLICATION TO AMEND PORTIONS OF A PREVIOUSLY APPROVED PROFFER STATEMENT, CONCEPT DEVELOPMENT PLAN AND CODE OF DEVELOPMENT ON APPROXIMATELY 206.43 ACRES ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS AND ASSOCIATED WITH REZN-15-003477, AND TO ALSO REZONE APPROXIMATELY 27.66 ACRES FROM AGRICULTURE (RA) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS (PIN 6983-44-5875-000, MARSHALL DISTRICT)

WHEREAS, Alwington Farm LLC (Owner) and Alwington Farm Developers, LLC and Van Metre Communities, LLC (Applicants), have applied to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers on land located along James Madison Highway (Routes 17/29/15) south of Alwington Boulevard (Route 1105), Warrenton, PIN 6983-44-5875-000; and

WHEREAS, on November 12, 2015, the Fauquier County Board of Supervisors approved REZN-15-003477, which rezoned approximately 234.3 acres from Residential: 1 Dwelling Unit/Acre (R-1) to approximately 27.9 acres of Rural Agricultural (RA) and approximately 206.4 acres of Planned Residential District (PRD) with proffers, subject to the Alwington Farm Zoning Plat, dated September 30, 2015; Arrington Code of Development, dated October 30, 2015; Arrington Concept Development Plan, dated September 30, 2015; and Arrington Proffer Statement dated October 30, 2015; and

WHEREAS, REZN-15-003477 allowed for the PRD portion of the property to be developed with a maximum of 217 single-family active adult residential lots to be served with public water, provided by the Town of Warrenton and a private sewage community collection and treatment system; and

WHEREAS, on August 17, 2023, the Fauquier County Planning Commission held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-104.A.1 to allow front-yard setbacks, which are greater than 10 to 20 feet, to be as shown in the Concept Development Plan (CDP) and Code of Development (COD); and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-107.C.3 to allow a maximum curb-cut onto a public street, for a front-loaded lot, of 12

feet in width with a driveway which transitions to the width of the garage occurring between 20 and 30 feet from the garage; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 7-303 to allow public streets within Arrington to be designed to the standards of the public organization, the Virginia Department of Transportation (VDOT) or Town of Warrenton, that will ultimately provide maintenance of the streets; and

WHEREAS, by adoption of this Ordinance, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice are satisfied by this amendment to the Fauquier County Zoning Map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 9th day of November 2023, That the Rezoning request REZN-22-017978, to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers, on PIN 6983-44-5875-000 be, and is hereby, approved, subject to the Arrington Certified Zoning Plat, dated June 03, 2022, last revised on September 25, 2023, and received by Community Development on October 24, 2023; Arrington Code of Development (COD), dated October 20, 2023 and received by Community Development on October 24, 2023; Arrington Concept Development Plan (CDP), dated July 18, 2022, last revised on October 20, 2023, and received by Community Development on October 24, 2023; and Arrington Proffer Statement dated December 19, 2022, revised through October 20, 2023, and received by Community Development on October 24, 2023.

Arrington Proffer Statement
October 20, 2023

REZN-22-017978

EXHIBIT D

Listing of Zoning Ordinance Modifications

Section 4-107 A.1 (Maximum Front Yard Setback)

Section 4-107 A.1 of the Zoning Ordinance states, "Single family residential units should generally be set back no further than 10-20 feet, with a variety of setbacks provided within blocks."

Modification of the aforesaid requirement to allow homes to be constructed consistent with the typical lot standards in the proposed Code of Development with a larger front yard setback (25') to accommodate proposed street tree easements.

Section 4-107 C.3 (Driveway Width)

Section 4-107 C.3 of the Zoning Ordinance states, "[w]here garages cannot be rear loaded from alleys, the driveway for an individual house shall not exceed 10 feet in width up to where the driveway meets the vertical plane of the front wall or porch of the house."

Modification of the aforesaid requirement to allow the width of driveways providing access to garages from public streets to be designed to the standards and specifications of the Virginia Department of Transportation and/or Town of Warrenton, dependent on jurisdictional responsibility for ongoing operation and maintenance of the public street upon completion of construction.

Section 7-303 (Public Street Design Requirement)

Section 7-303 of the Zoning Ordinance says that "[p]ublic streets shall be required for all development as indicated in Table 7-303.1. Public streets shall meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and dedicated to public use unless a special exception waiving this requirement is granted by the Board in accordance with Part 29 of Article of this Ordinance."

Modification of the aforesaid requirement to allow public streets to be designed to the Town's design standards and specifications in the event the Property is included within the corporate boundaries of the Town. Further, the waiver includes permitting the proposed alleys to be designated as private streets maintained by the homeowner's association - even when the proposed alley serves as the only street providing frontage for a lot or grouping of lots such as when such lot(s) fronts a common area or community green.

Section 4-107 C.3 (Sideload Garages)

Section 4-107 C.3 of the Zoning Ordinance states, "Any side loading garage shall be set back a minimum of 8 feet behind the front wall of the house."

Modification of the aforesaid requirement to allow a side loaded garage to align with the front of the house to which it is attached and be integrated into the front elevation with the same architectural style and treatments.

December 10th, 2024
 Town Council
 Public Hearing
 Ordinance 2024-17

AN ORDINANCE TO APPROVE A VOLUNTARY SETTLEMENT AGREEMENT FOR THE BOUNDARY ADJUSTMENT INTO THE TOWN OF WARRENTON OF APPROXIMATELY 243.87295 ACRES OF LAND BELONGING TO ALWINGTON FARM, LLC, ALWINGTON ESTATES, LLC, HD DEVELOPMENT OF MARYLAND, INC., PADMAJA AND SRINIVAS DASARI, THE FAUQUIER COUNTY SCHOOL BOARD, AND VABFT, LLC, AND CERTAIN ROAD RIGHT-OF-WAY, AS RECOMMENDED BY THE VIRGINIA COMMISSION ON LOCAL GOVERNMENT

WHEREAS, the Town of Warrenton, Virginia, (the "Town"), and the County of Fauquier, Virginia, ("the County") filed a Notice with the Virginia Commission on Local Government of their intention to effect a Boundary Line Adjustment ("BLA") by and between the Town and the County to Incorporate into the Town approximately 243.87295 acres of land presently subject only to County Jurisdiction (the Adjusted Property") belonging to Alwington Farm, LLC, Alwington Estates, LLC, HD Development of Maryland, Inc., Padmaja and Srinivas Dasari, the Fauquier County School Board, and VABFT, LLC, together with such road right-of-way as may lie within the proposed BLA area; and

WHEREAS, the Town and the County have mutually agreed upon terms and conditions for a boundary adjustment in a Voluntary Settlement Agreement (the "VSA") pursuant to Va. Code Ann. §15.2-3400, as an alternative to a fully contested litigation to adjust jurisdictional boundaries, and submitted that VSA to the Virginia Commission on Local Government (the Commission) for review and recommendation; and

WHEREAS, the Commission has reviewed the VSA and has recommended its approval of the said BLA and Agreement in its report dated November 2024, all according to law, a copy of which is incorporated herein by reference as Exhibit A; and

WHEREAS, the Town desires to approve and present the VSA to the Circuit Court for further action thereon;

NOW THEREFORE, BE IT HEREBY ORDAINED by the Town Council of the Town of Warrenton, Virginia, as follows:

1. The aforesaid Whereas clauses are incorporated herein by reference.
2. The Town Council hereby consents to the adjustment of the Adjusted Property into the Town's corporate limits consistently with the VSA.
3. The Town Council hereby agrees to the terms and conditions as set forth in the VSA, a copy of which is separately attached hereto and incorporated herein by reference as Exhibit A, and authorizes the execution thereof by the Mayor or his designee.
4. The Town Council hereby directs the Mayor, Town Manager, and Town Attorney, together with the Fauquier County Attorney, to forward the VSA, and any necessary exhibits thereto, to the Circuit Court of Fauquier County, and by a



proper petition to that Court request it to have the Supreme Court of Virginia appoint a Special Court pursuant to the provisions of Va. Code Ann. § 15.2-3400(5), to hear and decide this matter in accordance with law.

5. The Mayor, Town Manager, and Town Attorney, shall take such other and further steps as may be needed to effectuate the purposes of this Ordinance and the incorporation of the Adjusted Land into the Town's boundaries.

Votes:

Ayes:

Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. David McGuire

Nays:

Mr. Eric Gagnon

Absent from Meeting:

For Information:

Town Attorney

ATTEST: _____



Town Recorder

RES-24- 042**EXHIBIT E****RESOLUTION****A RESOLUTION AUTHORIZING STAFF AND COUNTY ATTORNEY TO INITIATE THE
PROCESS OF VOLUNTARY SETTLEMENT OF ANNEXATION WITH THE TOWN OF
WARRENTON**

WHEREAS, Chapter 34 of Title 15.2 recognizes that Virginia localities may be able to voluntarily negotiate and settle boundary matters in an efficient and beneficial manner to the orderly growth and continued viability of the localities; and

WHEREAS, the County determined after due consideration that the boundary between the County and Town of Warrenton should be adjusted and relocated as outlined in the Voluntary Settlement Agreement between the localities; and

WHEREAS, the County passed a resolution on March 14, 2024, to move forward with the Voluntary Settlement Agreement process; and

WHEREAS, two additional small portions of a property owned by Alwington Estates, LLC, PIN 6983-28-8269-000, containing 2.20772 acres and 0.56128 acres are desired to be added to the property adjusted into the boundary of the Town of Warrenton; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 11th day of April 2024, That, the County Administrator and County Attorney are hereby authorized to take all actions necessary to negotiate a Voluntary Settlement Agreement with the Town of Warrenton; and, be it

RESOLVED FURTHER, That the County Attorney is authorized to present jointly with the Town of Warrenton such Proposed Settlement Agreement to the Commission on Local Government, subject to any changes to the Agreement approved by the County Administrator and County Attorney, to initiate the boundary line adjustment process in *Code of Virginia* § 15.2-3400; and, be it

RESOLVED FINALLY, That the County intends, subject to input received during the public hearing processes of the entities involved and review by the Commission, to adopt the Voluntary Settlement Agreement and directs that the principal point of contact for the County during this process is Tracy A. Gallehr, County Attorney, 10 Hotel Street, 2nd Floor, (540) 422-8010 phone, (540) 422-8022 fax, tracy.gallehr@faulquiercounty.gov.

A Copy Teste


Janelle J. Downes, County Administrator
Clerk to the Board of Supervisors

ALWINGTON FARM DEVELOPERS, L.L.C.
CORPORATE RESOLUTION

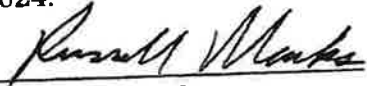
WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

WHEREAS, the corporation believes that it is in its best interests for its landholding to be annexed as so proposed, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 16th day of May, 2024.



Managing Member
Alwington Farm Developers, L.L.C.
a Virginia Limited Liability Company



VAN METRE COMMUNITIES, L.L.C.
CORPORATE RESOLUTION

WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

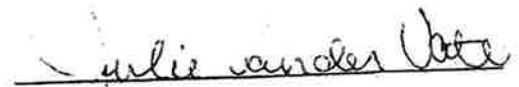
WHEREAS, the corporation believes that it is in its best interests for the properties proposed to be annexed consistently with the aforesaid Agreement, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 17th day of May, 2024.

Van Metre Communities, L.L.C.,
 a Virginia Limited Liability Company

By: VMC Homes, L.L.C., its Manager



Julie van der Vate,
 Chief Operating Officer – Finance and
 Strategic Growth





Planning Commission Work Session

Annexation Zoning

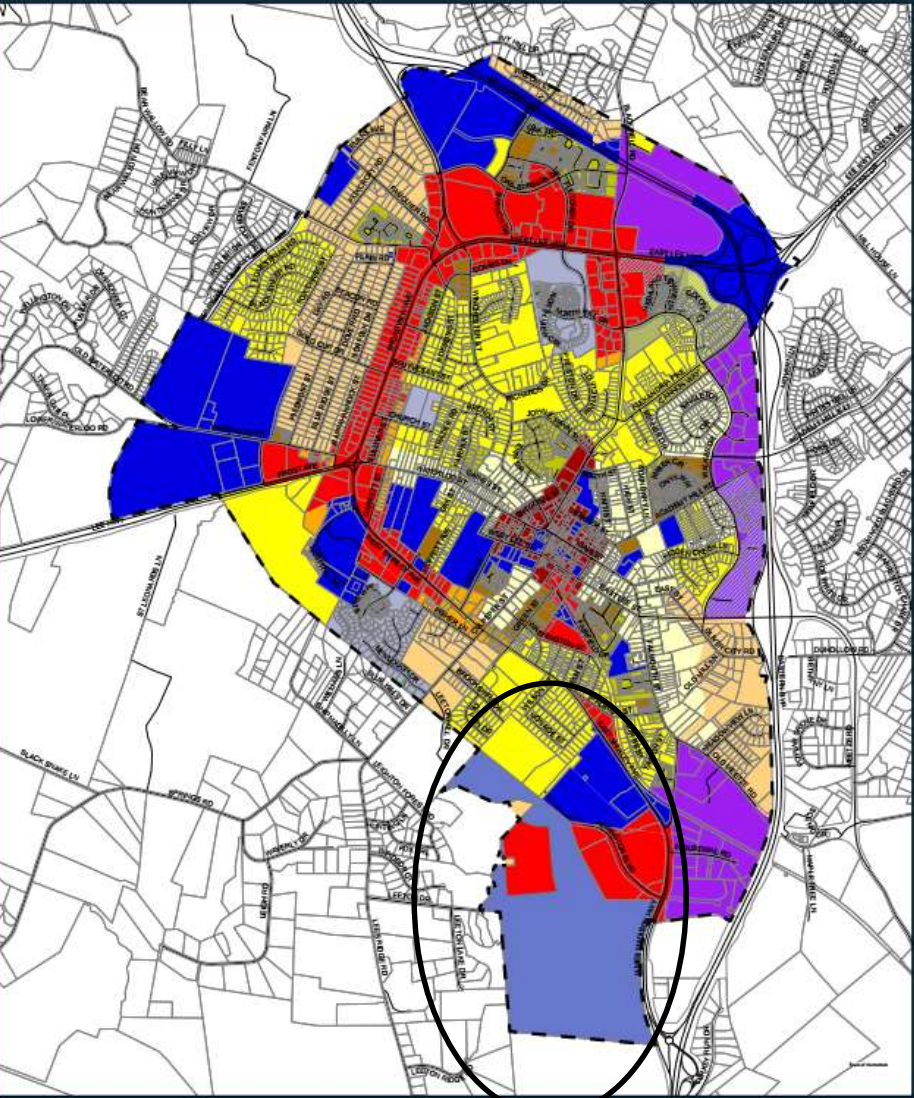
August 19, 2025

PC Decision Deadline May 31, 2026 Unless Applicant Defers



New Boundaries

Effective June 1, 2025,
several parcels totaling
approximately 243.87 acres
located to the southwest of
the Town of Warrenton
were annexed from Fauquier
County per the Voluntary
Settlement Agreement and
Final Order of a Special
Court



Zoning Ordinance

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

Final Order

Item 4.

Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.

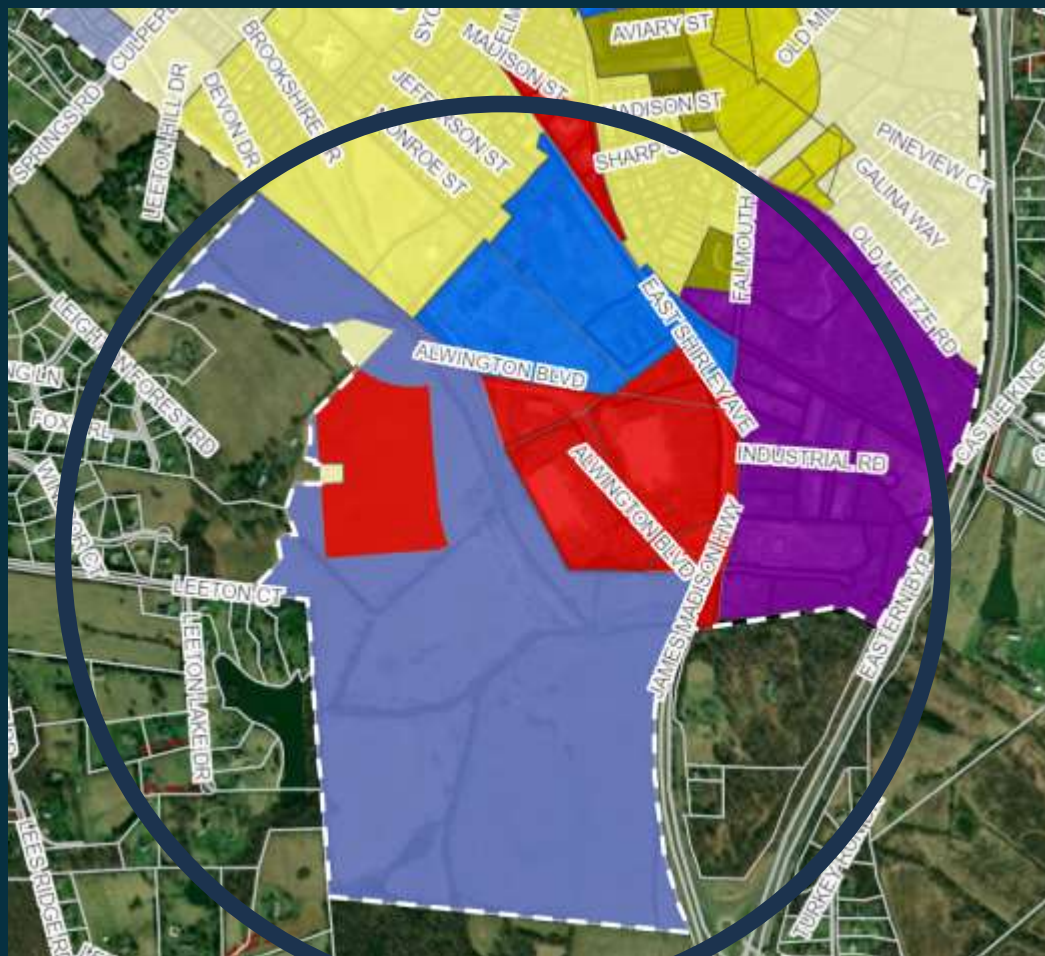
Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

Specific Parcels

Item 4.

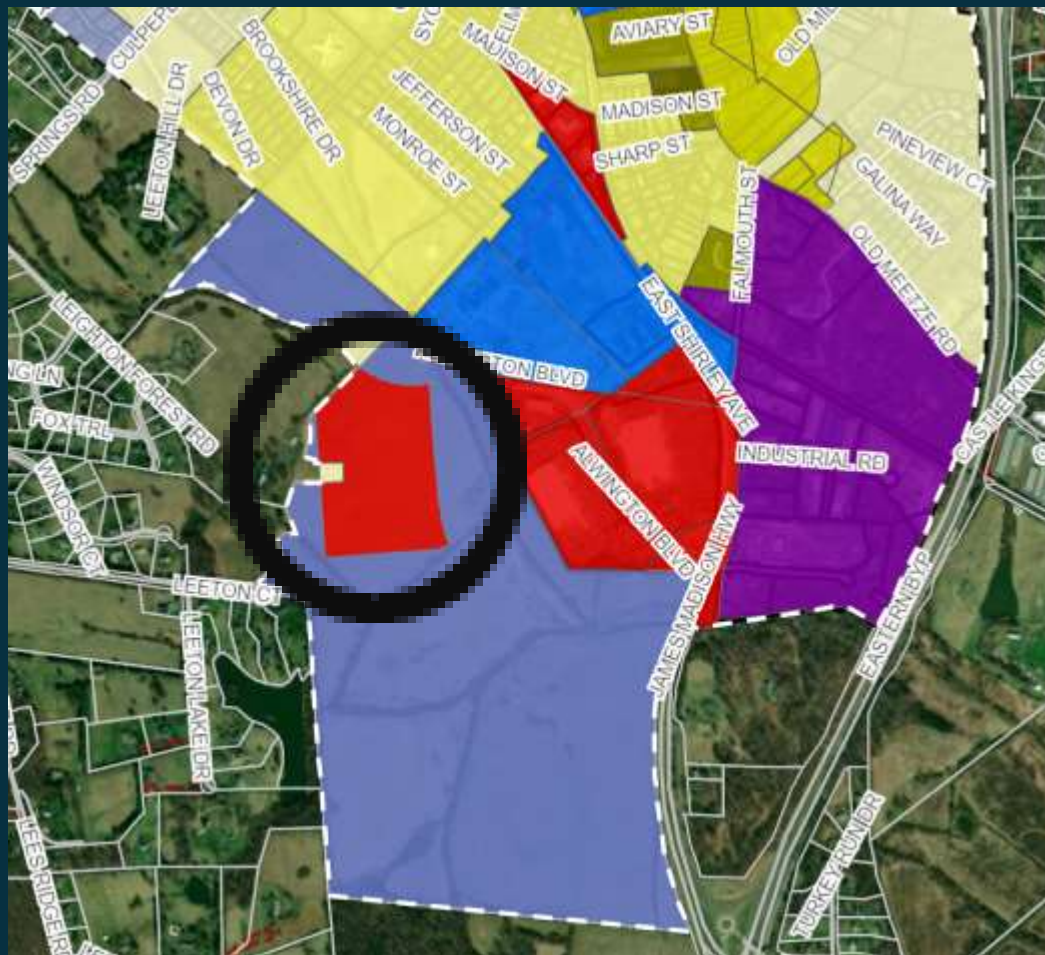
Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.



Specific Parcels

Item 4.

Shaded Red
Commercial
part of Final
Court Order
per Rezoning



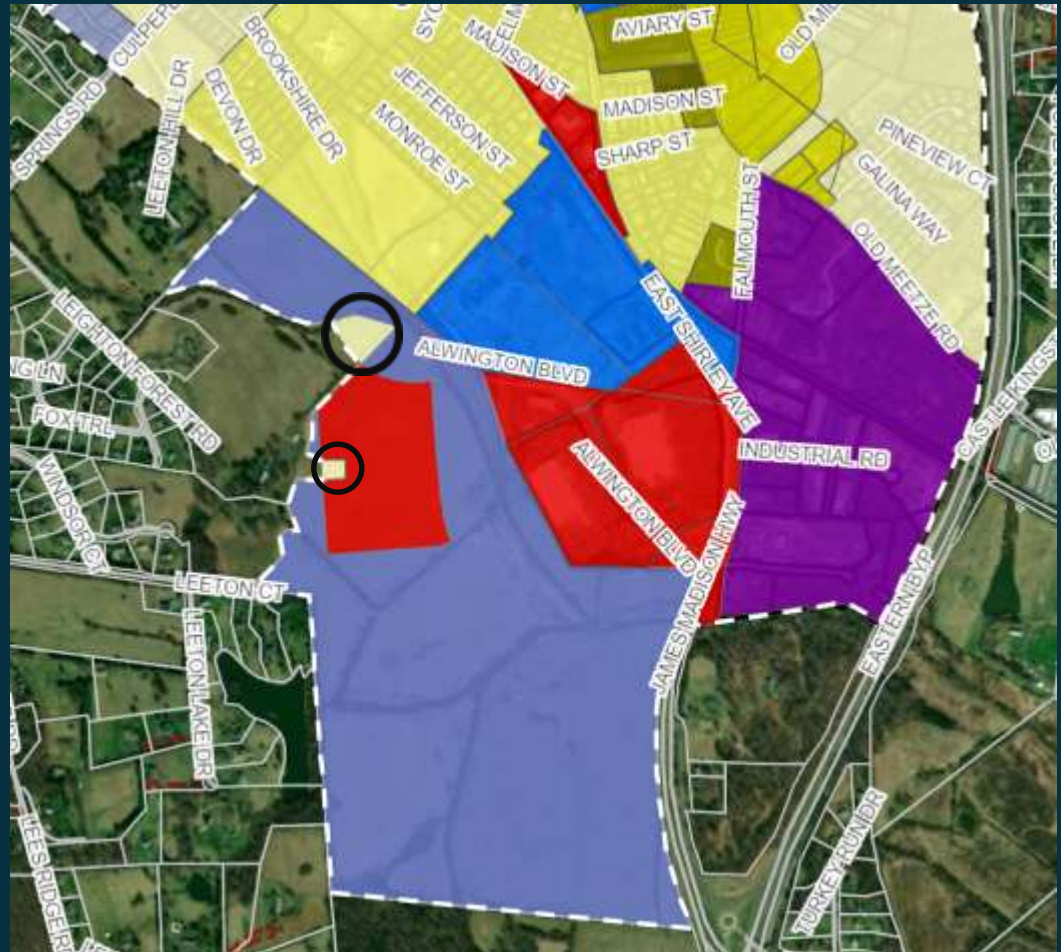
Specific Parcels

Item 4.

Light Tan

County Zoned
more intense
than 1
dwelling/ acre

Town Zoned
R-15 in Town



Specific Parcels

Item 4.

Red
Existing
Appleton
Campbell
Building

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red
Fauquier
County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

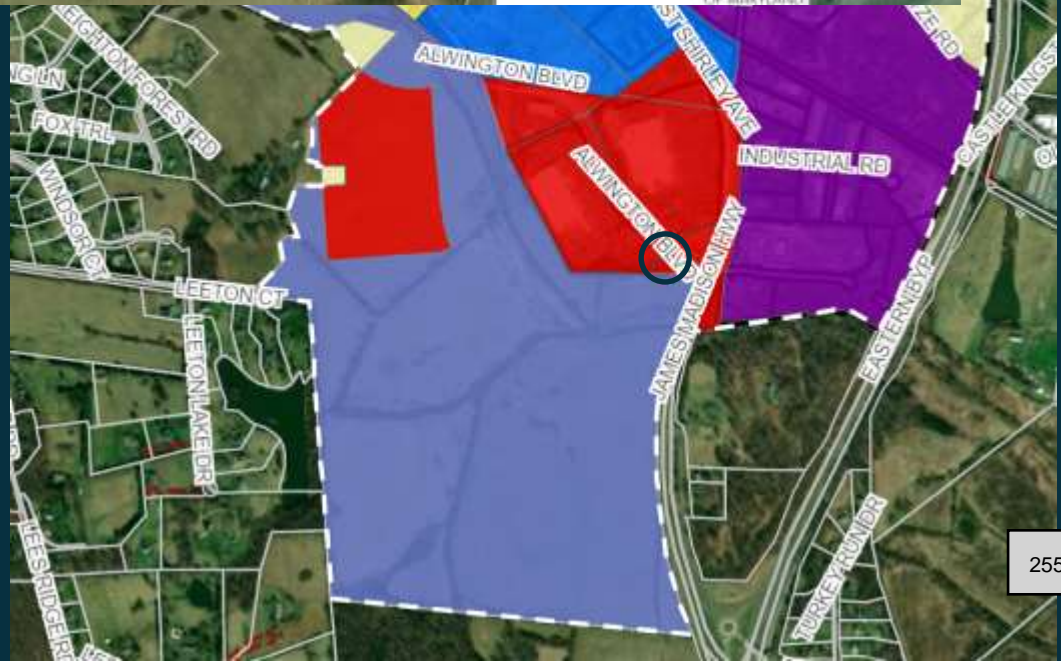


Red

Home Depot

County Zoned
Commercial

Town Zoned
Commercial



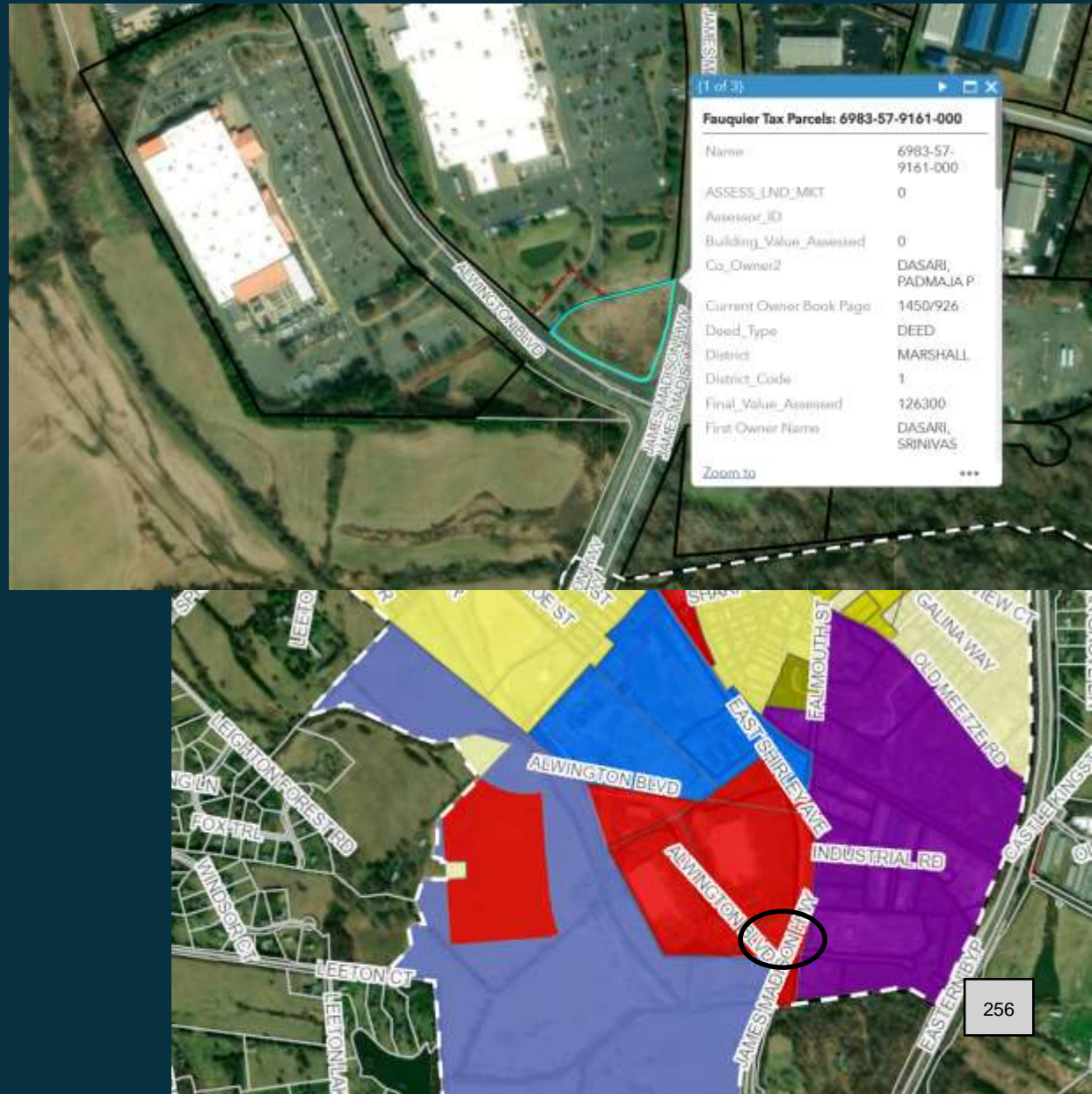
Specific Parcels

Item 4.

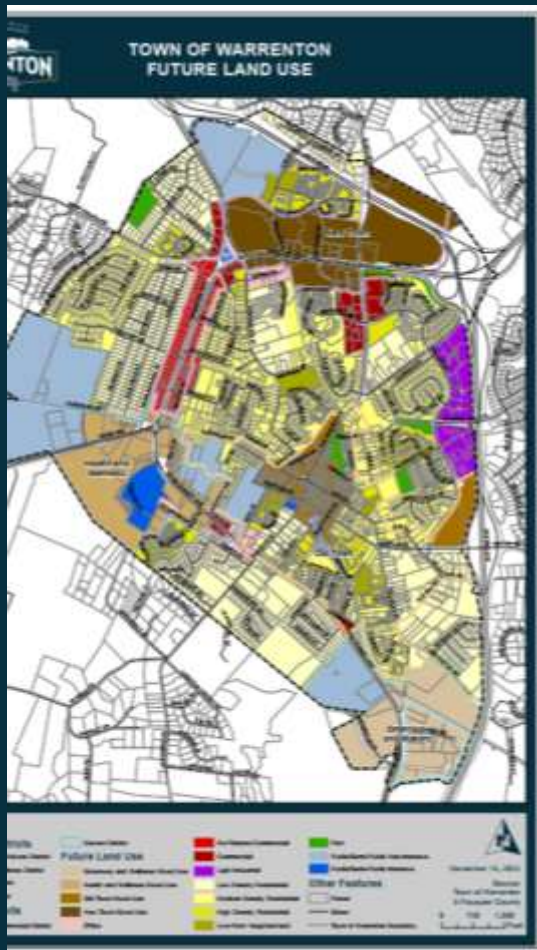
Red
Vacant lot

County Zoned
Commercial

Town Zoned
Commercial



Town Policies – Plan Warrenton 2040



- Extending the Greenway and Makers Character District
- Create a new UDA and/or Character District
- Simply assign Future Land Use Map designations that are consistent with the land use.

Next Steps

- Hold a Work Session

ARRINGTON

Community Plan



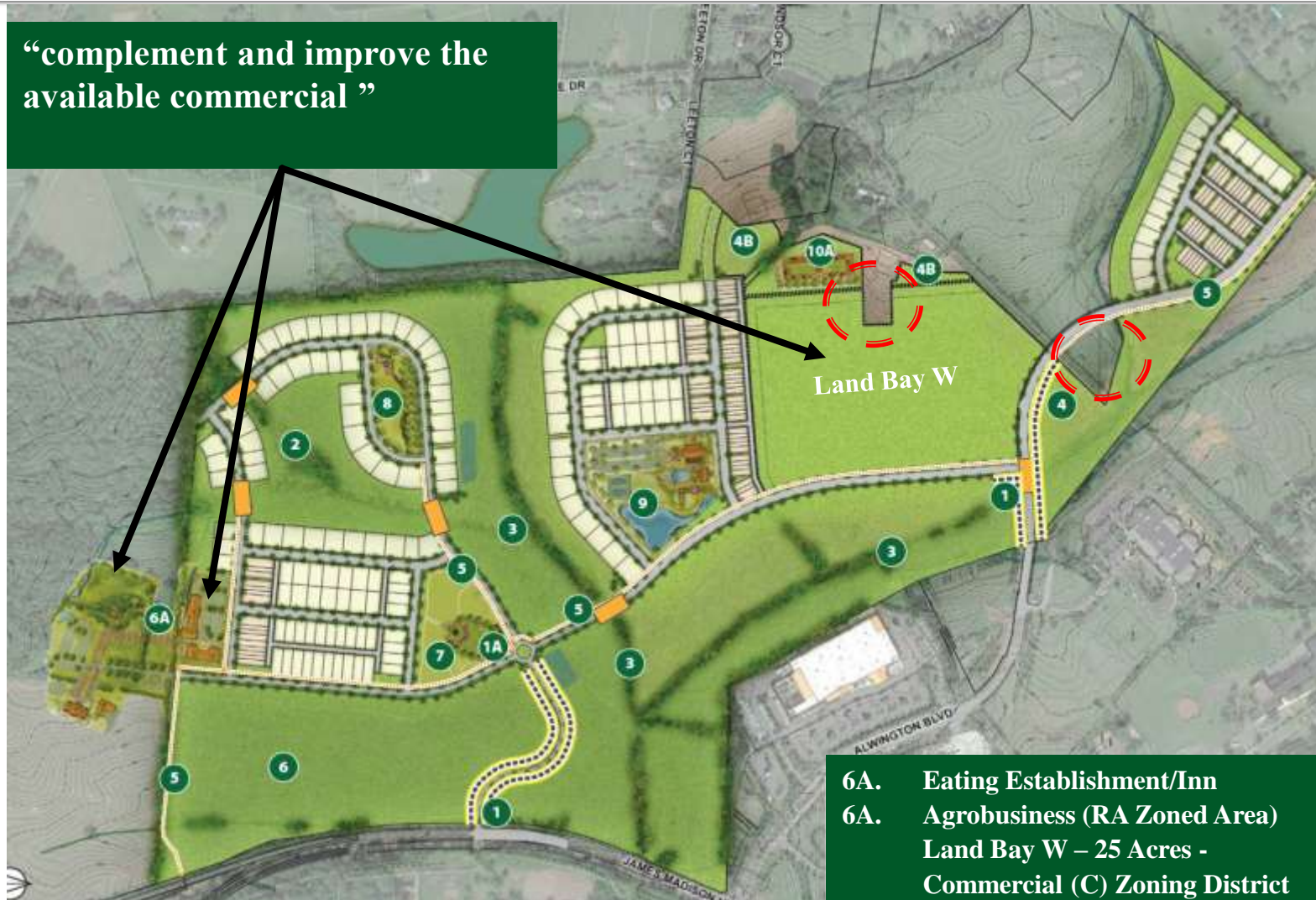
Leeton Forest log house w/two-story additions
(ca. 1830 log portion, ca. 1870 & 1920
two-story additions)



Community Planning Principles & Comprehensive Plan Implementation

Item 4.

“complement and improve the available commercial ”



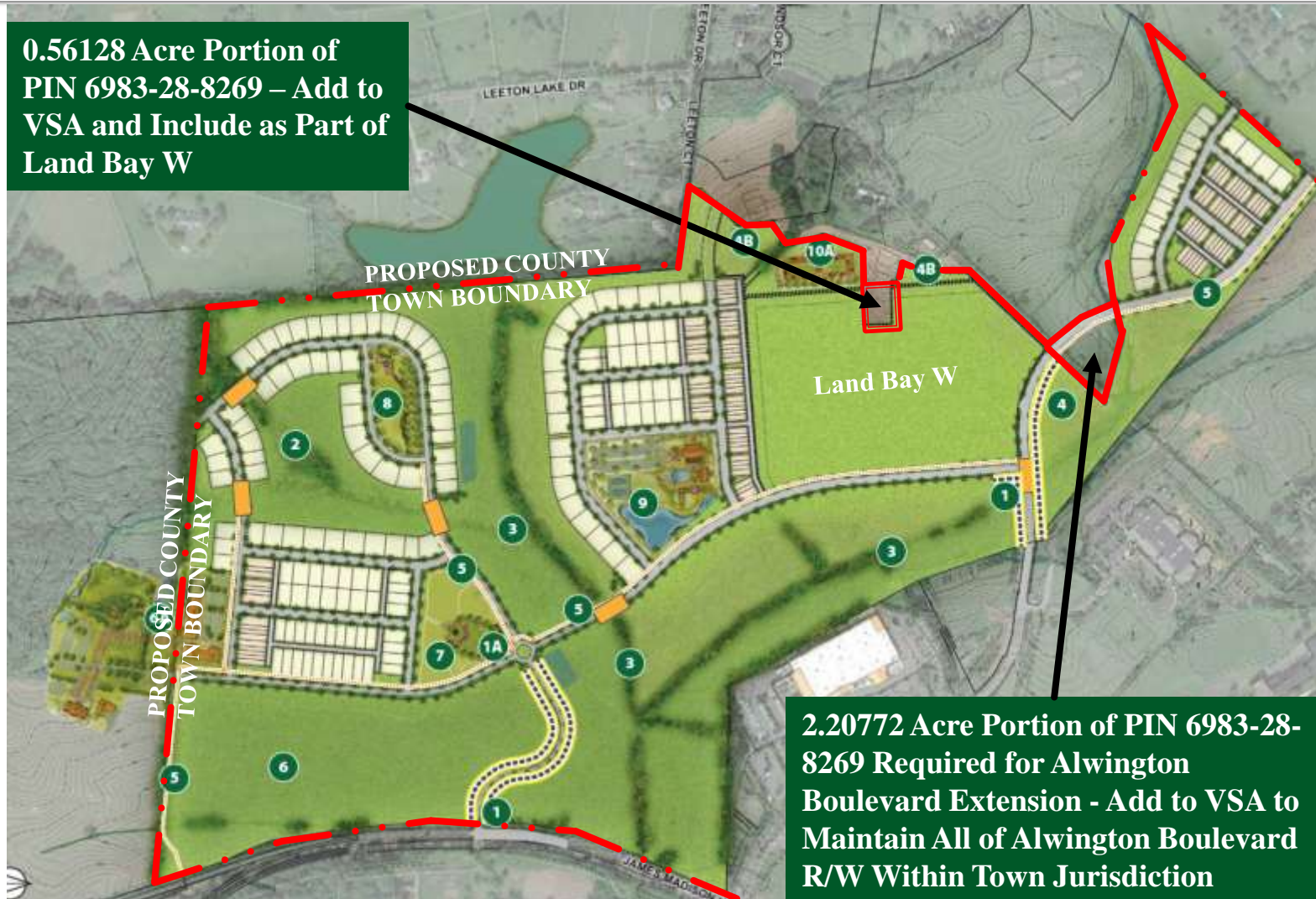
Town of Warrenton/Fauquier County Boundary Line Adjustment Per VSA

Item 4.



Two Small Parcels Added to VSA

0.56128 Acre Portion of
PIN 6983-28-8269 – Add to
VSA and Include as Part of
Land Bay W





Community Development
Department

STAFF REPORT

Commission Meeting Date:	September 16, 2025
Agenda Title:	2025 Annexation Properties
Requested Action:	Hold a Work Session
Decision Deadline:	May 31, 2026
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Effective June 1, 2025, several parcels totaling approximately 243.87 acres located to the southwest of the Town of Warrenton were annexed from Fauquier County per the Voluntary Settlement Agreement and Final Order of a Special Court appointed by the Supreme Court of Virginia (Attached). Per the Town's Zoning Ordinance Article 2-5.4 the Planning Commission shall prepare and present a report recommending the zoning classification of any annexed property to the Town Council within twelve months of the effective date of the annexation. In addition, the Future Land Use Map and Comprehensive Plan need to be updated to incorporate the new parcels.

BACKGROUND

This is the second Planning Commission work session. The first work session introduced the topic. At that time, the Planning Commission requested Van Metre present their adopted development plans at the September work session to learn more specifics about parcels. The Planning Commission also determined it would like to concurrently review the update to the Future Land Use Map with the zoning classifications.

The Final Order of the Voluntary Settlement Agreement specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning. This includes an adopted Concept Development Plan, Proffers, and Town of Warrenton Commercial zoning assigned to 25 acres in Land Bay W. For the remainder of the properties, the Planning Commission must recommend a zoning classification to the Town Council within twelve (12) months of the June 1, 2025 effective date of the annexation. A temporary zoning classification is applied per the Zoning Ordinance which states:

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.

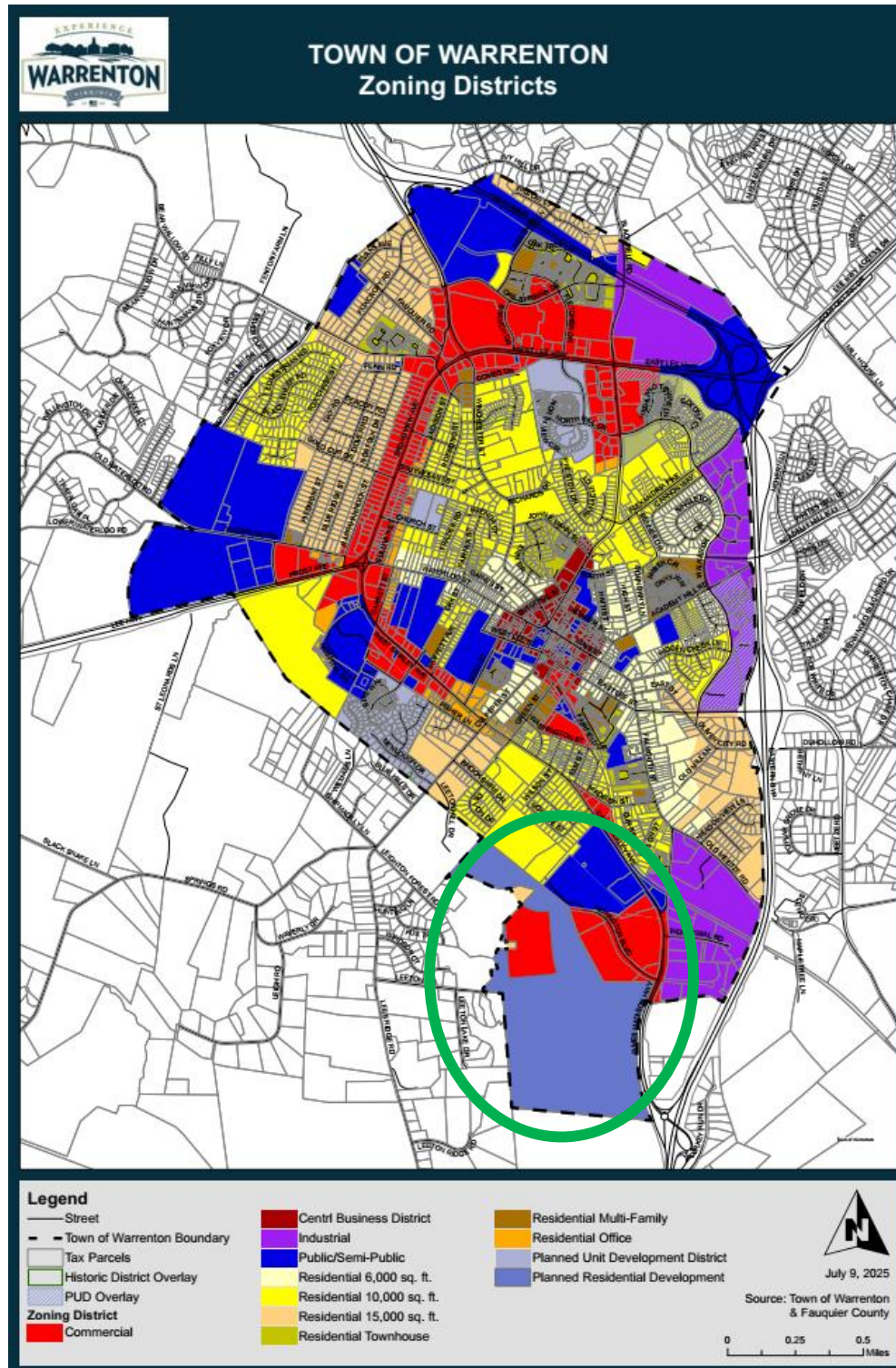
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

The table below outlines the parcels brought into the Town limits, the previously assigned Fauquier County zoning, and the current Town of Warrenton zoning.

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

On the next few pages, there are a series of maps providing more detail.

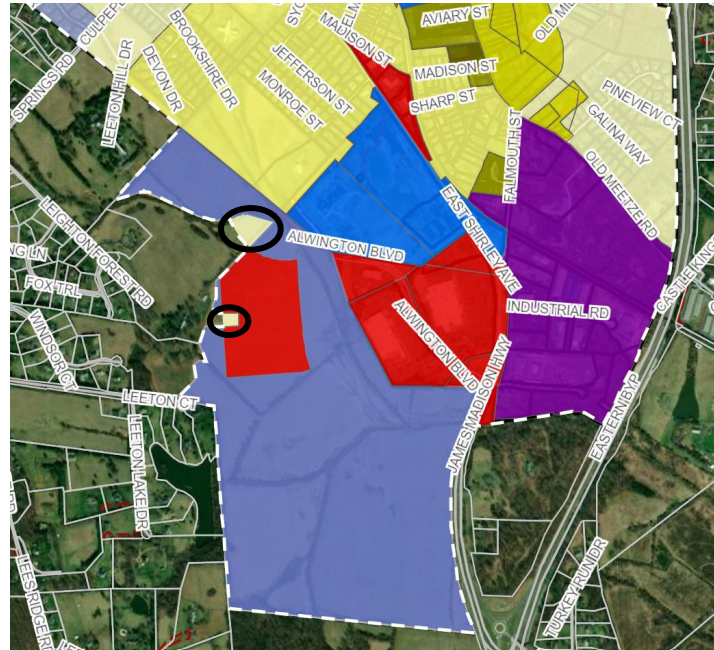
Below is a map of the Town Zoning with the new boundaries:



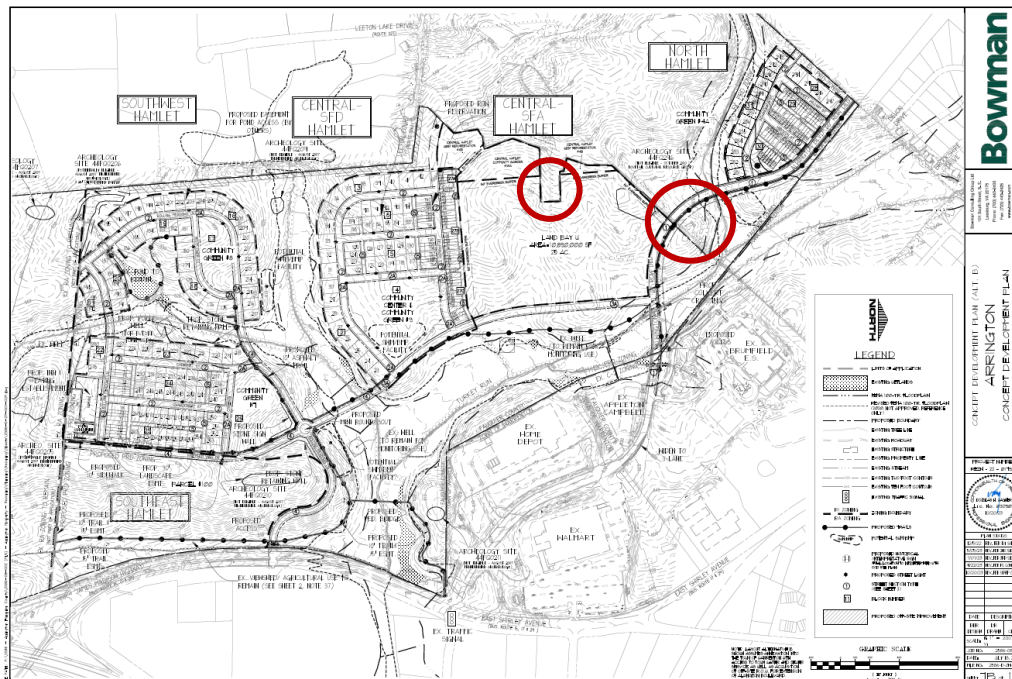
More closely, the parcels are:

Owner: Van Metre

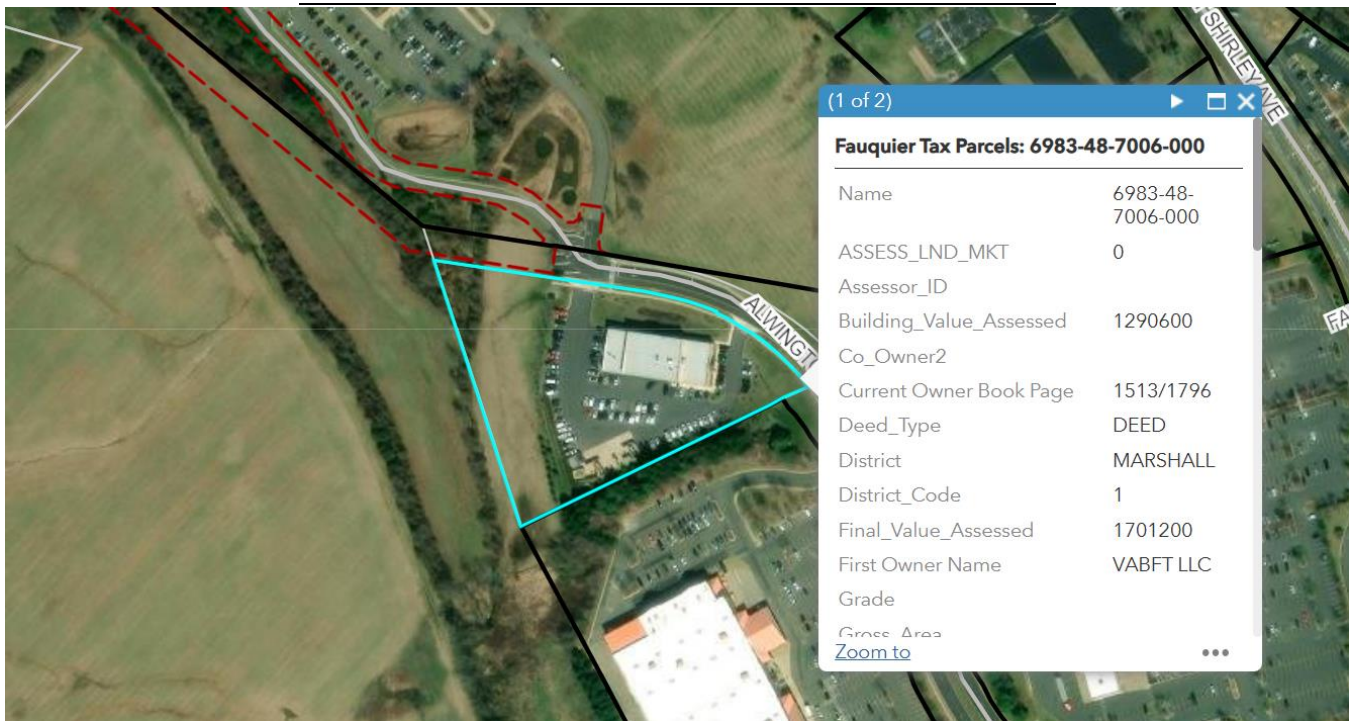
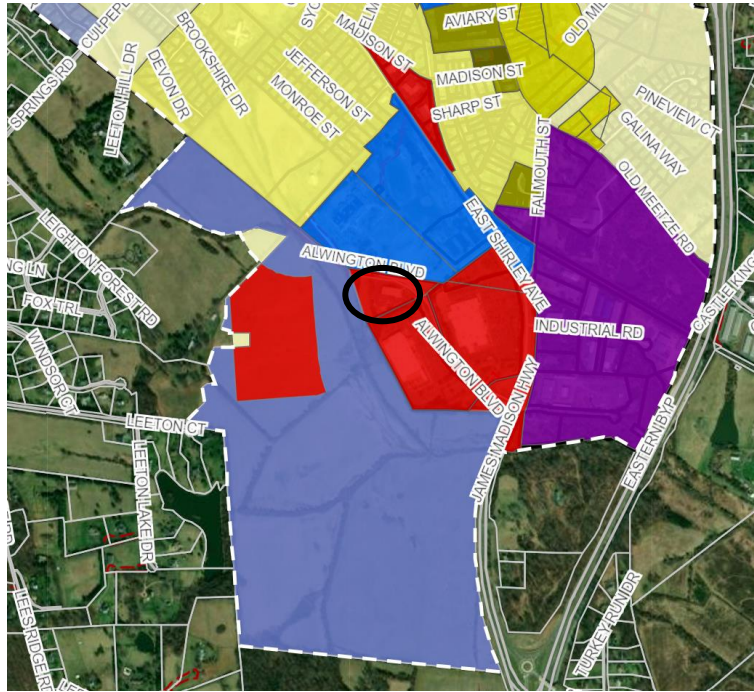
Zoning: R-15 (Residential)



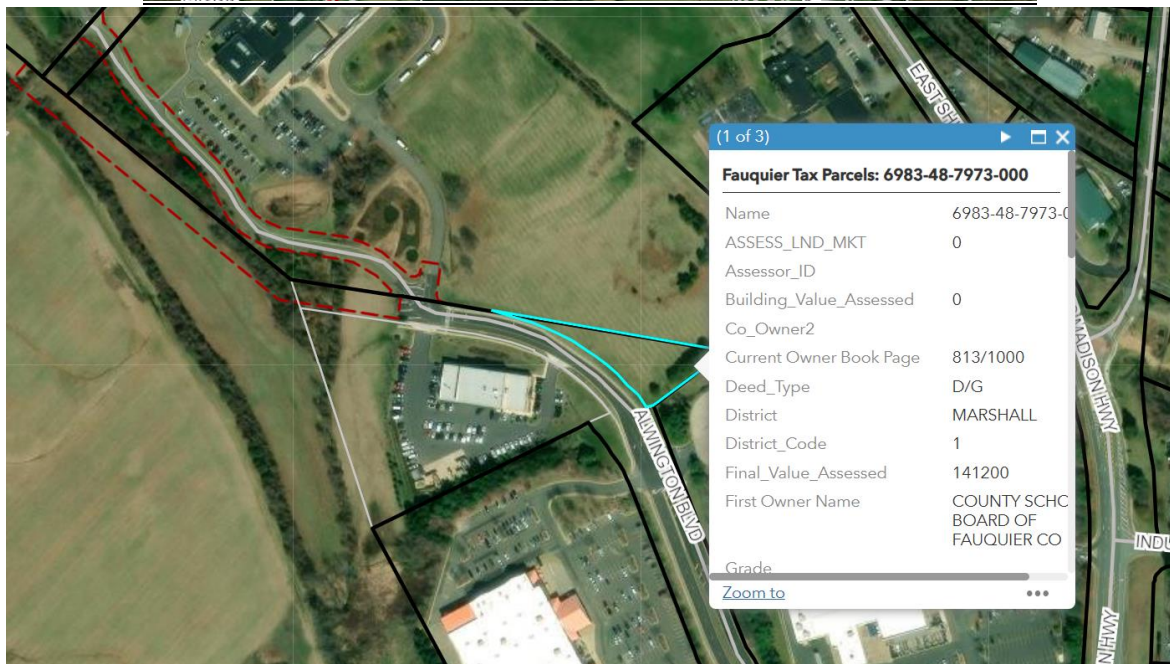
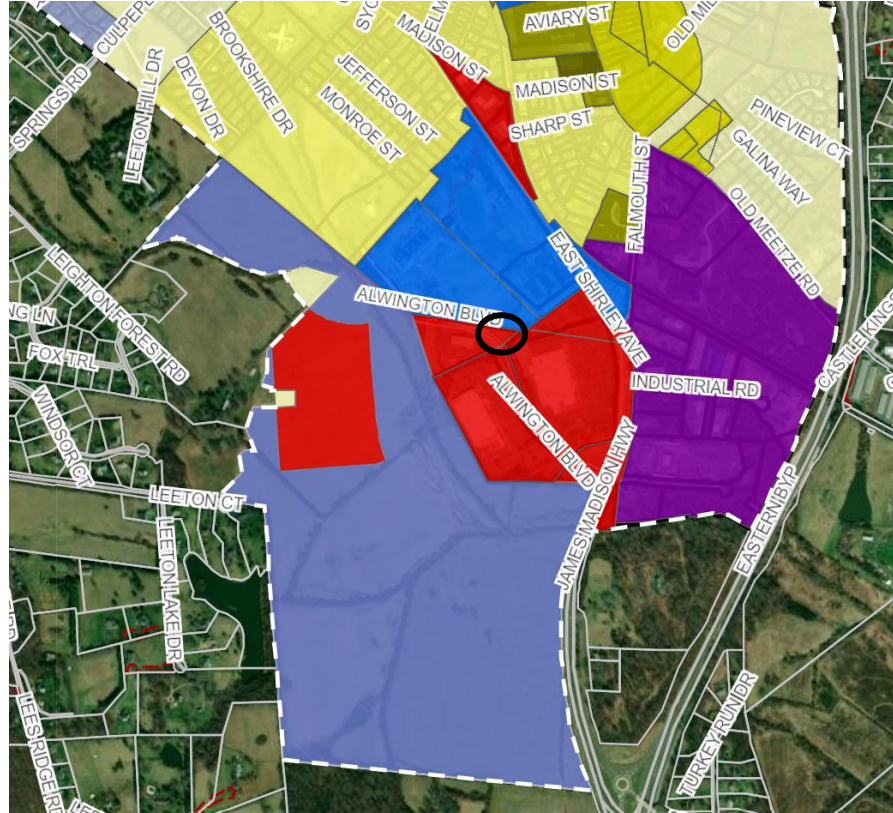
Approved Fauquier County Rezoning; Final Order Concept Development Plan Requirement:



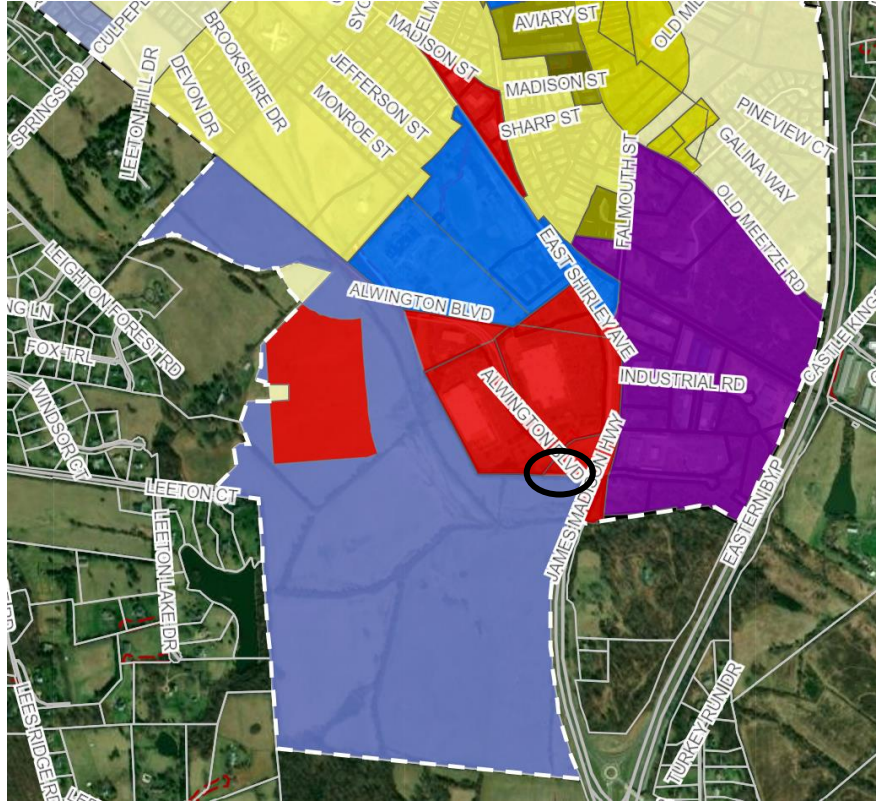
Owner: VABFT, LLC (Appleton Campbell Use)
Zoning: Commercial



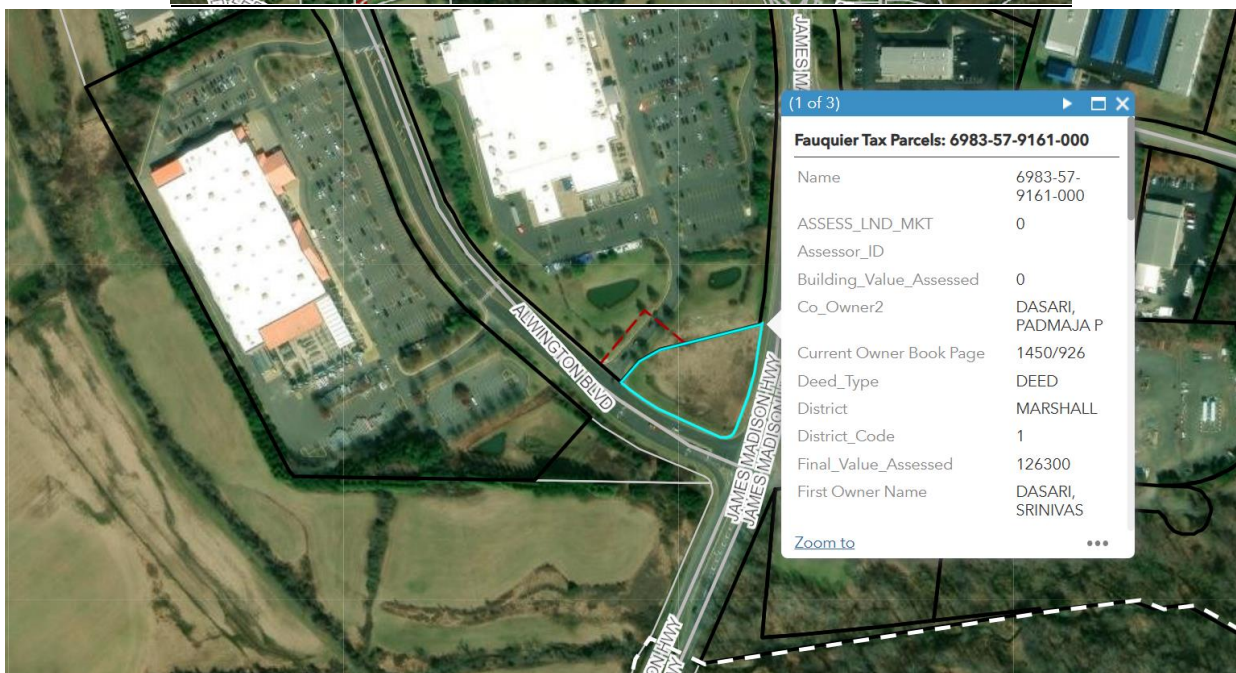
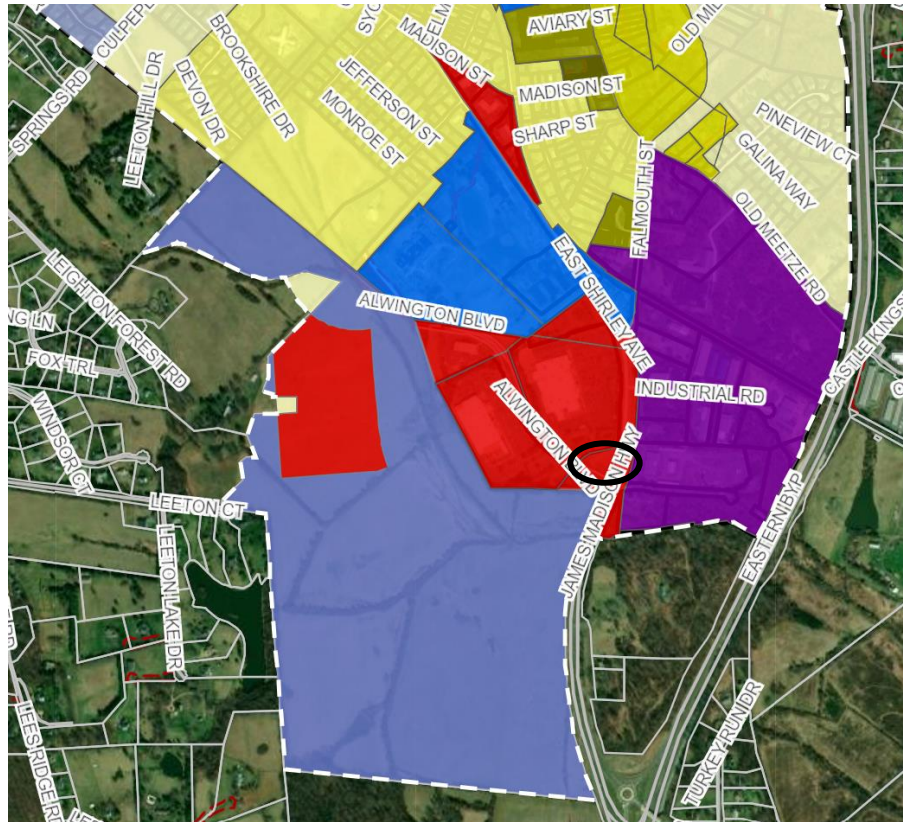
Owner: Fauquier County School Board
Zoning: Commercial



Owner: Home Depot Development of Maryland
Zoning: Commercial



Owner: Dasari
Zoning: Commercial



Future Land Use Map and Comprehensive Plan

The Future Land Use Map needs to be updated to include the new parcels located within the Town's boundaries. There are several options available for discussion, including extending the Greenway and Makers Character District, creating a new UDA and/or Character District, or simply assigning Future Land Use Map designations that are consistent with the land use.

The Town's adopted Future Land Use and Comprehensive Plan designates the area immediately adjacent to the annexed properties as the Greenway and Makers Character District and Public/Semi Public – Non Intensive. The Greenway and Makers Character District is also a designated Urban Development Area (UDA).

The benefits of a designated UDA, under (Virginia Code § 15.2-2223.1.), are adopted principles of a Traditional Neighborhood Development (TND) to accommodate residential and commercial growth for the next 10-20 years. Areas designated as an UDA in a local comprehensive plan are eligible to apply for Smart Scale transportation funding.

The 2018 adopted East Shirley UDA stated *"Future growth should promote this UDA as the southern gateway into the Town and maintain the critical linkages between education, civic uses and the surrounding neighborhoods, as well as the last remaining industrial uses located in the Town."*

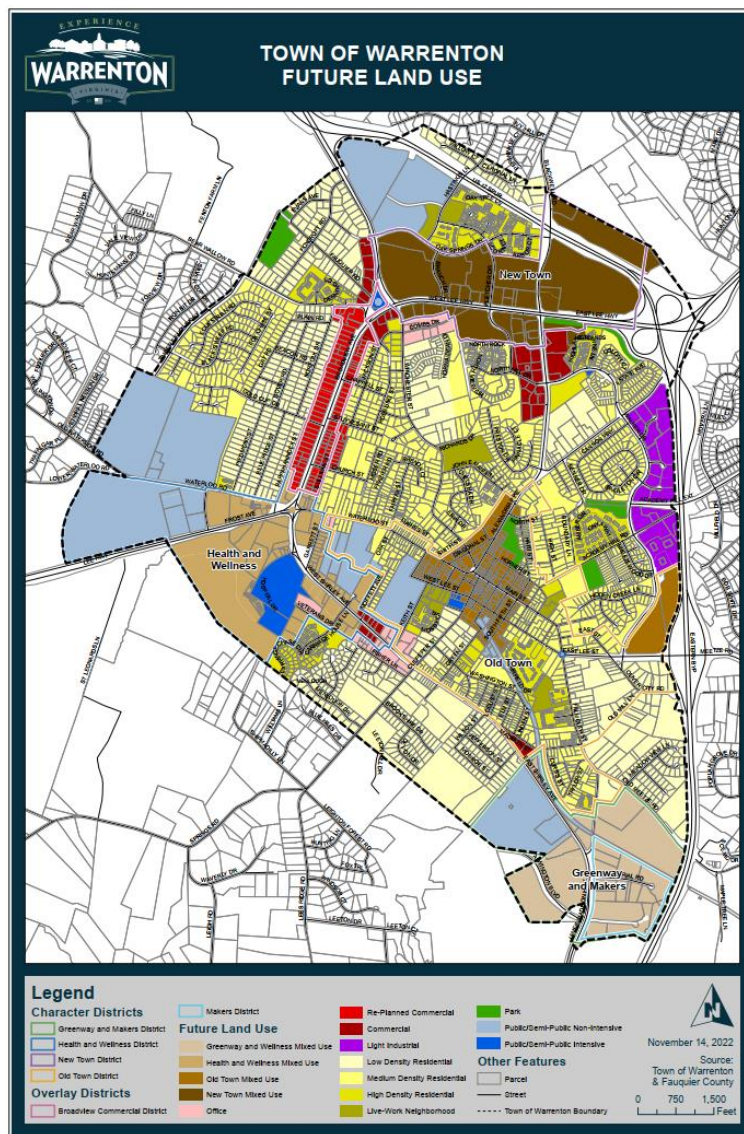
The adopted goals and policies were:

- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian linkage to Walker Drive from the area to the north east, above the Warrenton Greenway Trail.
- D. Evaluate more possibilities for pedestrian access to the Warrenton Greenway Trail from adjacent neighborhoods.
- E. Design and implement a vertical gateway feature announcing arrival into the Town of Warrenton at the south end of the UDA along James Madison Highway.
- F. Promote a mix of housing in the northern half of the UDA that includes of mixed-use residential development, multi-family housing and affordable housing that uses high quality materials
- G. Create a Streetscape Plan for East Shirley UDA that promotes a consistent walking experience. The Streetscape Plan should define specifications for sidewalk, crosswalks, street trees, seating, lighting and bicycle infrastructure
- H. Create development incentives that stimulate private investment and new development
- I. Evaluate locations for a new park space within the East Shirley UDA.

This UDA became the foundation for the Greenway and Makers Character District in Plan Warrenton 2040. The goals and policies were incorporated into the Land Use and Character District Chapter.

Since the majority of the annexed land is already a planned traditional neighborhood, it may not be necessary to designate it as an UDA, unless the Planning Commission is seeking assurances if the development of the parcels are delayed.

Below is a map of the current Future Land Use Map.



STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a second Work Session.

ATTACHMENTS

1. Final Order



Planning Commission Work Session

Annexation Zoning

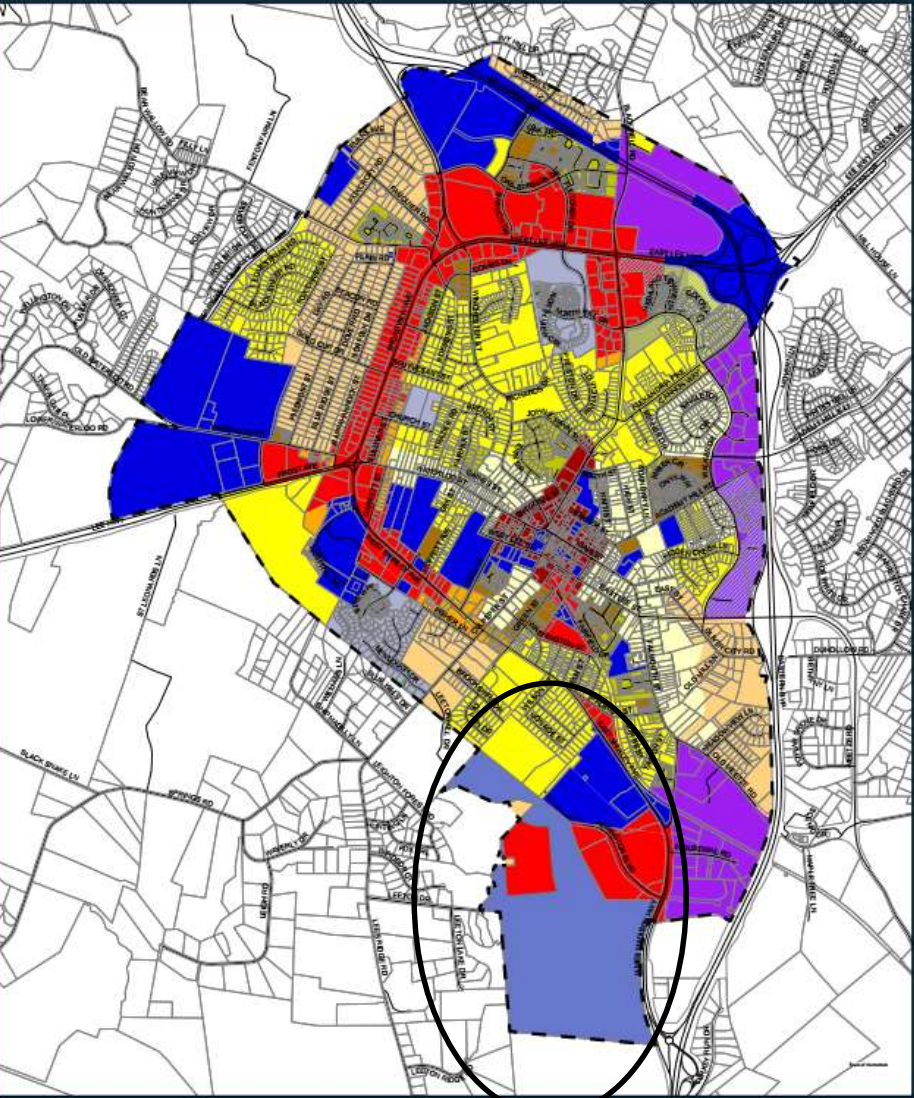
September 16, 2025

PC Decision Deadline May 31, 2026 Unless Applicant Defers



New Boundaries

Effective June 1, 2025,
several parcels totaling
approximately 243.87 acres
located to the southwest of
the Town of Warrenton
were annexed from Fauquier
County per the Voluntary
Settlement Agreement and
Final Order of a Special
Court



Zoning Ordinance

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

Final Order

Item 4.

Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.

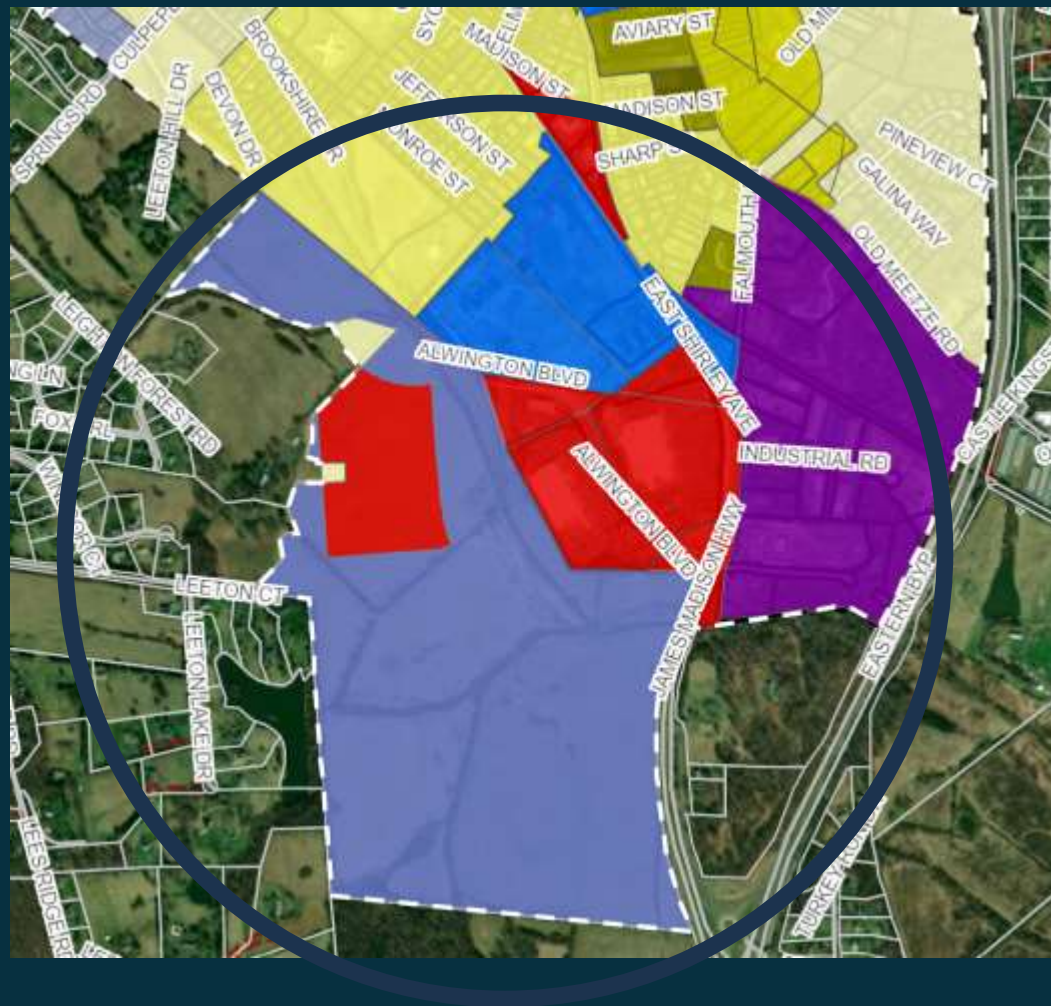
Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

Specific Parcels

Item 4.

Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.

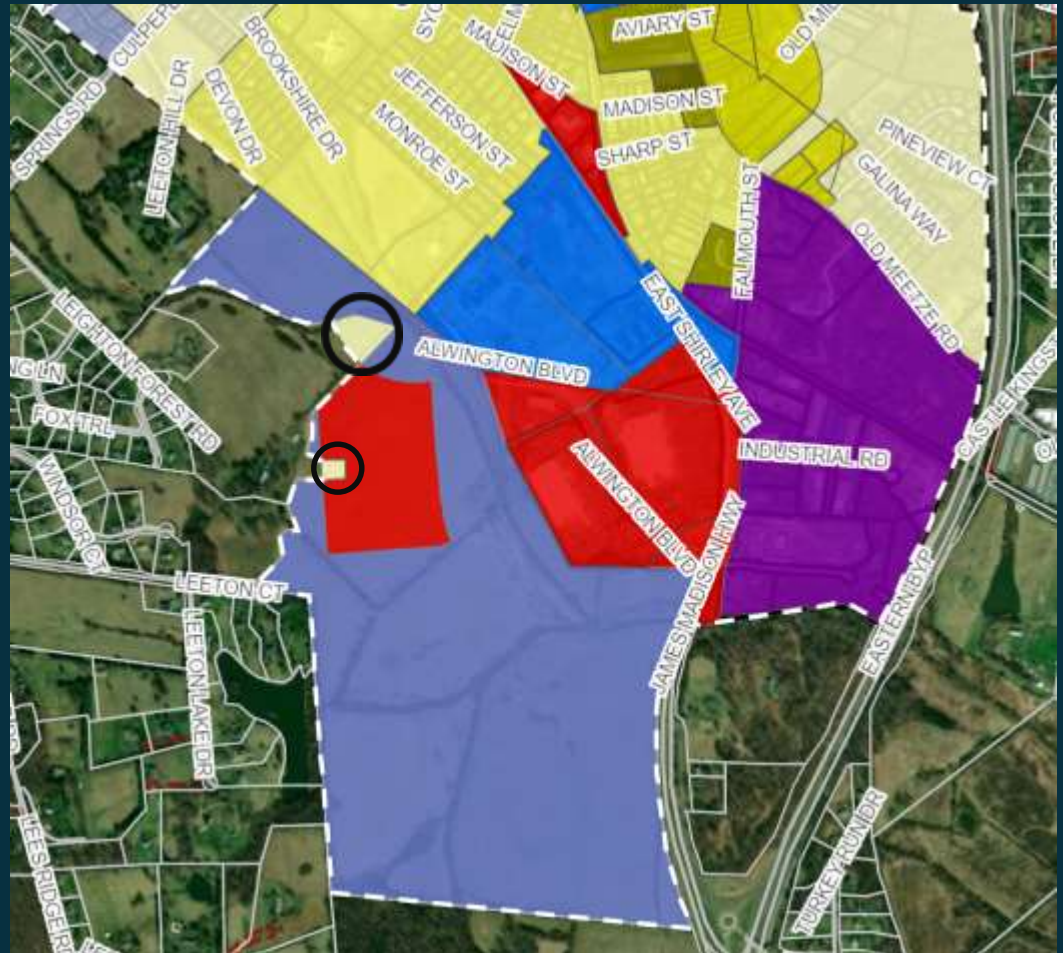


Item 4.

[illegible]

Item 4.

Town Zoned R-15 in Town



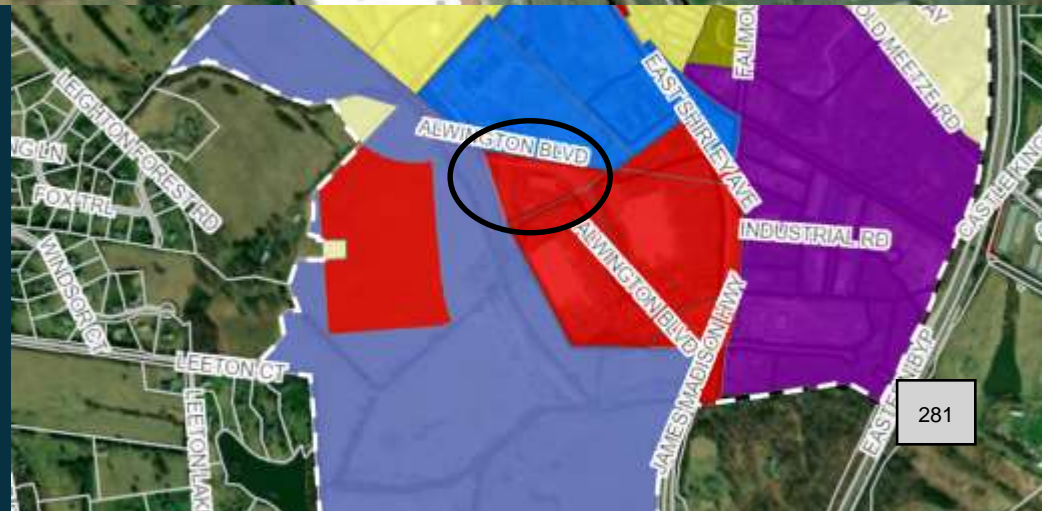
Specific Parcels

Item 4.

Red
Existing
Appleton
Campbell
Building

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red
Existing
Appleton
Campbell
Building

County Zone
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red
Fauquier
County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red
Fauquier
County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Item 4.



Specific Parcels

Item 4.

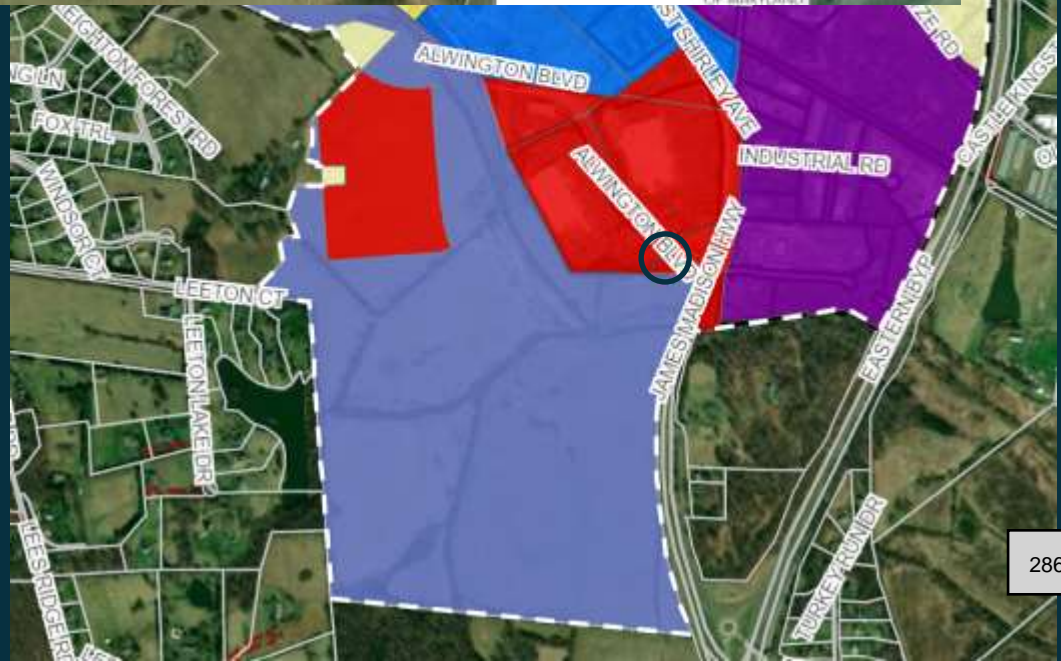


Red

Home Depot

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red
Home Depot
County Zoned
Commercial
Town Zoned
Commercial



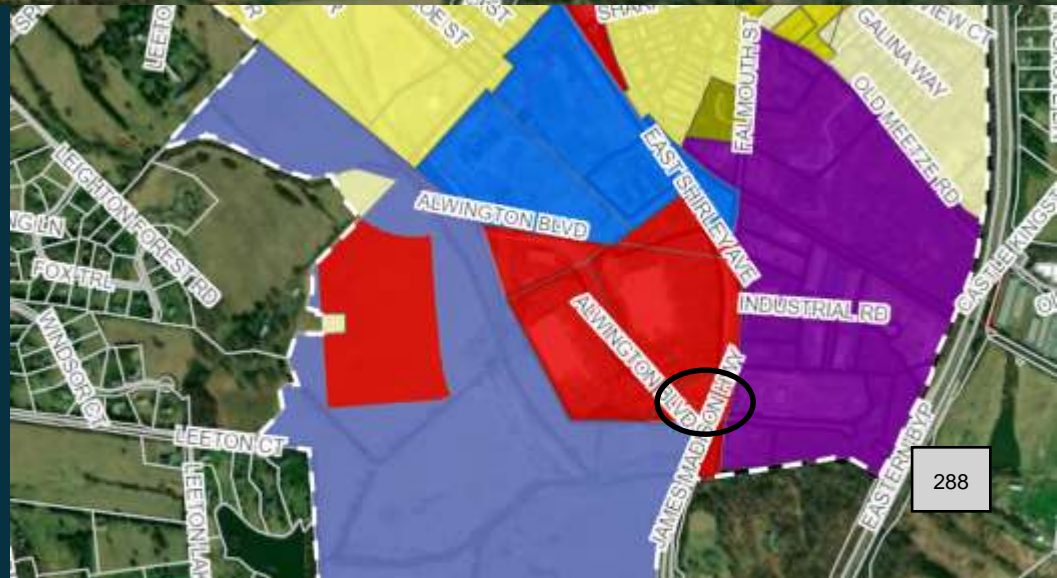
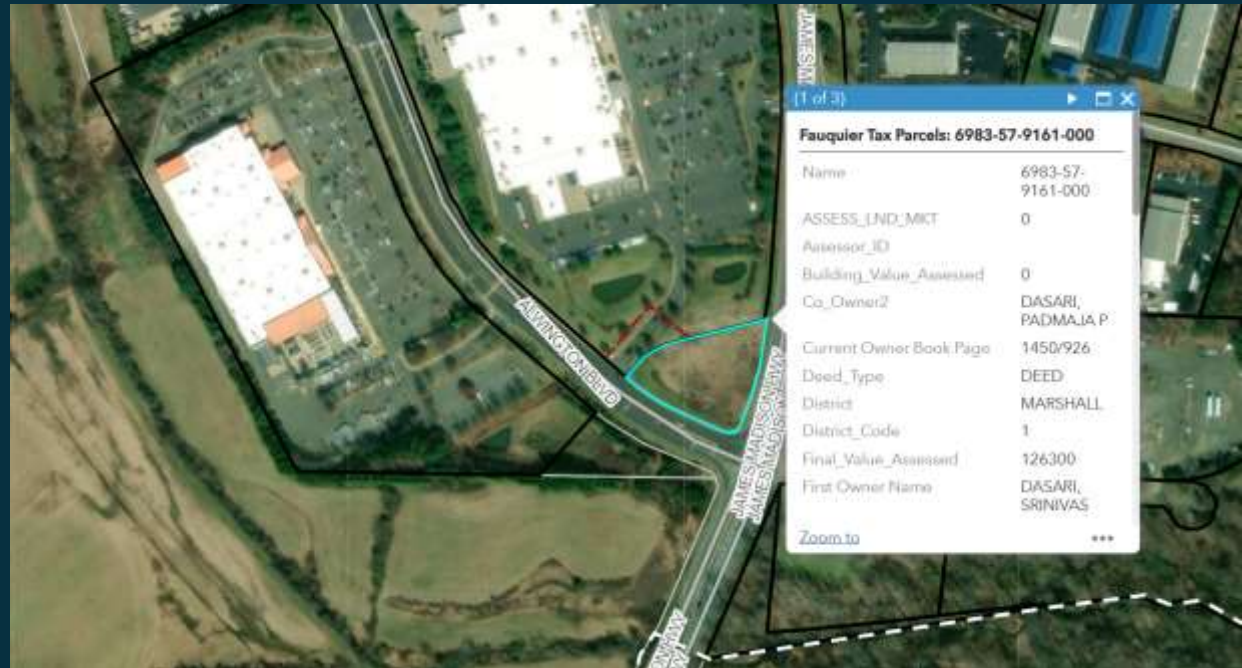
Specific Parcels

Item 4.

Red
Vacant lot

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Item 4.

Red

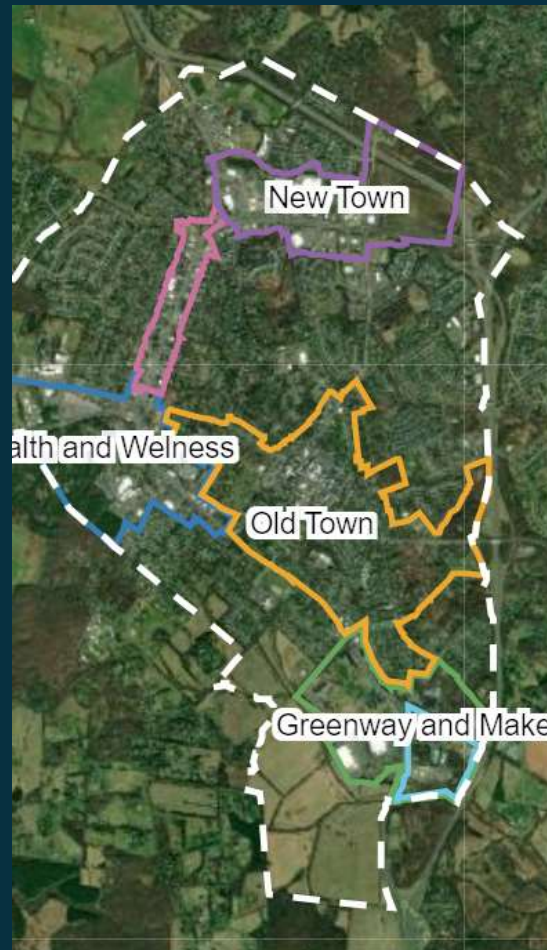
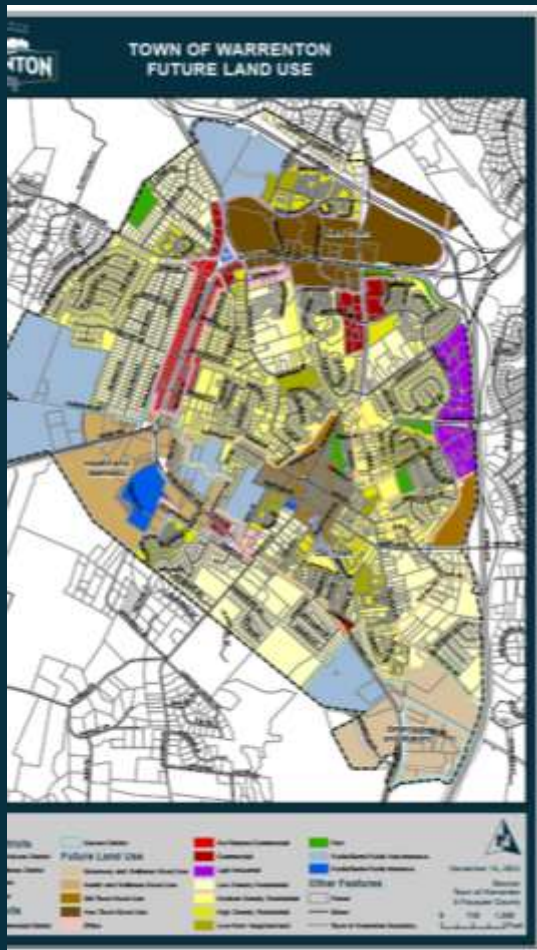
Vacant lot

County Zoned
Commercial

Town Zoned
Commercial



Town Policies – Plan Warrenton 2040



- Extending the Greenway and Makers Character District
- Create a new UDA and/or Character District
- Simply assign Future Land Use Map designations that are consistent with the land use.

Next Steps

- Hold a Work Session